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An analysis of housing livability in Karaj with attitude social justice

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Extended Abstract

Objective: Housing is one of the basic human needs and access to it is one of the indicators of development. Alteration of housing to a capital commodity and increase its price, causing an imbalance between earning groups from it. Livable housing is an important part of development in a society that it is necessary to Identify and asses the effecting factors to achieve social justice.The quality of housing as one of the important indicators of life in the city is a good criterion for comparing different areas of the city and a realistic picture of the livability of cities. The most important factor influencing a person's satisfaction with living in an area and his type of life is housing and environmental conditions in that area.

Methods: Considering the goals and the questions raised, the type of research, applied-development, and according to the method of doing the work has a descriptive-analytical nature. The population of the research is residential buildings in 12 districts of Karaj. Data collection is also provided by reviewing the available resources and articles and detailed information on housing, population census and housing, and data from the Statistical Center in 2016. Data analysis and analysis has been done using the multi-criteria decision making model of Tedium. Finally, the results are presented by GIS software's and the integration of the information as a map of dispersion of indicators in the statistical society.

Results: Findings showed that the areas of Karaj are in a moderate and tolerable condition. Fewer regions are in an acceptable and unacceptable situation, which can be considered as an average upward situation. According to the maps of livable zones, it can be said that there is no connection between the neighborhoods of the regions. These neighborhoods are in a different livability situation with a short distance from each other, which indicates the lack of balanced and fair distribution of housing facilities and facilities. Is ranked first. This area is located in the central part of the city in terms of location and has a population of 124,806 people and an area of 10,040 medium to high density of population.

Conclusion: The results showed that physical indicators are a reminder of housing sustainability indicators. According to the Delphi survey, the regions are very different from each other in this dimension of livability. Also, changes in the physical dimension have caused significant differences between the highest and lowest status in the livability of areas. The differences in the regions in terms of social dimension have caused the regions to show a significant distance from each other. Environmental and economic dimensions also have a similar situation in the livability of housing, which is why this situation has caused a kind of injustice in the field of housing and the lack of adequate distribution and allocation of facilities and facilities. Let's see the gap between the neighborhoods of each region and the regions relative to each other.

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Also, the present study has been able to determine the numerical amount of housing viability for each area to determine their location relative to each other, which has made planning for urban managers and decision makers in the field of housing very easy.

Keywords: : Livability, Livable housing, social justice, TODIM Model, Karaj.

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