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**For the Benefit of All? State-led Gentrification in a Divided City**

Gentrification is not only an economic process, based on individual desires and decisions, and independent of political goals, but also a process led or assisted by governments with economic development and national goals. Governments encourage particular populations, described as strong or perceived loyal, to move to peripheral areas or poor neighborhoods in order to facilitate economic growth or establish control, presented as a process that would benefit both newcomers and veterans. Veteran populations, however, might resist gentrification, especially when national and ethnic identities are involved. In this work, we study a state-led gentrification in the old city of Acre, a divided city in the north of Israel. Interviews conducted with policy makers, Jewish newcomers involved in the gentrification process and Arab residents present a complex picture of goals, interests and concerns, as well as contradictions and tensions.

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