Shu'fat Town Profile



Prepared by



The Applied Research Institute – Jerusalem

Funded by



Spanish Cooperation 2013

Acknowledgments

ARIJ hereby expresses its deep gratitude to the Spanish agency for International Cooperation for Development (AECID) for their funding of this project.

ARIJ is grateful to the Palestinian officials in the ministries, municipalities, joint services councils, village committees and councils, and the Palestinian Central Bureau of Statistics (PCBS) for their assistance and cooperation with the project team members during the data collection process.

ARIJ also thanks all the staff who worked throughout the past couple of years towards the accomplishment of this work.

Background

This report is part of a series of booklets, which contain compiled information about each city, village, and town in the Jerusalem Governorate. These booklets came as a result of a comprehensive study of all villages in Jerusalem Governorate, which aims at depicting the overall living conditions in the governorate and presenting developmental plans to assist in developing the livelihood of the population in the area. It was accomplished through the "Village Profiles and Needs Assessment;" the project funded by the Spanish Agency for International Cooperation for Development (AECID).

The "Village Profiles and Needs Assessment" was designed to study, investigate, analyze and document the socio-economic conditions and the needed programs and activities to mitigate the impact of the current unsecure political, economic and social conditions in the Jerusalem Governorate.

The project's objectives are to survey, analyze, and document the available natural, human, socioeconomic and environmental resources, and the existing limitations and needs assessment for the development of the rural and marginalized areas in the Jerusalem Governorate. In addition, the project aims at preparing strategic developmental programs and activities to mitigate the impact of the current political, social, and economic instability with the focus on the agricultural sector.

All village profiles in Arabic and English are available online at http://vprofile.arij.org.

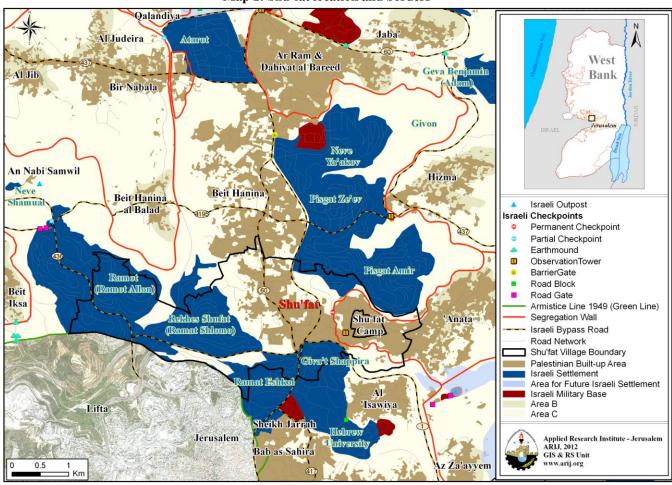
Table of Contents

Location and Physical Characteristics	4
History	5
Religious and Archaeological Sites	5
Population	6
Education	7
Health Status	8
Economic Activities	8
Agricultural Sector	9
Institutions and Services	11
Infrastructure and Natural Resources	11
Development Plans and Projects	21
Town Development Priorities and Needs	22
References	23

Shu'fat Town Profile

Location and physical characteristics

Shu'fat is a Palestinian town in Jerusalem Governorate located, 3.89km north of Jerusalem City. It is bordered by Hizma and 'Anata to the east, Beit Hanina and Beit Hanina al Balad to the north, Beit Iksa to the west, and 'Isawiya, Jerusalem city and the 1948 territories to the south (ARIJ-GIS Unit, 2012) (see map 1).



Map 1: Shu'fat location and borders

Source: ARIJ - GIS Unit, 2012

Shu'fat is located at an altitude of 792m above sea level with a mean annual rainfall of 434.17mm. The average annual temperature is 17°C and the average annual humidity is approximately 61% (ARIJ-GIS Unit, 2012).

Since 1962 Shu'fat has been governed by 'Shu'fat Services Committee', which is currently administrated by 10 members. The Committee owns a permanent headquarters (Shu'fat Services Committee, 2013).

Jerusalem Israeli Municipality is responsible for all services provided to the town residents (Shu'fat Services Committee, 2013)

History

Shu'fat town was established over a Canaanite civilian village and was named after a Roman king called 'Shafat' who ruled the town during the Roman era (Al Dabbagh, 1991).

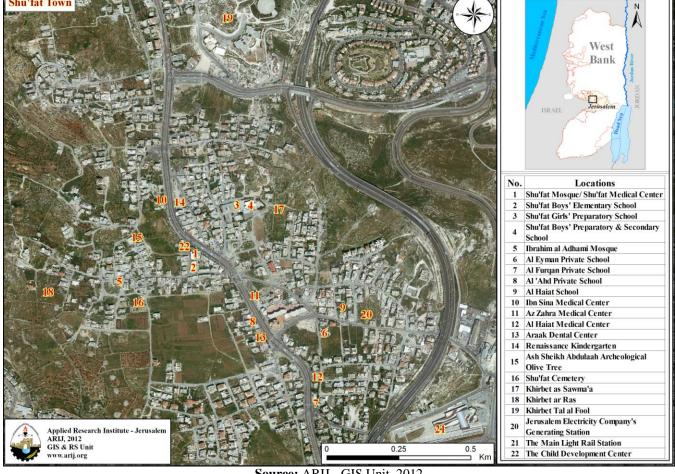
The town was established 6000 years ago, and its residents are descended from different places within the Palestinian territories, including Hebron, Bethlehem, Beit Hanina and Shu'fat town itself (Shu'fat Services Committee, 2013) (see photo below of Shu'fat town).



Photo 1: Shu'fat town

Religious and archaeological sites

There are two mosques in the town, Ali Ben Abi Talib and Ibrahim al Adhami mosques. In terms of sites of archaeological interest, there is the old mosque (Ibrahim al Adhami Mosque) and Ash Sheikh Abdullah Olive Tree (Shu'fat Services Committee, 2013). There are also several Khirabs (ruins), including As Sawma'a, Ar Ras, Al Masane' which contains a pool and a church carved into the rock, Tal al Fool and Khirbet al 'Adasa (Al Dabbagh, 1991) (see map 2).



Map 2: Main locations in Shu'fat town

Source: ARIJ - GIS Unit, 2012

Population

Unfortunately, no census has been conducted by the Palestinian Central Bureau of Statistics (PCBS) to ascertain the population and housing figures in Shu'fat town, however, according to the Israeli Central Bureau of Statistics, the town's population reached 22,759 in 2011 (The Jerusalem Institute for Israel Studies, 2012).

Families

Shu'fat residents are from several families, mainly the Issa, Abu Khdeir, Ziyadah, Muhammad, Al Mashni and Awad Allah families (Shu'fat Services Committee, 2013).

Education

There is 1 governmental and 8 private schools in the town run by the Palestinian Ministry of Education and Higher Education (Directorate of Education – Jerusalem, 2011), in addition to 5 schools run by the Jerusalem Municipality (Shu'fat Services Committee, 2013) (see table 1).

Table 1: Schools in Shu'fat by name, stage, sex and supervising authority, 2010/2011

School name	Supervising authority	Sex
Shu'fat An Nithamiya Elementary School	Government	Female
Al 'Eyman Girls' Secondary School	Private	Female
Al Quds American School	Private	Mixed
Al Furqan Islamic School (B)	Private	Male
Al Furqan Secondary School (A)	Private	Mixed
Al 'Ahd School	Private	Mixed
Dar al Huda Secondary School	Private	Female
ABC School	Private	Mixed
The Academic Civil School	Private	Mixed
Shu'fat Boys' School (primary, preparatory, secondary)	Jerusalem Municipality	Male
Shu'fat Boys' Primary School (A)	Jerusalem Municipality	Male
Shu'fat Boys' Primary School (C)	Jerusalem Municipality	Male
Shu'fat Girls' Primary School (B)	Jerusalem Municipality	Female
Shu'fat Girls' Preparatory School (A)	Jerusalem Municipality	Female

Source: Directorate of Education – Jerusalem, 2011

There are a total of 7,548 students and 272 classes in the town and the average number of students per class is approximately 28 (Directorate of Education in Jerusalem, 2011).

There are 5 local kindergartens run by different private organizations and attended by 431 children in total in 2012. Table 2 shows these kindergartens according to their names and supervising authorities (Directorate of Education in Jerusalem, 2011).

Table 2: Kindergartens in Shu'fat by name and supervising authority

Kindergarten name	No. of children	Supervising authority
ABC Kindergarten	36	Private
Ad Dalal Kindegragten	44	private
Al 'Ahd Model Kindergarten	144	private
Al Furqan Kindegarten	180	private
Ruwwad al Mustaqbal Kindergarten	27	private

Source: Directorate of Education in Jerusalem, 2011

The educational sector in Shu'fat town faces some obstacles, primarily:

- The lack of classrooms.
- The lack of schools.
- The lack of rooms equipped for scientific activities.

(Shu'fat Services Committee, 2013)

Health status

There are numerous health centers available in Shu'fat town. 5 health centers are run by Israeli insurance companies such as Maccabi, Clalit and Meuhedet, and these are Ibn Sina, Az Zahra, Al Haiat, Shu'fat Medical center and Aarak Dental Center which contains 4 dental clinics. There is also a private mother and child care center and 3 private pharmacies. In the absence of required health services or in emergencies, residents of Shu'fat go to main hospitals, including Hadasa-Ein Karem, Al Muttala', Ad Dajani, the Red Crescent, Al Maqasid, Al Faransawi and the Eye hospital, each 8-22km from the town (Shu'fat Services Committee, 2013).

However, the health sector in Shu'fat town faces some obstacles, primarily the lack of health insurance for some families (Shu'fat Services Committee, 2013).

Economic activities

The economy in Shu'fat is dependent on several economic sectors, in particular the Israeli labor market which absorbs 75% of the workforce (Shu'fat Services Committee, 2013) (see figure 1).

A field survey conducted by ARIJ in 2013 showed that the distribution of labor by economic activity in Shu'fat is as follows:

- Israeli labor market (75%)
- Government or private employees sector (15%)
- Trade sector (5%)
- Services sector (3%)
- Industry (2%)

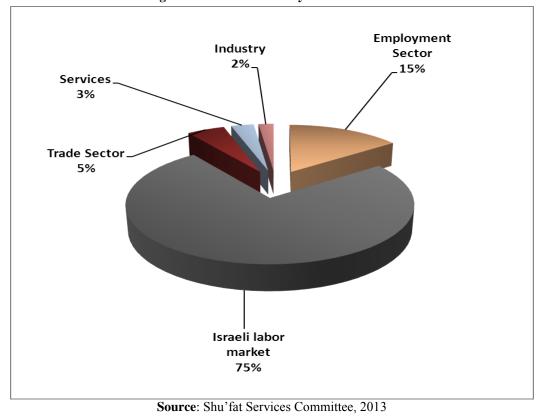


Figure 1: Economic activity in Shu'fat town

In terms of commercial and industrial production in Shu'fat town, there are 40 grocery stores, 2 bakeries, 3 butchers, 5 fruit and vegetable stores, 10 different services stores and 10 professional workshops (blacksmith, carpentry etc.) (Shu'fat Services Committee, 2013).

The unemployment rate in Shu'fat reached around 8% in 2013, and it was found that the social group in the town most affected by the Israeli restrictions and procedures is workers in the agriculture sector (Shu'fat Services Committee, 2013).

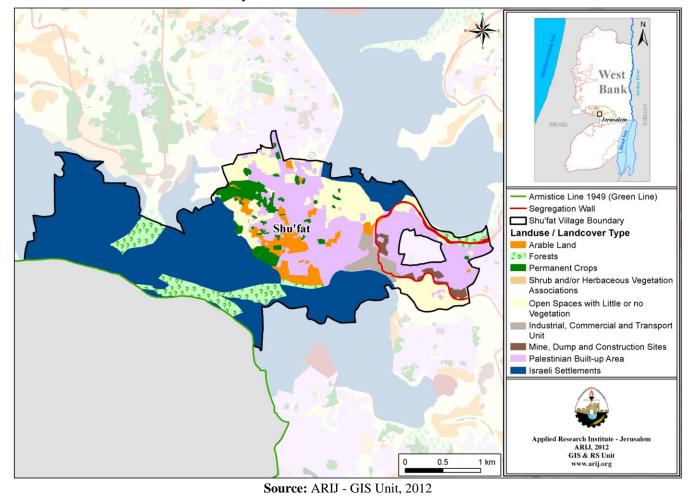
Agricultural sector

Shu'fat has a total area of around 8,495 dunums, of which 656 are 'arable' land and 1,845 dunums are registered as 'residential' (see table 3 and map 3).

Area of Agricultural area Area of Built settlements, (656)**Total Inland** Open industrial, **Forests** military up commercial & area water spaces **Permanent** Greenho Rangel Arable bases & area transport unit crops uses ands lands Wall zone 8,495 1,845 315 341 613 1,051 262 4.068

Table 3: Land use and land cover in Shu'fat town in 2010 (area in dunums)

Source: ARIJ – GIS Unit, 2012



Map 3: Land use/land cover in Shu'fat town

Table 4 shows the different types of fruit trees planted in the area. The town is known for the cultivation of olives; there are 59 dunums in the town cultivated with olive trees.

Table 4: Total area of fruit and olive trees in Shu'fat town

Fruit trees	Rain fed (dunums)	Irrigated (dunums)
Olives	59	0
Citrus	0	0
Stone fruits	13	0
Pome fruits	0	0
Nuts	6	0
Other fruits	3	0
Total area	81	0

Source: Palestinian Ministry of Agriculture - Jerusalem, 2010

The difference between the two sets of results obtained from the Ministry of Agriculture and by ARIJ's GIS Unit for the size of agricultural area is explained by the fact that the Ministry of Agriculture and the

Palestinian Central Bureau of Statistics (2010) conducted a survey which used a definition of agricultural areas based on land ownership. Therefore, the areas included in the survey were those of actual holdings of agricultural areas instead of seasonal ones. The survey did not consider fragmented and small seasonal cultivated areas in residential and agricultural areas. ARIJ's survey, however, indicated the existence of a high proportion of small and fragmented holdings (home gardens) throughout the occupied Palestinian territories, thus accounting for the larger area of agricultural holdings calculated by ARIJ.

The field survey conducted by ARIJ shows that 20% of the residents in Shu'fat town rear and keep domestic animals, namely bees (Shu'fat Services Committee, 2013). There are 18 beehives kept by residents in the town (Palestinian Ministry of Agriculture - Jerusalem, 2010).

There are no agricultural roads in the town (Shu'fat Services Committee, 2013) and agriculture is one of the sectors most affected by the Israeli Occupation. All agricultural lands have been confiscated, and therefore the commercial agricultural sector has ceased to exist except for a small area of land. Thus, the residents headed to work in the trade sector on the expense of the agricultural sector (Shu'fat Services Committee, 2013).

Institutions and services

Shu'fat town has only one governmental institution, which is a post office. There is also one local institution which provides services to various sectors of society alongside Shu'fat Services Committee; this is the Shu'fat Charitable Society. The Society was founded in 1998 by the town's residents aiming to provide the residents with a variety of activities and public services (Shu'fat Services Committee, 2013).

Infrastructure and natural resources

Electricity and telecommunication services

Shu'fat has been connected to a public electricity network since 1963. It is served by Jerusalem Electricity Company, which is the main source of electricity in the town, and 100% of the housing units in the town are connected to this network (Shu'fat Services Committee, 2013).

Shu'fat is connected to a telecommunication network through Jerusalem Municipality and approximately 100% of the housing units within the town's boundaries are connected to phone lines (Shu'fat Services Committee, 2013).

Transportation services

2 taxi offices and Al Muwahhad Transportation Bus Company in East Jerusalem covering the Shu'fat - Jerusalem line are the main means of transportation in Shu'fat town (Shu'fat Services Committee, 2013).

Water resources

Shu'fat is provided with water by Jihon, an Israeli company, through the public water network and all of the housing units are connected to this network. However, the town suffers from some obstacles and problems with this system, namely the weak water pressure and the aged network (Shu'fat Services Committee, 2013).

Sanitation

Shu'fat has had a public sewerage network in place since 1981, and about 95% of the town's housing units use the sewage network as the main means of wastewater disposal, while the rest (5%) use cesspits (Shu'fat Services Committee, 2013).

Solid waste management

Jerusalem Municipality is the official body responsible for managing the collection and disposal of solid waste generated by the citizens and establishments in the town. No specific fees are charged to the population served by domestic solid waste collection and transportation services, instead citizens pay the Arnona tax to Jerusalem Municipality which ranges from 3,000 to 10,000 NIS peryear depending on the size of the household. This tax covers all services provided by Jerusalem Municipality to the town's residents, including the collection of solid waste services (Shu'fat Services Committee, 2013).

Most of the residents of Shu'fat benefit from the solid waste services, whereby waste is collected from households, institutions, shops and public squares in plastic bags and then transferred to 40 containers (with a capacity of 5m³) distributed throughout the town. Jerusalem Municipality collects the solid waste and then transports it using a waste vehicle to El 'Eizariya dumping site, where it is usually buried and sometimes burnt (Shu'fat Services Committee, 2013).

The daily per capita rate of solid waste production in Shu'fat is 1.05kg. Thus the estimated amount of solid waste produced per day from Shu'fat residents is nearly 23.9 tons, or 8,722.4 tons per year (ARIJ-WERU, 2012).

Geopolitical status of Shu'fat town

Most of the land of Shu'fat town, which covers an area of 8,495 dunums, is located under the control of Jerusalem Israeli Municipality, which was declared illegally and unilaterally in 1967 after the Israeli

Occupation of the West Bank including East Jerusalem, the Gaza Strip and other Arab lands. Jerusalem Governorate was divided into two main regions. The first is called the J1 area, which is located inside the borders and under the control of the Jerusalem Municipality. The J1 area includes many Palestinian Jerusalemite communities such as those in the Old Town and Jerusalem City (Beit Al-Maqdis), in addition to Shu'fat town which is located in the north of the J1 area. The other classified region is J2, which is located outside the borders and the control of Jerusalem Municipality. This area is under the Palestinian Authority's control within Jerusalem Governorate and includes the eastern and western parts.

According to the Oslo II Interim Agreement signed between the Palestinian Liberation Organization (PLO) and Israel on 28th September 1995, the town of Shu'fat was not subjected to the West Bank area classification scheme, which categorizes the West Bank into areas "A," "B" and "C." Instead, the areas remained as they were before this agreement, under the control of Jerusalem Israeli Municipality. It is noted that the Israeli Occupation Authorities have used the separation plan, which is represented by the construction of the Segregation Wall, to redraw the boundaries of Jerusalem Municipality illegally and unilaterally. The Segregation Wall has separated the whole area of J1 from the Jerusalem Governorate except Kafr 'Aqab town, Shu'fat Camp and part of Shu'fat town which are located under the control of Jerusalem Israeli Municipality, as the Wall has excluded these localities outside the J1 area.

Shu'fat town and Israeli Occupation practices

Due to its strategic location to the north of Jerusalem city, Shu'fat town has been subjected to numerous Israeli confiscations for the benefit of various Israeli objectives. These confiscations were carried out to enable the construction of Israeli settlements, military bases, military barriers and bypass roads on the town territories and its surroundings. The Israeli segregation plan has also confiscated thousands of dunums of the town's land. That which follows is a breakdown of the Israeli confiscations of Shu'fat town territories:

During Israel's Occupation of the Palestinian territory, the Israeli government confiscated 3,989 dunums in Shu'fat town (47% of the total town's area) to establish five Israeli settlements, which surround the town on all sides. The settlements are currently inhabited by more than 88,000 Israeli settlers. The town has been disastrously affected by these settlements and is now a closed canton surrounded by settlements and the Segregation Wall. The five Israeli settlements which have been built on the town's territories are: Rekhes Shufat (Ramat Shlomo) settlement south west of the town, Pisgat Amir settlement to the north west, Ramat Eshkol and Giva't Shappira (French Hill) south of the town and Ramot (Ramot Allon) settlement to the west (see table 5).

47,026

88,500

Year of Area confiscated from **Settler population (2011) Settlement name** construction Shu'fat (dunums) Rekhes Shufat (Ramat Shlomo) 1990 1,494 20,000 Ramat Eshkol 1968 11,457 416 Combined population with 1985 239 Pisgat Amir Pisgat Ze'ev Settlement Giva't Shappira 1968 394 10,017 (French Hill)

1,446

3,989

Table 5: Israeli settlements constructed on Shu'fat lands

Source: ARIJ-GIS Unit, 2012

Total

Ramot (Ramot Allon)

The Israeli Occupation Forces confiscated yet more lands in Shu'fat town to construct the Israeli bypass road no.436, which passes through Ramot (Ramot Allon) settlement and continues south towards the Israeli settlements in Jerusalem city. It is further noted that the real threat of bypass roads lies in the buffer zone formed by the Israeli Occupation Forces IOF along these roads, extending approximately 75m on each side of the road.

Israeli bypass road no.21 cuts into Beit Hanina and Shu'fat

1973

On the morning of January 21st 2013, without warning, a large number of occupying armed forces accompanied by Israeli bulldozers raided the Palestinian town of Shu'fat. (North Jerusalem) and proceeded to destruct dozens of dunums of Palestinian residents' land. This was for two purposes. The first was to construct a new Israeli bypass road linking the Israeli settlements located north of Jerusalem city with each other, whilst the second was to create a bypass road network to facilitate the movement of settlers to and from Israeli settlements in Jerusalem city and the surrounding Governorates. The path of Israeli bypass road no.21 (currently under construction) starts from Ramat Shlomo (Rekhes Shufat) settlement and will be linked with Israeli bypass road no.9 (Yigal Yadin road) which is adjacent to the settlement from the south. Here the road will pass along Ramat Shlomo (Rekhes Shufat) from its eastern side. The road also travels further north to penetrate the territory of Shu'fat town in its central urban area, putting many Palestinian homes and properties in the town under the threat of demolition due to their location along the planned route. The road continues further towards the northern territory of Beit Hanina (a Palestinian town), where it intersects with Israeli bypass road no.20. The path of bypass road no. 21 then continues further to the north, cutting into the middle of the urban area of Beit Hanina town and threatening additional Palestinian homes with demolition due to their location along the road's route. Finally, the road meets its last point of intersection with Israeli bypass road Beit Horon (known previously as Bir Nabala) and at the end of the route, connects with Atarot Israeli industrial settlement.

According to a map published on the Jerusalem Municipality webpage, the plan for Israeli bypass road no.21 aims to provide new entrances for Israeli settlers to and from Ramat Shlomo (Rekhes Shufat) settlement. In addition, the road will provide new entrances to the settlements and outposts planned for construction in Jerusalem city. According to the Jerusalem Development Company Moriah, (the organization implementing the bypass road plans), the implementation of settlement road no.21 will take place over several stages:

- **The first section**: Extends from bypass road no.9, at the southern entrance of Ramat Shlomo (Rekhes Shufat) settlement. This section of the road is 350m in length and provides an entrance to the settlement.
- **The second section**: Extends from the southern entrance of Ramat Shlomo (Rekhes Shufat) settlement to the northern entrance of the settlement. This section of the road is 1.2kmlong.
- **The third section**: Extends from the northern entrance of Ramat Shlomo (Rekhes Shufat) settlement to an intersection point with bypass road no.20. The section is 2.7km long.
- **The fourth section**: Extends from bypass road no.20 to link its end to Beit Horon settlement road (previously known as Bir Nabala Road), which is connected with Atarot industrial settlement. This section is 3.1km long.

Chronology of bypass road no.21

- Plans to build Israeli bypass road no.21 were submitted in 2002 by the Jerusalem Development Company Moriah, which approved the road's design and published tenders in order to start the implementation process.
- In 2005, the Israeli Ministry of Transportation agreed to finance the construction of this road, upon receipt of further information relating to the road and upon the condition that a fence is established alongside it.
- In 2010, the Israeli Municipality of Jerusalem announced its intention to buy the land for the implementation of the project (Jerusalem Municipality, 2011).
- The cost of this bypass road is estimated at 112 million NIS; to be completed by January 2015 (Israeli Ministry of Transport, 2012).

The Israeli Municipality of Jerusalem is creating a kind of territorial contiguity between the Israeli settlements north of Jerusalem in order to facilitate the movement of Israeli settlers between the Israeli settlements within and outside of the city through the construction of Israeli bypass road no.21. At the same time, this road will be constructed over Palestinian land and properties in Shu'fat and Beit Hanina towns (north of Jerusalem city), dismembering the two towns which are geographically connected and dependent on each other for many economic, educational and health services.

Shu'fat town and the Israeli Segregation Wall plan

The construction of the Israeli Segregation Wall has had a negative impact on Shu'fat town. According to the last amendment of the plan that was published on the Israeli Defense Ministry webpage on 30th April 2007, the Segregation Wall isolates 813 dunums (10%) of Shu'fat's eastern lands. These confiscated areas will fall east of the Wall on the Palestinian side, isolated from the center of the town which is inside the Jerusalem Municipality boundaries, and separated from the Palestinian territories in the West Bank. The areas most seriously affected are those lying to the north-east and north-west of Jerusalem localities, such as 'Anata, Hizma, Ar Ram, Bir Nabala and Beit Hanina al Balad (Beit Hanina Old Town). A total area of 7,681 dunums has been isolated by the Segregation Wall inside Jerusalem City (90% of the town's total area). The isolated lands contain most of the town's residential areas, the

illegal settlements constructed on the town's land, open spaces, agricultural areas, forests and other areas (see table 6).

Table 6: Land classification of the isolated areas on the western side of the Segregation Wall in Shu'fat town - Jerusalem Governorate

No.	Land classification	Area (dunums)
1	Agricultural areas	648
2	Forests	601
3	Open spaces	1,012
4	Artificial surfaces	135
5	Palestinian built up areas	1,242
6	Israeli settlements	3,989
7	Wall zone	54
	Total	7,681

Source: ARIJ-GIS Unit, 2012

The Segregation Wall causes suffering to Shu'fat town residents

Since the outbreak of the Second Intifada in September 2000, the citizens of Shu'fat in the north of Jerusalem City have lost their association with the Palestinian cities of the West Bank. This was caused by the separation of lands in Jerusalem City and its surrounding towns such as Shu'fat from the lands of the West Bank. This was achieved through the construction of the Segregation Wall, which was constructed to isolate Shu'fat and many other Jerusalemite neighboring towns from the rest of the West Bank communities. Hence the citizens of Jerusalem who hold the Jerusalemite identity (blue card) can enter West Bank areas through Israeli terminals, although these terminals often witness huge congestion, and they are subjected to inspection from Israeli soldiers, restricting Palestinians' freedom of movement.

However, the Palestinian citizens of the West Bank who hold the Palestinian identity (the green identity card) are prohibited from entering the city of Jerusalem and its surrounding towns because of the Segregation Wall. This restricts them from accessing health, education and socio-economic services. As such, access to hospitals, schools, medical centers and places of work in Jerusalem is restricted. Those with West Bank IDs are unable to access the city without a special Israeli permit, and these are rarely issued. Those wishing to travel must pass through the military checkpoints, where they are thoroughly inspected on a daily basis. This causes suffering for the Palestinians due to the difficulties in movement and interaction, causing the dismantling of family bonds, limiting social interaction and dispersing many Palestinian families, especially in cases where one half of the couple holds Palestinian identity (green), and the other holds Jerusalemite identity (blue). Moreover, the Segregation Wall has prevented the Palestinians from reaching the places of worship in the Holy City and has deprived them from practicing their religious rituals in Jerusalem.

According to the Segregation Wall plan which was published on the webpage of the Israeli Defense Ministry in 2007, the lands of Shu'fat town became isolated from neighboring Palestinian towns and

villages, as the Segregation Wall along with the settlement belt around Jerusalem City are isolating the East Jerusalem area from the rest of the West Bank. The existing Segregation Wall surrounds the town from the east and west and isolates it inside the Jerusalem city boundaries, while excluding part of its lands east of the Wall.

Parallel to the establishment of the Segregation Wall, the Israeli Occupation Authorities constructed a settlement belt around Shu'fat and Jerusalem City with the aim of creating an isolation area and preventing urban expansion in the Palestinian towns of Jerusalem. The Israeli Occupation Authorities have constructed these settlements close to the urbanized areas in the Jerusalemite towns, leading to an increase of the total area confiscated in these towns and minimizing the area available for future urban expansion. This move has therefore created a new reality for the town's residents which will be difficult to change.

These Israeli policies and plans in Jerusalem have led to the creation of high population densities as a result of the lack of lands needed for urban expansion, forcing the residents to expand internally and vertically. Jerusalem city and its surrounding towns are considered to have one of the world's highest population densities. The population density in the Palestinian neighborhoods in East Jerusalem is about 13,500 people per km² compared to 9,000 people per km² in the settlements of East Jerusalem and 8,300 people per km² in West Jerusalem.

The dilemma of land and building licenses in Shu'fat town

The problem of land and building licenses is considered to be one of the most difficult problems in Shu'fat town. The reason for this is two-fold; the high prices of lands and the very high cost of licenses for construction. Shu'fat town is characterized by its strategic location in East Jerusalem and its proximity to the Old City and Al-Aqsa Mosque, making it an important target for Judaization and colonization activities. As a result, the Israeli Authorities impose severe restrictions on building licenses. Shu'fat town is also lacking lands and open spaces for Palestinian urban expansion and suffers from a high population density.

According to the citizens of Jerusalem towns, the price of one dunum of land –(which are rarely available), is estimated at hundreds of thousands of dollars, and can even be doubled in places closer to the old city center, where the prices reach millions of dollars. The Israeli Occupation Authorities have used their economic advantage as an effective instrument to buy the Palestinian lands in Jerusalem for very high prices and 'Judaize' these lands by implanting Jewish settlers in the city. They offer Palestinians unlimited prices for these lands and houses, especially those in the city center and its surrounding neighborhoods. Anyone in Jerusalem who has land and want to build a house, or buy additional land, has to be granted authorization and permission from the Municipality of Jerusalem, which puts many obstacles in the way of Palestinians seeking a construction license.

Obtaining a license from the Israeli Authorities is not an easy process. One of the main obstacles to being granted a license is that one has to prove ownership of the land. The Israelis have also put limitations on areas allocated for Palestinian construction and future development which threatens the Palestinian presence, as the size of these areas does not meet the rate of population increase. Thus, the Palestinian communities are forced to resort to constructing outside of the occupied Jerusalem Israeli borders, such as in Kafr 'Aqab locality near Ramallah. According to a report which was prepared by

Bimkom Organization (Planners for Planning Rights), approximately 50% of the East Jerusalem lands are unregistered in the archive of ownership such as those in the towns of Kafr 'Aqab and the area extending from El 'Isawiya in the north to Sur Bahir in the south. Approximately 25% of the lands are also in the process of settlement and registration (Shu'fat), and 25% of the lands in East Jerusalem are officially registered, including parts of Al Bireh, Qalandiya, Beit Hanina, Hizma and 'Anata, Ash Sheikh Jarrah and Beit Safafa (Bimkom, 2004).

According to the 'Civic Coalition for Defending Palestinian Rights in Jerusalem' (2009), the licensing procedure for obtaining a construction license in Shu'fat is very lengthy (sometimes lasting years) and carries very high costs. Depending on the land area and type of building for which a permit is being sought, the license can cost between 150,000-300,000NIS. Due to the political problem of land registration and ownership, the unreasonable prices of licenses, and the length of time it takes to secure licenses, many citizens resort to building without licenses or after rejection from the Municipality because of their humanitarian needs and natural family growth. In these cases, the Israeli Occupation Authorities usually demolish the building and force the owner to pay a fine as well as the cost of the demolition. Subsequently, the owner must submit a new application for the license, incurring new fees and more time. On top of this, the majority of Palestinians in Jerusalem are living in difficult conditions because of high poverty rates as a consequence of Israeli Occupation closures which restrict Palestinians' movement, thus preventing them from reaching places of work and increasing the unemployment rate in the occupied territory. These Israeli restrictions and harassments against the Palestinians in Jerusalem, along with the problems of housing, inflation, and a lack of lands and jobs force many Jerusalemites to migrate outside the borders of the Municipality towards the West Bank or even outside the country in search of better living standards. This forced migration of Jerusalemites and Palestinians is the ultimate goal of the Israeli policies and practices in the occupied territory.

According to the 'Civic Coalition for Defending Palestinian Rights' (2009), the Israeli Authorities have adopted many policies that aim to enact pressure on the Jerusalemites and force them to leave Jerusalem city. An example of this is the Israeli 2020 plan regarding the demographic situation and urban growth, as the area that is allocated for the development of the Palestinian neighborhoods in East Jerusalem and that is under the jurisdiction of the Jerusalem Municipality is estimated at approximately 9,200 dunums, representing only 13% of the total area of East Jerusalem. It is also important to note that most of this area has been already exploited for Palestinian construction. The remaining area is classified as Israeli settlements, green areas (which cannot be used for Palestinian urban growth), public buildings, roads and other uses. Furthermore, the Israeli Authorities often do not prepare the necessary master plans for the Palestinian neighborhoods in East Jerusalem which are required for the urban planning process. In cases where such plans are prepared, the Israeli Authorities usually enforce numerous restrictions and limit the areas designated for Palestinian urban expansion. These areas are always well below the areas required for natural urban growth, which varies between 25%-75%. If one compares these percentages with the percentage of lands used for Israeli settlements it is found that urban growth varies between 75%-120% (CCJ, 2009).

Dangerous Israeli escalations in Jerusalem housing demolitions

During recent years, the Israeli Occupation Authorities have escalated their attacks against the houses of Palestinians living in Jerusalem, targeting them through demolitions under the pretext of 'unlicensed

construction.' An estimation made by the UN Office for the Coordination of Humanitarian Affairs (UNOCHA) shows that since 1967, the Israeli Occupation Authorities have demolished approximately 2,000 Palestinian houses in Jerusalem in addition to thousands of other structures (OCHA, 2009). According to Al-Maqdese Organization for Society Development, approximately 1,124 houses and constructions were demolished in East Jerusalem between the years 2000 and 2012, resulting in the displacement of approximately 4,966 Palestinians from Jerusalem, of whom 1,311 were women, and 2,568 were children. Regarding the demolition of houses in Shu'fat during 2012, Al-Maqdese Organization claims that the last year has witnessed the demolition of three constructions in Shu'fat; two of which were residential and displaced 7 Palestinians (Al Maqdese, 2013).

It is further noted that there are dozens of houses under threat of demolition in Shu'fat under the pretext of 'unlicensed construction', despite the fact that the residents are fulfilling the necessary procedures for obtaining licenses. In the majority of cases, the Jerusalem Municipality procrastinates in granting the license and eventually refuses the request under non-justified pretexts.

The Municipal tax (Arnona) has a negative impact on the living status and economic situation of Palestinians in Jerusalem

The Municipal tax ('Arnona' in Hebrew), is imposed by the Jerusalem Municipality on the owners of buildings and lands in Jerusalem. This tax is considered to be one of the greatest burdens faced by Palestinian residents of the city, including the residents of Shu'fat. The Israeli Authorities use this tax as an instrument to put pressure on Palestinians and force them to leave the city. Although the Israelis pay the same amount of Arnona tax, they receive more services in return compared to the Palestinians, the majority of whom are in a poorer economic situation.

The 'Arnona' tax is calculated based on certain criteria which take in to consideration the classification of the area and the land use classification of the Jerusalem master plan (residential areas, commercial, industrial, agricultural, public buildings, parking etc.). They also take in to consideration the zone type, the type of use and the area of building or land (Jerusalem Municipality, 2012). Regarding the residential areas, they classify these into four categories (A, B, C and D), and based on this zoning, along with the area of building, they determine and calculate the amount of tax that must be paid to the Municipality. For example, the tax tariff in the residential areas varies in the four zones between 35-98 NIS per m² which is equivalent to approximately 10-25 US\$ per m². This means that a small house (ot apartment) with an area of 100-150m² will cost the owner 3,000-10,000 NIS a year in tax, equivalent to approximately 800-3,000 US\$. For commercial shops, the tax imposed by the Municipality is folded, which affects the economic activity as these taxes force the merchants to increase their prices. The tax rate for the commercial shops varies between 309-319 NIS per m² depending on the area of the shop, which is equivalent to approximately 80 US\$ per m². In addition to the taxation of residential and commercial areas, the Municipality also imposes taxes on places of worship, agricultural areas, schools, kindergartens, elderly homes and other facilities.

The segregation plan has had a significant negative impact on the economic situation of the Palestinians living in Jerusalem in general and on the commercial sector in particular, as it has also suffered from the global recession. Much of the trade in Jerusalem is largely dependent on the Palestinian visitors to the Holy City from the West Bank, the Gaza Strip and those from the occupied lands of 1948, but Israeli closure of the city has negatively affected this trade and the economic situation of the city and its

residents. Despite these difficulties, the Occupation Authorities continue to impose taxes without taking into consideration the situation of the Jerusalemites, who represent the poorer class in the Holy City. In fact, just last year (2012), the Municipality decided to increase the 'Arnona' by approximately 3%, increasing still further the burden on the Palestinians of Jerusalem.

It is also important to note that in the case of Jerusalem, Palestinians are forced to pay these taxes just to preserve their presence in the city, without even receiving a decent level of Municipal services in return. The planning process in the Municipality of Jerusalem focuses on the political-demographic dimension that aims to Judaize the city rather than planning for the purposes of prosperity and well-being of its citizens. Furthermore, the Palestinian neighborhoods and communities in Jerusalem are deliberately neglected in the provision of different services. For instance, the municipality rarely carries out the necessary maintenance for the infrastructure of the Arab neighborhoods, including roads, water and waste water networks, solid waste and other services. The most obvious problem that the people of Jerusalem suffer from is the lack of a cleaning service and the accumulation of solid waste, despite their commitment to paying their taxes to the Municipality. This injustice can be clearly seen if we compare the situation of the Palestinians in Jerusalem with that of the illegal settlers living in the city who have all their facilities and services provided for them in order to encourage them to stay in the Holy City.

Israeli military orders issued in Shu'fat town

The Israeli Occupation Authorities have issued a set of military orders to confiscate lands in Shu'fat town for different military purposes. The following are some of the main orders issued:

- 1. Israeli military order no.70/07/T: Issued on the 8th February 2007 to confiscate areas of land from Shu'fat town for the construction of the Segregation Wall.
- 2. Israeli military order no.71/07/T: Issued on the 8th February 2007 to confiscate areas of land from Shu'fat town for the construction of the Segregation Wall.

Shu'fat terminal

At the end of the 2011, Israeli forces began converting the old Shu'fat checkpoint into a military terminal which is considered to be the largest among all of the Israeli terminals located along the path of Segregation Wall which surround Jerusalem city. This new terminal will be terminal number 11 around Jerusalem, and will contribute to the isolation plan that aims to isolate the Palestinian communities with high population densities out of Jerusalem city in order to change the demographic situation in the interests of colonization and the Jewish presence in the city. This terminal, along with the Segregation Wall will isolate tens of thousands of Jerusalemites (more than 50,000) living mainly in Shu'fat Camp and 'Anata town, as well as the neighborhoods of Ras Khamis, Ras Shihada and As Salam suburb, all of which surround Shu'fat Camp and are located within Shu'fat town. Although these Palestinian communities are located within the boundary of Jerusalem Municipality (except 'Anata town), the Segregation Wall has excluded them from the city, demonstrating the intentions of the Israeli Jerusalem Municipality to draw new boundaries for its jurisdiction through the establishment of the Segregation Wall. These are examples of the Israeli policies which aim to enforce a demographic change in Jerusalem defined by the Segregation Wall route, which has already isolated 'Anata town outside the Occupied Jerusalem Israeli borders.

The Israeli authorities established Shu'fat terminal on land with an area of 30 dunums confiscated from Palestinian territories. Through the establishment of this terminal, the Israeli Authorities are attempting to restrict and monitor the movement of Palestinians and keep them under Israeli control and oppression. The Israeli forces are also trying to beautify their image and their colonial plans by claiming that they established this terminal to mitigate the suffering of Palestinians and to facilitate their crossing into Jerusalem. They claim that this was done through the expansion of the terminal; increasing the number of lanes to six for vehicles and two lanes for the pedestrians, and equipping the terminal with modern technologies and cameras for inspecting Palestinian citizens. However, the reality which is witnessed daily by Palestinians is that such terminals, like the Segregation Wall, have one clear target of ethnic cleansing against Jerusalemites, as the Israeli Authorities are trying to draw the boundaries of their State in a unilateral way in the heart of the West Bank andoccupied Jerusalem.

Before it was converted to a terminal, Sh'fat's old terminal witnessed painful violations against Palestinians such as killings, detentions, oppression, shootings, and birth incidents. Since the outbreak of the second Intifada in September 2000, the citizens living around Shu'fat Camp in neighborhoods close to Shu'fat town have lost their access to the town and to their relatives in the city of Jerusalem.

Development plans and projects

Implemented projects

Shu'fat Committee has not implemented any development projects in Shu'fat (Shu'fat Services Committee, 2013).

Proposed projects

Shu'fat Development Committee, in cooperation with the civil society organizations in the town and the town residents, hopes to implement several projects in the coming years. The project ideas were developed during the PRA workshop conducted by ARIJ staff in the town. The projects are as follows, in order of priority from the perspectives of the participants in the workshop:

- 1. Constructing three model schools.
- 2. Establishing resources rooms in schools for the use of students with special needs.

Town development priorities and needs

Shu'fat suffers from a significant shortage of infrastructure and services. Table 7 shows the development priorities and needs in the town according to the Development Committee's feedback (Shu'fat Services Committee, 2013).

Table 7: Development priorities and needs in Shu'fat

No.	Sector	Strongly needed	Needed	Not a priority	Notes
	Infrastructu	ral needs			
1	Constructing and paving roads			*	
2	Rehabilitating old water networks			*	
3	Extending the water network to cover new built up areas			*	
4	Constructing new water networks			*	
5	Rehabilitating/constructing new wells or springs			*	
6	Constructing water reservoirs			*	
7	Constructing a sewage disposal network			*	
8	Constructing a new electricity network			*	
9	Providing containers for solid waste collection			*	
10	Providing vehicles for solid waste collection			*	
11	Providing a sanitary landfill			*	
	Health r	needs			
1	Building new clinics or health care centres			*	
2	Rehabilitating old clinics or health care centres			*	
3	Purchasing medical equipment and tools			*	
	Educationa	al needs			
1	Building new schools	*			All levels
2	Rehabilitating old schools	*			Most of the schools
3	Purchasing new equipment for schools		*		Science laboraties
	Agricultur	e needs			
1	Rehabilitating agricultural lands			*	
2	Building rainwater harvesting cisterns			*	
3	Constructing barracks for livestock			*	
4	Veterinary services			*	
5	Seeds and hay for animals			*	
6	Constructing new greenhouses			*	
7	Rehabilitating greenhouses			*	
8	Field crop seeds			*	
9	Plants and agricultural supplies			*	

Source: Shu'fat Services Committee, 2013

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