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**ABSTRACT**

The research examines the deficiencies of housing qualities in the urban context of Palestine. It explores housing qualities at a neighborhood level in term of spatial housing qualities and social services. The research will investigate housing qualities in two concrete cases: Khallet Aladas in Ramallah and Almahfia in Nablus, two cases are chosen to enhance the outcomes of the research. In order to determine the possible spatial and social deficiencies at urban Palestinian neighborhoods, a qualitative method, which included primary and secondary data, was utilized. The primary data has collected form observations and document reviews including urban characteristics of housing, while secondary data has statistical data from governmental institutions. It will study housing qualities and deficiencies in urban context of Palestine and comparing them to international housing qualities and theories. The research finds that Khallet Aladas and worse Almahfia have high housing deficiencies in term of spatial qualities and provided social services. As a result of the comparison analysis, the aggregation of housing quality scores in Khallet Aladas gives a deficit about 95.6% of the total housing which are below the minimum required score. Besides, the aggregation of housing quality scores in Almahfia reveals that all housing units have a quality score below the minimum required score. The interviews help to analyze the results and understand the local context more profoundly. They found that the complex situation of Palestine have generated many implications and challenges in housing qualities. The conclusion focused on the importance of applying Palestinian planning regulations in a neighborhood level besides city

level. This research has almost covered some points to raise housing qualities in terms of spatial housing qualities and social services at a neighborhood level.

**Keywords:** Palestinian neighborhoods, Housing, qualities, deficiencies, spatial housing quality , social services.