

Modeling and Assessment the Social and Physical Effects of Mehr Housing Views of Residents (Case Study: Mehr Housing of Kashsn)

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EXTENDED ABSTRACT

Introduction

Housing is the main element of individuals' sociability to the world and it is full of symbolic values or signs of dignity for urban life and the most important urban quality-quantity use that its quality indicates social-economic conditions of the city and so many realities of the society. Planning for housing is mainly a social issue rather an economical one. The role of government on housing is primarily social or the purpose is providing social housing for citizens. In the developing countries, unemployment issues, low income, lack of purchasing power, and relatively prevalent poverty are government's duty because the purpose is the excellence of the society and economy is just an instrument for eliminating the need for house for citizens during the trend toward their growth and excellence. One of the biggest plans for housing in Iran is 'Mehr' housing. The plan called 'Mehr' housing has developed mainly to provide affordable houses for low-income group 'Mehr' housing on a national scale resides low-income rank in governmental lands and often at the skirt of the city in the form of repeated complexes or similar forms at the certain levels of infrastructure. These boring buildings as a low-income region and a residence for the poor causes segregation and creating a residential area (with low income) across the city that often its residents are placed at the level close to each other culturally, socially and in terms of subsistence and it prevents the residents from having the chance of creating a healthy competition (due to the lack of variation in social structure).

Methodology

The present study is descriptive-analytic and in terms of purpose is practical. In order to answer the hypothesis of the study in the first stage, index, criteria and sub-criteria determining satisfaction of social and physical dimensions of housing were collected by library and desk study. The designed questionnaire in the form of 48 questions 5-choice on a Likert scale randomly distributed among the residents of 'Mehr' housing in Kashan. It is worth saying that measuring indicators contain 10 general questions, 15 social questions and 23 physical questions. The population is 150 residents of the complex. In order to assess the condition of these buildings in terms of social and physical parameters, structural equation modeling AMOS has been used. Note that for reliability assessing of the designed questionnaire, Cronbach's Alpha in SPSS has been used. The calculated Alpha is 0/868 which indicates utility and reliability of the instruments utilized in the research.

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Results and Discussion

In response to the first hypothesis, it can be stated that among social indicators which indicator is of high importance and effects than other mentioned parameters. Findings show that interacting with neighbors having factor loading 0/89, the most amount of factor loading, is placed in the first order and in the second hypothesis the study of significant relationship between security and confidence and also meaningful impact of these two factors on the amount of interacting with neighbors have been discussed. Results demonstrate that the security factor with factor loading 0/24 and confidence with factor loading 0/58 have influenced neighbors' interactions and main fitness indicators of second-order fitness model shows an acceptable and a desired fitness. In addition, in the third hypothesis, in the physical dimension of 'Mehr' housing in Kashan service availability has the most effect on providing satisfaction. According to the theoretical foundations, the research related to second-order factor model has been designed based on four hidden factors including availability, the strength of materials, tranquility and comfort, which availability factor with factor loading 0/93 has been known as the central parameter. In the fourth hypothesis, the researcher believes that there is a significant relationship between the designing of the building pattern and physical tranquility and comfort. The results of weighted regression reveal that the design and construction pattern with factor loading 0/38 could be effective on the tranquility and comfort of the building's residents. All in all, it can be said that the relationship between studied variables is positive and meaningful and the fourth hypothesis is verified by the test conducted and eventually, based on the measurement value of each indicators mentioned above, it can be posited that a drawn conceptual model of research enjoys an acceptable and a desired fitness.

Conclusion

Housing is counted as one of the essential needs for individuals. Many people are facing a lot of problem supplying a house. This study aims at examining social and physical purposes of 'Mehr' housing in Kashan. As a result, it can be concluded that the residents of 'Mehr' housing enjoys a good condition concerning availability and interaction with neighbors and the security and confidence provides basis for interacting with neighbors more. In the following by studying structural and physical pattern condition it can be cited that this factor has a significant effect on residents' tranquility and comfort and size effect of design and construction pattern of houses on tranquility and comfort at the low level is estimated 0/38 in a way that tranquility and comfort condition for the residents improves by observing design and construction pattern.

Key words: Mehr Housing, social and physical aspects, Kashan, structural equation modeling