

An analysis of the role of government policies and market proximity on functional changes and decline of urban neighborhoods (Case study: Siroos neighborhood of Tehran)

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Extended Abstract

Objective: The historical Texture of cities is part of socio-cultural capital, That has evolved over the years, And fit in structure and function, They have been commensurate with the socio-economic requirements of the time. But in the wake of the great developments of the Industrial Revolution and the consequences of population and activity influx and concentration on cities, this context has been neglected as physical and social environments in urban development processes, creating poverty, functional recession, and ultimately creating and producing burnout. have become. The deteriorating conditions in the old neighborhoods around commercial cores and markets take a more serious shape. As a result of wide functional changes in the central part of the city, the decline of the coefficient of residence and increase of economic activity and the entry of poor people into this sector Is happening. Accordingly, in order to study the declining flow in Centers and cities core, the siroos neighborhood has been selected as a historic and worn-out texture, It seems that the actions and plans of some government agencies As well as market presence have caused more wear and tear in the siroos neighborhood. Therefore, the present study seeks to examine the role of government policies and market functioning in the urban decline of the siroos neighborhood, so that this approach can be used to regenerate housing in the neighborhood.

Methods: The type of research is based on purpose, fundamental-cognitive and in terms of nature and method, qualitative-exploratory. Documentary and field studies have been used to collect information. The statistical population of the study includes experts and specialists in the relevant subject, neighborhood residents and owners, real estate agencies, as well as merchants in Tehran's Grand Bazaar, who have been selected using the snowball technique. Accordingly, 25 experts related to the field of research, 42 residents of the neighborhood and 38 people from owners, real estate agencies and merchants of Tehran Grand Bazaar were interviewed. Also, one-sample t-test and multivariate regression in SPSS software were used to analyze the data.

Results: Using one-sample t-test and multivariate regression, the degree of involvement of each of the variables affecting the decline of siroos neighborhood was investigated. Accordingly, the results of data

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analysis indicate that among the 7 variables studied, the variable "How to acquire and destroy property by the Urban Reconstruction Company", with 16.7 and 83.3% of the frequency in a wide range and According to the respondents, it has had the highest level of impact on the decline of siroos neighborhood. Then, the components of "market entry and neighborhood change of use" and "savings due to aggregation and proximity" are in the second and third ranks of impact and the degree of intervention in the decline of the neighborhood, respectively. The components of capital accumulation, landlord persuasion, rent and Gentrification were also ranked next, respectively, in terms of the importance of influencing the decline of siroos neighborhood.

Conclusion: Therefore, despite the numerous plans that have been prepared for the neighborhood of siroos, it should be among the neighborhoods that have been physically and socially neglected. Due to the relative geographical centrality and consequently ease of access, proximity to the large market and the texture of historical and cultural values, the neighborhood has a high capacity to generate wealth, followed by the emergence of rent flows, capital accumulation and so on. Numerous actors have influenced the life and settlement of the neighborhood, but the government and the market have had the greatest impact on the physical and social atmosphere of the neighborhood. As the market shows the pattern of encroachment on the surrounding spaces and considers the savings resulting from aggregation and proximity as a justification for its movements. The government has been owning the property in the neighborhood since the 1980s. Accordingly, the interaction of the two forces of government and the market with the tools of politics and economics, has led to the gradual decline of housing, as the current situation of the neighborhood and the statistics of periods of the census show.

Keywords: Government Policies, Proximity to the Market, Deterioration of Urban Neighborhoods, Siroos Neighborhood.

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