ABSTRACT. Neighborhood residential change is analyzed at a micro decision-making level with emphasis upon the resident's subjective evaluation of his physical/social neighborhood environment. Two conflicting modes affecting a residential change are discovered in the Israeli neighborhood examined: a strong social attachment inhibiting a move and the perceived deteriorating physical environment encouraging a residential shift. Clarifying these phenomena strongly suggests that the negative subjective evaluation of the immediate physical environment acts as a major catalyst in provoking a move. Restraint upon changes, despite the perceived conditions of the physical environment, depends greatly upon the intensity of the resident's social attachment to their neighborhood. The implications of the analysis of neighborhood stability and change are then discussed.

Residential change at the neighborhood level is a complex phenomenon. It is clouded by a decision-making process replete with subjective evaluations related to social and physical attributes of the neighborhood environment. Such factors as community satisfaction (Bach and Smith, 1977; Speare, 1974; Lansing et al., 1970), social and economic neighborhood attachment (Toney, 1976), residential and economic opportunities (Freeman and Sunshine, 1976; Lansing and Mueller, 1967), and subjective evaluation of the physical environment all contribute to the moving decision (De Jong and Fawcett, 1981). It would not be an exaggeration to say that such a moving decision encompasses a myriad of features encountered and experienced in a person's neighborhood environment on a daily basis. The subjective assessments which evolve have an impact upon the propensity to stay or leave. To understand the dynamics of this process, I will examine an urban neighborhood in which its residents were asked to evaluate specific items related to social, economic and physical aspects of their dwellings and neighborhood. The objective is to explain the sources of potential residential turnover resulting from the interaction of these components. This 'trade-off' between social and physical variables of the neighborhood is highlighted in the choice of area for analysis: a neighborhood whose residents have strong historical —
even intergenerational — attachment to their homes and neighborhood. In addition, the neighborhood is located in Israel which allows a comparison with other nations (Webber, 1963) which have rapidly urbanized and are now undergoing the process of suburbanization and central city deterioration. More importantly, by detailing the impact of subjective evaluations of a neighborhood upon potential residential changes, an insight is gained into the process of neighborhood stability and change.

I. BACKGROUND DATA SOURCE

During the summer of 1972, a comprehensive survey, sponsored by the Israeli Government, for the purpose of an urban renewal project, was partially completed. The object of the survey was to determine whether the area was indeed in need of renewal, and if so, to find alternative means for accomplishing the task. The survey (Rahamimoff et al., 1978) contained information ranging from a physical assessment of every structure, evaluation of environmental conditions and a series of family unit interviews based upon a population survey. These were designed to provide a picture of the population and particularly their perception and reaction to the social and physical environment. As part of the survey there was a series of questions designed to assess neighborhood stability.

The neighborhood contained a total of 537 individual family housing units from which a 75 percent sample, or 401 family units, were selected. Refusals and incomplete data reduced the sample to 384 units, or a 72 percent sample. As the staff lived in the survey area during the period of intensive data gathering, there was an opportunity for informal discussions with the residents as well as a brief anthropological assessment of community patterns. In addition, key personnel of various service agencies were interviewed to supplement this more formal interview schedule.

The neighborhood composing the study area is located just outside the Crusader castle old city in Tiberias, a city which has roots dating back to Biblical times. The neighborhood represents the first 'venture' outside the ancient city gates by Jews at the turn of this century. It is presently located just outside the central business district, at a major conjunction of transportation, commercial, religious and leisure activities. The houses are of a typical stone construction, single storey, and physically dispersed. The historical growth of the area occurred along a construction pattern related to family kinship