

An analysis of key factors affecting the recreation of dysfunctional neighborhoods with emphasis on Housing providing

Ghadami, Mohammad Jahed^a

Andalib, Ali Reza (PhD)^b

Majedi, Hamid (PhD)^c

Received: 04/01/2020 Accepted:13/05/2020

Abstract

The issue of worn-out and inefficient urban areas and recreation of these neighborhoods is a complex and multidimensional issue, so any issues related to recreational urban texture regeneration should be assessed and evaluated in a multidimensional way and a combination of different factors. In this regard, one of the goals that has been paid special attention to the regeneration of worn out neighborhoods is to provide suitable housing for the residents of these neighborhoods. In this study, key proponents of effective regeneration with an emphasis on providing housing in the worn-out neighborhoods of 12 metropolitan areas of Tehran have been systematically identified and analyzed. In this research, we extract 49 primary factors in six different economic and financial, political, social and cultural, physical, environmental, political, legal, managerial, structural and executive and empirical and aesthetic sciences using Delphi and Delphi techniques. Then, using the Delphi method of managers, the cross-effects matrix of the components is formed. In the next step, the matrix analysis was performed through Micmac software. The results of the dispersion of variables in the influence axis and the factor effectiveness in the Micmac software indicate the instability of the system in recreating the case study area. Accordingly, five variable categories were identified. Finally, given the high score of direct and indirect impacts of the factors, fifteen key factors were identified as key drivers in the future recreation of the area with emphasis on housing provision. Among the factors considered, the variables of economic and financial sector had the greatest impact on housing provision in order to recreate the neighborhoods of the study area and the empirical and aesthetic factors had the least impact.

^a PhD Candidate of Urban Planning, University of Islamic Azad, Science and Research Branch Tehran

^b Associate Prof. of Urban Planning, University of Islamic Azad, Science and Research Branch Tehran a.andalib@srbiau.ac.ir

^c Professor of Urban Planning, University of Islamic Azad, Science and Research Branch Tehran.

Key words: Key proportions, recreation, worn-out neighborhoods, Housing provision, District 12 of Tehran.

Introduction

Area 12 is the main part of the historic center of Tehran and due to the establishment of many services (urban and suburban scale of Tehran) in the area as well as the allocation of large areas of this area to trans-regional uses and levels. Above, District 12 can be considered the center of gravity of Tehran. Examination of the worn-out texture of the area shows that the pattern of land fragmentation is microcosmic and urban passages have formed irregular networks. More than a quarter of the area's properties are less than 150 meters wide, 90 percent of urban passages in Area 12 are less than 6 meters wide, and 51 percent of them are locally accessible. The worn-out urban textures in this area, due to the lack of attention to physical, economic and social requirements, have provided the necessary grounds for a variety of social damages by the loss of a sense of belonging to them. Therefore, the need for targeted intervention, preservation of central tissue identity and its evolution and dynamics in order to preserve the structure of the city, necessitates further consideration of this issue. Therefore, this research aims to identify the most important factors affecting the recreation of urban neighborhoods with an emphasis on housing provision.

Materials and Methods

The present study, with a future research approach, identifies the most important factors affecting the regeneration of dysfunctional neighborhoods with an emphasis on providing housing in these neighborhoods and examining the extent and how these factors are affected. This research is applied in terms of purpose and according to the investigated components, the approach is descriptive-analytical. Delphi and environmental scanning techniques are used to identify variables and indicators. In this regard, firstly, online articles were used to collect variables, review articles published on factors affecting recreation with emphasis on housing provision, and then a semi-structured questionnaire distributed between expert and expert in urban issues. Subjects were asked to score on a 0- to 3-point basis on the effect of number interference on the variables within the matrix of cross-effects.

Results and Discussion

In the analysis, the dimensions of the matrix in the mimicry software are 49 * 49 and the number of duplicates is considered twice. Matrix filling index was 92.96%, indicating that in more than 92% of cases, each other was affected. Out of 2232 relationships, 85 relationships (3.8%) had 3 effects, 1022 (45.78%) 2, 585 (50.40%) 1 effects. Also, in these analyzes, the number of low-impact relationships is high, and high-intensity relationships make up a small percentage of the total. Due to the instability status of the system, 5 types of variables include: determinant or affective variables, bi-directional

variables, regulatory variables, affective variables or outcome, independent variables can be identified in this system.

Conclusions

According to the analysis, 15 factors were selected as key impetus for the regeneration of the worn-out neighborhoods of Tehran's 12 metropolitan areas. These 15 key drivers include: low-income housing, urban planning deficiencies, lack of good urban governance, micro-financing, municipalities' financial capacity, housing planning weakness, top-down approach and lack of citizen participation, existing deficiencies In the recreation projects, poverty alleviation budgets and credits, sense of belonging, local development regulations, social capital, land prices, public organizations and the private sector were the quality of the buildings. Financial and economic factors were also identified as the most influential variables in the recreation of worn-out neighborhoods in the study area.

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