

Efficiency of Asset-Based Community Development Approach in Revitalization of Deteriorated Neighborhoods (The Case of Tehran, Emamzadeh Hassan Mohalla¹)

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Abstract

One of the essential problems of urban planning and management in Iran is the failure of implementation and execution of urban development plans. The studies show that lack or poor level of citizen participation is one of the influential reasons to that. So, it is evident that there is a need for “bottom-up” and “community based” sustainable solutions for urban problems. Asset-Based Community Development (ABCD), as an alternative to the commonly need-based approach, is based on identifying and mobilizing assets and capacities (although not being very much) in communities and emphasizes on participation in order to accelerate development. This paper would review the application of ABCD approach and evaluation its efficiency in a residential deteriorated neighborhood of Tehran (Emamzadeh Hassan Mohalla), with specific spatial characteristics and religious background, which is now housing the low class of blue collar workers and losing its population due to deterioration of social condition and physical quality. The results, based on survey, random sampling and statistical analysis, show that social and physical capitals (as the main community assets) have increasing effect on organized participation tendency (as the main goal of ABCD). Subsequent analysis showed that social capital is a direct factor to increase organized participation tendency and consequently neighborhood development, and physical capital, as an indirect factor, serves to increase social capital. Therefore by applying this approach for development, people-based strategies (to enhance participation) and place-based strategies (to enhance social capital), should simultaneously be considered.

Keywords: Asset-Based Community Development (ABCD); Social Capital; Physical Capital; Organized Participation Tendency; Sustainable Development.

1 In this paper the word "Mohalla" is considered as Persian equivalent of "Neighborhood" due to more cultural and physical meaning.

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Introduction

In many cities around the world prosperous neighborhoods of yesterday become deteriorated inner city neighborhoods of today. In Iran, for development and revitalization of such neighborhoods, different approaches have been recommended and implemented which not only did not solve the housing problems of low-income citizens, but also resulted in expanding of these regions in all districts of the city (Mohammadi, 2010).

Due to sustainable development and new urbanism approaches, making use of potentials and capacities of local communities and new concepts such as identity, sense of place, belonging, responsibility and participation of citizens in order to revive social meanings in the physical body of cities, have been discussed during recent decades. The shift in development thinking and practice has created an appropriate ground for an alternative understanding of development, which has been vigorously supported by post-development thinkers. In this regard, the patterns of infill and asset-based development have been more conducive to improve the quality of urban life. In fact, in development plans which are done at the local level, reliance on the needs map, as the exclusive guide to resource gathering, virtually ensures the inevitable deepening of the cycle of dependence and being incapable of initiating positive change and feeling of hopelessness (Kretzmann & McKnight, 1993; Mathie and Cunningham, 2003a). ABCD, as a capacity focused alternative, has a "half-full glass" view to intervention and involves looking beyond the traditional methods, in order to identify approaches that are cost-effective and more innovative for local communities (Kretzmann & McKnight, 1993; Eloff &

Eborsohn, 2001; Mathie and Cunningham, 2002). This paradigm does not necessarily imply that all poor communities possess significant resources, but viewing them as devoid of any type of social or physical assets would be equally misleading (Arefi, 2004b).

This paper would review the concepts and principles of ABCD approach and the efficiency of it in a deteriorated neighborhood of Tehran in that the organic fabric, inadequacy of infrastructures, and other physical problems have caused deterioration of living condition and depopulation. Although the area possesses many positive features, continuation of current trend would create an inner city ghetto in which only the very poor and deprived population would be residing in. This paper studies the ABCD approach, as a means of development and revitalization, in this area and searches appropriate tackling strategies considering its characteristics which is a representative typology.

ABCD: Origins, Concepts and Principles

The initial step for acquiring a definition begins with defining the term "community". There are many definitions for community, which all emphasize on the presence of people with shared interests and values, along with their mutual relationships and social networks. Contextually community development takes on the mantle of developing stronger communities of people (Phillips & Pittman, 2009). Two main approaches may be considered in community development. The first one is the traditional approach "need-based community development" which is affected by technical assistance through top-down policies under the

auspices and authority of expert knowledge and it addresses community needs rather than community assets. The second is “Asset-Based Community Development (ABCD)”, a “bottom-up” approach, which emphasizes on stakeholder’s participation and community assets (Kretzmann and McKnight, 1993; Mathie and Cunningham, 2002; Arefi, 2004a; Arefi, 2004b).

The asset-based community development approach is a relatively new concept generated out of the West in the 1990s by Jody Kretzmann, and John McKnight whereby the criticisms of the dominant Western need-based development approaches, led to the recognition of an alternative that focuses on the capacities of local communities (Mathie and Cunningham, 2003a). This approach emphasized a transition that puts value and significance on building community assets, instead of focusing on needs (Green and Haines, 2012). “The transition from a ‘needs assessment model’ to an ‘asset-based model’ expounds the sustainability of building existing assets as oppose to focusing on problems only, because collective action based on assets usually necessitates a clearer vision of community goals as a whole” (Green and Goetting, 2010). So, an ABCD approach is a more sustainable development approach because it fosters a positive community outlook rather than dwelling on what is missing. By this paradigm, community revitalization is possible through the identification and mapping of local assets, in order to multiply their power and effectiveness (Kretzmann and McKnight, 1993). So, ABCD is premised on two main objectives:

- Identifying community assets: ABCD has the potential to enable communities to recognize their strengths and focus on

what they have rather than what is missing and thereby contribute to identifying and harnessing new skills, in addition to new relationships (Ennis & West, 2010).

- Mobilizing community assets: compared to need-based policies, which intervene in communities for a limited period of time, asset building efforts promote long-term relationships under the form of partnership (Arefi, 2008). In this approach, empowerment processes would be significant in redistributing local resources to marginalized groups, by participating in locally-based and locally-driven interventions (Cahill, 2008; Mathie and Cunningham, 2008). In fact in a community whose assets are being fully recognized and mobilized, people will be part of action, not as clients or recipients of aid but as full contributors to the community-building process (Kretzmann and McKnight, 1996).

Accordingly, ABCD follows two main policies: “people-oriented” and “place oriented” policies; people-oriented policies, that emphasize empowerment rather than entitlement¹, come from not only the recognition of responsibility, accountability and voluntary participation (“social capital”) but also come from place-oriented policies. However, place-oriented policies, stressing the importance of “physical capital” in community development and use it as a means of enhancing social capital, has mediator importance (Arefi, 2004a). That may be why policymakers focus less on creating social capital than on recognizing it as an indirect consequence of other policies. For

¹ Making citizens dependent on government subsidies

example, Bowthwell, Gindroze and Lang (1998) have shown the possibility of generating social interaction through investments in physical improvements, or what they call the “architecture of engagement” (Arefi, 2004b)

ABCD offers a set of principles and practices to sustain community economic development (Mathie and Cunningham, 2003b). Table 1 summarizes the six key principles of ABCD, as being purely community-driven and not driven by external agencies (Mathie and Cunningham, 2002).

Table 1. ABCD principles

| | |
|---|--|
| 1 | Appreciating and mobilizing community skills, knowledge and assets |
| 2 | Community-driven development rather than being externally driven |
| 3 | Recognizing of social capital (stresses key role played by formal and informal associations and networks and at community level) |
| 4 | Participatory approaches to development based on the principles of empowerment and ownership of the development process |
| 5 | Community development models which place priority on collaborative efforts for development |
| 6 | Efforts to strengthen civil society |

Source: *Adopted from Mathie and Cunningham, 2002, P. 1.*

Community Assets

Assets are found in different forms of community capitals including financial, social, physical, political, in addition to environmental and cultural (Green and Goetting, 2010). These different forms of capitals are considered as assets, because investing in them yields future returns on capital that would be beneficial for community (Arefi, 2008). Total assets in a community can be classified in two main categories: “social capital” and “physical capital”. In fact these forms of capital may

be subdivided into other forms of capital. One of the appeals of asset-based policies is that they emphasize community resources, including social capital inherent to informal social networks and physical capital such as buildings, roads, open and public spaces (Arefi, 2004b; Arefi, 2008).

Social capital can be defined as the existence of a certain collection of unofficial norms and values which the members of a group are authorized of participation take part in it. Norms, that produce social capital, must mainly involve attributes such as honesty, taking responsibility and mutual communication (Fukuyama, 1999). Access, control and use of assets are influenced by institutional structure and processes and thus, it is important to understand these structures, in addition to the processes, such as policies and societal norms and incentives, within any society. Therefore, “social capital” is imperatively a particularly important asset, because it provides access to other assets and it is this access that is the most critical resource of all (Mathie and Cunningham, 2003b). Social capital, as a catalyst for other capitals, can be used by individuals and groups to facilitate their access to community services (Kay, 2006) and unlike physical capital, is hard to amass and easy to destroy by non-use (Ostrom, 1997).

Social capital is multi-dimensional with each dimension contributing to the meaning of social capital although each alone is not able to capture fully the concept in it entirely (Hean et al. 2003). Measurement of social capital to contain its multidimensionality is a major issue in experimental researches. As there is not a general agreement on the accumulation of social capital measurement indices, it is not possible to determine a unique approach to

measure social capital. Some studied indices of social capital are mentioned in Table 2.

Table 2. Indices of social capital in relevant studies

| <i>Indices</i> | <i>Scholars</i> |
|-----------------------------|--|
| <i>Social Participation</i> | Alrige and Halpern, Grootaert, Narayan, Jones and Woolcock, Fujiwara and Kawachi, Forrest and Kearns, Putnam |
| <i>Social Trust</i> | Grootaert, Narayan, Jones and Woolcock, Fujiwara and Kawachi, Forrest and Kearns, Putnam |
| <i>Social Integration</i> | Grootaert, Narayan, Jones and Woolcock |
| <i>Sense of Belonging</i> | Fujiwara and Kawachi, Forrest and Kearns |

Source: Adopted from: Putnam, 2000; Forrest and Kearns, 2001; Alrige and Halpern, 2002; Grootaert et al., 2004; Fujiwara and Kawachi, 2007.

Physical capital, as the most formal and tangible asset in a community fabric, is considered as different institutions and infrastructure which process of identifying and mapping is much simpler than that of identifying and mapping social capital (Kretzmann & McKnight, 1993). When thinking about a specific community, its physical features are often considered. These features comprise roads, buildings, infrastructure, and natural resources within a community. In contrast to the other forms of capital, physical capital is largely immobile. Although redevelopment of buildings and infrastructure occurs, physical capital endures over a long time period and is rooted in place (Phillips & Pittman, 2009). In fact local institutions as

physical capitals, in terms of underlying social presence and their ability to facilitate common activities, are considered as assets (Kretzmann & McKnight, 1993).

Research Methodology

The general process of this research consists of two main parts. The first is library research which was done by “documentary method” (referring to books, scientific articles, theses and internet databases) and the second was case study which involved questionnaire, observation and interview.

First of all, in order to diagnose that if the studies area is problematic and deteriorated, in both physical and social aspects, the area was studied through direct observation and interviewing with officials and inhabitants.

The main hypothesis was that social and physical capital, as the main local assets, are affecting organized participation tendency rate (as the main goal in the ABCD approach) in urban renewal and renovation plans. To examine this, social capital, physical capital and organized participation tendency in urban renovation process had to be assessed.

The variables of this paper were evaluated using questionnaire including three kinds of indexes: (1) social capital indexes (social participation, social trust, social integration and sense of belonging); (2) physical capital indexes (quality of physical facilities and accountability of public spaces); (3) organized participation tendency. Fig. 1 shows the conceptual framework of the research.

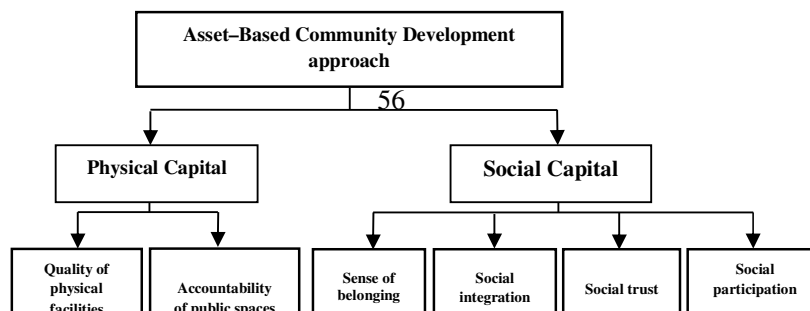


Fig. 1. The conceptual framework of the research

Under each index, there were several questions proposed to the respondents. The indexes and definitions used in this research were in relative consensus of experts and related experiences (Grootaert et al., 2004; Fujiwara and Kawachi, 2007; Rezazadeh, 2010; Arbab, 2011). In order to increase the validity of the questionnaire, the following steps were performed:

- 1) The books, articles and dissertations available were studied to identify the concept of indexes and their measurement.
- 2) After designing the questions for each index, the initial questionnaire was evaluated by five university faculty members to be revised and be verified.
- 3) Questions in the questionnaire were corrected in terms of accuracy, clarity and lack of ambiguity.

Finally a sample of 180 questionnaires² distributed among 2336 residential

households³. In fact, the area was divided to five blocks and using “systematic random sampling”, 36 people have been selected from each block. This sample was selected from a population of 8117. In other words, nearly 2 percent of the population filled out the questionnaires. The questionnaire data had been analyzed by Statistical Package for the Social Sciences (SPSS) software after being collected. The reliability of the questionnaires according to the indexes of social capital, physical capital and organized participation tendency was identified by using Cronbach's Alpha coefficient which in fact shows the inner consistency and the correlation of inner indices. As the Cronbach's Alpha coefficient was greater than 0.6 for each index, the reliability of the questionnaires is required. The cumulative response was used as an index for each dimension of

² Using the Cochran formula (at 95% confidence level)

³ The questionnaires have been filled out in March 2011 by one member of sample households, as representative of each household, and took one week.

social capital, physical capital and organized participation tendency. The variables were studied through the statistical description and the hypothesis was tested through the statistical analysis (Pearson Correlation Test). Finally the direct or indirect effects of social capital and physical capital on organized participation tendency were investigated through modeling by multiple regression and path analysis (Campbell and Campbell, 2008).

In order not to rely on the results of the merely quantitative analysis, the research results were compared with the results of the studies and actions taken by Urban Development and Revitalization Corporation (UDRC) of the ministry of roads and urban development.

Case Study

The Formation Process of District 17 of Tehran:

Tehran, as the largest metropolis in Iran, has had great influences on its internal and external environment. In Tehran from 1950s to 1980s, implementation of various projects and plans has led to land price increase in legal area of the city and finally resulted in the transmission of some

economic activities and low-income populations to marginal areas and zones called “unplanned textures”. District 17 of Tehran Municipality is one of these areas which its population growth and development have been affected by external factors more than internal factors. Since 1956, coincided with the population migration to Tehran, affected by the land reform programs, settlement in the area of District 17 began and most of the agricultural lands changed to urban land uses. This trend continued in the following years. The turning point of physical changes in District 17 was about late 1970s and early 1980s coinciding with the Islamic Revolution. At that time, political, economic and social changes led to influx of immigrants and rural new settlers to this area and almost all of agricultural lands changed to urban land uses. Since this region had religious background, specific spatial characteristics (proximity to downtown), major transport links and trans-regional markets, it attracted large population of people and was constructed rapidly. So, it became a dense area with significant physical and social problems. Fig. 2 shows the location of District 17 in Tehran.

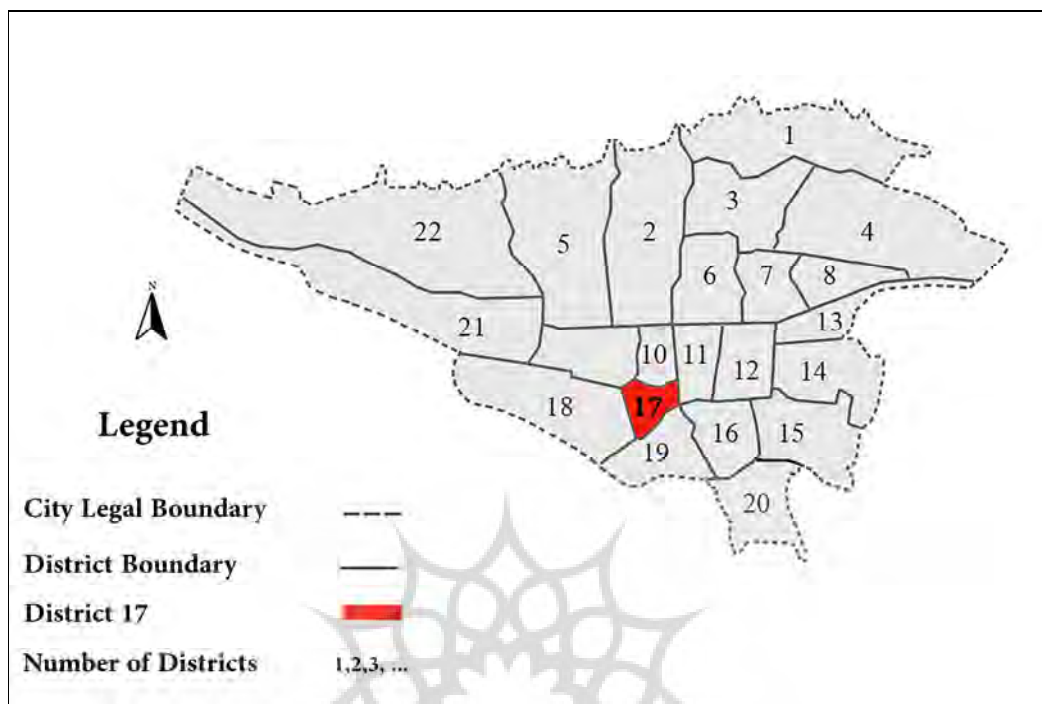


Fig. 2. Location of District 17 in Tehran.

Source: https://en.wikipedia.org/wiki/Tehran#Administrative_subdivisions. (Dec. 12, 2013)

Introduction of Emamzadeh Hassan Mohalla

Emamzadeh Hassan Mohalla, a triangular-shaped area, is located in the northern area of District 17 of Tehran. Rapid process of its formation in history has created a dense texture, low parcel-size and narrow passageways. The formation process of the area fabric can be divided into three periods: The first period was based on the intellectual and cultural beliefs of immigrants and started from the textures near the Shrine, as the most attractive place

in the area. Non-geometric shape of blocks and low-width routes were the main features of this period (1956-1979). In the second period, a grid network with wider routes and fine dense residential area fabric, fully formed (1979-1987). In the third period which has continued so far, a deteriorated texture started to be shaped and depopulation began according to poverty and lack of services (Consulting Engineers of Tarrahan Rahvand Shahr, 2009). Fig. 3 shows the location of Emamzadeh Hassan Mohalla in District 17 of Tehran.

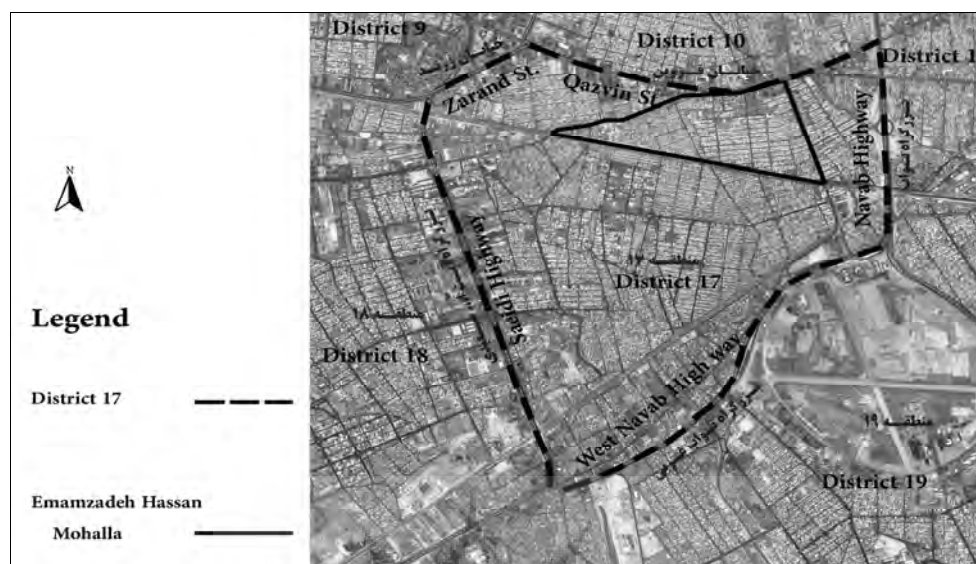


Fig. 3. Location of Emamzadeh Hassan Neighborhood in District 17 of Tehran.
Source: Google Earth (35°39'51"N 51°21'46"E) (Dec. 16, 2013)

The following results were obtained after carrying out the necessary investigations about the area:

- 1) Within this area there are almost 1715 parcels which almost 95 percent are residential parcels and their average size is about 74m² (Consulting Engineers of Tarrahan Rahvand Shahr, 2009). The observations also showed that most of the residential parcels in Mohalla are fine-grained.
- 2) Only 4 major routes are over 8 meters wide and most of the routs are less than 8 or even 6 meters wide (Ibid). Also the observations showed that most of the routs don't have enough capability in emergency situations because they are not formally accessible by automobile.
- 3) The observations showed that most of of the parcels are either slightly damaged and could be repaired or fully damaged and needs demolishing and rebuilding.
- 4) Based on observations and interviews with the area residents, many social

problems including crime, addiction and other misbehaviors have ruined its reputation as a residential precinct for low-income settlers.

- 5) The interviews with officials and residents showed that the Mohalla is facing deficiency of many needing physical services and facilities.

As seen, Emamzadeh Hassan is a deteriorated area in need of an action. It should be mentioned that the area is now deteriorated both physically and functionally from inside. According to census data, the area population has had a downward trend during the last two decades and this can be attributed to the unfavorable condition of living. But, on the other hand, despite all of the problems, there are still significant strengths in the area. The Shrine, as an important religious and cultural place, various public institutions, lively commercial streets and active local passages are the valuable and significant features of the area.

Findings

Descriptive Analysis of Research Variables

Descriptive statistics for each index of social capital is reported in table 3. As shown in this table, social capital was assessed through the indexes of social participation, social trust, social integration and sense of belonging (in quintuple Likert range: little, very little, somewhat, much and very much). Among all indexes of social capital, trust in terms of institutional trust received the lowest rate and was close to low level (1.92) but the sense of local ownership (3.12) and participation in religious ceremonies (3.12) received the

highest rate and were upper than medium. These results show that:

1) Participation in religious ceremonies was stronger than other forms of participation. This could be due to the religious background and beliefs of people who are living in the area.

2) Despite poor living conditions in the area, the sense of local ownership is upper than medium. This can be considered as an opportunity.

3) Institutional trust was assessed as the lowest parameter of social capital in the area. Unfortunately this would be as a disadvantage that reduces the amount of social capital.

Table 3. Indexes of social capital

| Indexes | Questions | Mean | Std. Dev. |
|----------------------|---|------|-----------|
| Social Participation | Do you assist in the affairs of neighbors? | 2.71 | 1.30 |
| | Do you cooperate with neighbors for Mohalla cleaning up? | 2.51 | 1.18 |
| | Do you support the Mohalla charity? | 2.63 | 1.18 |
| | Do you participate actively in religious ceremonies? | 3.12 | 1.26 |
| | Do you participate in the Mohalla and city council elections? | 2.17 | 1.15 |
| Social Trust | Do you lend money to the neighbors? | 2.37 | 1.29 |
| | Do you lend household items to the neighbors? | 2.35 | 1.13 |
| | Do you take care of neighbor's home? | 2.60 | 1.22 |
| | Do you believe in honest relationship among neighbors? | 2.67 | 1.12 |
| Social Integration | Do you believe that institutions try for wellbeing of the Mohalla? | 1.92 | 1.10 |
| | Do you believe in similarity with neighbors in beliefs and customs? | 2.71 | 1.14 |
| | Do you believe in similarity with neighbors in economic status? | 2.11 | 0.94 |
| | Do you believe in similarity with neighbors in educational level? | 2.73 | 1.06 |
| Sense of Belonging | Do you have relationship with neighbors? | 2.35 | 0.98 |
| | Do you desire to continue living in the Mohalla? | 2.64 | 1.27 |
| | Do you feel responsibility to protect and care for Mohalla? | 2.92 | 1.17 |
| | Do you have the sense of local ownership? | 3.12 | 1.19 |
| | Do you feel that the Mohalla is memorable? | 2.64 | 1.42 |

Physical capital was assessed through the indexes of quality of physical facilities and accountability of public spaces (in quintuple Likert range). Descriptive statistics for each index of physical capitals is reported in table 4. As shown in this table, physical capital in terms of quality of physical facilities was measured through some questions among them, feeling satisfaction of religious facilities received the highest rate and was upper than

medium but feeling satisfaction of play grounds and parks, received the lowest rates and were close to low level. Also, among the questions of physical capitals in terms of accountability of public spaces, religious and commercial centers received the highest rates of accountability. These results show that religious institutions and commercial centers are very important physical capitals in the area.

Table 4. Indexes of physical capital

| Quality of physical facilities | | To what extent do you feel satisfaction of the quality of these facilities in the Mohalla? | | | | |
|---------------------------------|------------------------|--|----------------------|---------------------------|---------------------|------------------------|
| Questions | Religious facilities | Services facilities | Cultural facilities | Athletic facilities | Sanitary facilities | Educational facilities |
| Mean | 3.52 | 3.35 | 1.98 | 1.87 | 2.16 | 2.07 |
| Standard deviation | 1.16 | 1.18 | 0.96 | 0.89 | 0.99 | 1.07 |
| Questions | Parks and green spaces | Accessibility | Lighting of passages | Disposal of surface water | Sidewalks | Play grounds |
| Mean | 1.83 | 2.73 | 2.26 | 2.22 | 2.13 | 1.72 |
| Standard deviation | 1 | 1.17 | 1.03 | 1.07 | 1.04 | 0.95 |
| Accountability of public spaces | | To what extent do you have access to these public spaces? | | | | |
| Questions | Commercial centers | Cultural centers | Sport centers | Religious centers | parks | |
| Mean | 2.61 | 1.46 | 1.45 | 2.89 | 1.42 | |
| Standard deviation | 1.58 | 0.88 | 0.89 | 1.43 | 0.84 | |

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Also, organized participation tendency was assessed through some questions (in quintuple Likert range) which are reported in table 5. As shown in this table, with regard to improving the Mohalla, organized participation tendency in terms of “participation in classes and workshops” received the lowest rate and was close to

low level but the highest organized participation tendency rate was observed in “cooperating in implementation of the programs of renovation and rehabilitation” which was close to medium.

Table 5. Measurement of organized participation tendency

| Index | Questions (With regard to improving the Mohalla) | Mean | Std. Dev. |
|---|---|------|-----------|
| Organized Participation Tendency | Would you like to consult with officials in the form of associations? | 2.28 | 1.20 |
| | Would you like to consult with officials at public meetings and surveys? | 2.47 | 1.11 |
| | Would you like to participate in classes and workshops? | 2.27 | 1.24 |
| | Would you like to cooperate in implementation of the programs of renovation and rehabilitation? | 2.85 | 1.27 |
| | Would you like to assist the fund loans of the Mohalla? | 2.56 | 1.19 |
| | Would you like to invest in the Mohalla for renovation of it? | 2.32 | 1.25 |

Analysis of the Hypothesis and Modeling the variables

The research hypothesis was that social and physical capitals are affecting organized participation tendency. To investigate that, the relationship between organized participation tendency and each index of social and physical capitals was analyzed.

According to the correlation coefficient analysis, which is reported in table 6, the following results were achieved:

- Social participation (0.337) has increasing effect on organized participation tendency.
- Social trust (0.455) has increasing effect on organized participation tendency.
- Social integration (0.356) has increasing effect on organized participation tendency.

- Sense of belonging (0.349) has increasing effect on organized participation tendency.
- Accountability of public spaces has increasing effect (0.293) on organized participation tendency.
- Quality of physical facilities has increasing effect (0.266) on organized participation tendency.

As there are correlation between organized participation tendency and each index of local capitals, the hypothesis was accepted. This means that social and physical capitals have increasing effect on organized participation tendency and consequently revitalization.

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Table 6. Analysis of research hypothesis

| Dependent variable | Independent variable | Correlation Test | Value | Sig. |
|---|---------------------------------|-------------------------|--------------|-------------|
| Organized Participation Tendency | Social participation | Pearson | 0.337 | 0.000 |
| Organized Participation Tendency | Social trust | Pearson | 0.455 | 0.000 |
| Organized Participation Tendency | Social integration | Pearson | 0.356 | 0.000 |
| Organized Participation Tendency | Sense of belonging | Pearson | 0.349 | 0.000 |
| Organized Participation Tendency | Accountability of public spaces | Pearson | 0.293 | 0.000 |
| Organized Participation Tendency | Quality of physical facilities | Pearson | 0.266 | 0.000 |

To investigate the appropriate strategies and model organized participation tendency (as dependent variable) by social and physical capitals (as independent variables), these factors were analyzed through a regression model (sig=0; adjusted R²=0.249). Adjusted R² and sig. show that 24.9% of changes of organized participation tendency are predictable by total social capital, accountability of public spaces and quality of physical facilities. In this model total social capital (Sig=0; Beta=0.435), by considering the effect of quality of physical facilities (sig=0.273; Beta=0,078) and accountability of public spaces (sig=0.271; Beta=0.80), has direct increasing effect on organized participation tendency. In order to find that how physical capital affect social capital, by continuing the analysis of linear regression (path analysis), this time total social capital, as a dependent variable, and quality of physical facilities and

accountability of public spaces, as independent variables, were introduced to regression model. The results of this regression model (sig= 0; adjusted R²=0.257) indicate that it can predict 25.7% of changes of social capital by accountability of public spaces and quality of physical facilities. In this model, quality of physical facilities (sig= 0; Beta=0.280) and accountability of public spaces (sig= 0; Beta=0.360) have direct effect on total social capital. As a result, physical capital mediated by social capital has indirect increasing effect on organized participation tendency. Fig. 4 shows the model of organized participation tendency and social and physical capitals.

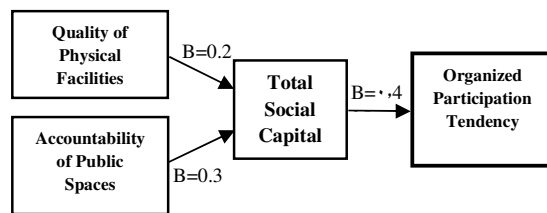


Fig. 4. The model of organized participation tendency and social and physical capitals

Comparative study of the research results with the results of the studies and actions taken by Urban Development and Revitalization Corporation of the Ministry of Roads and Urban Development (such as Sabze-Mashad Mohalla in Gorgan, The historical axis of Sange-Siyah in Shiraz, The historical axis of Ghalandarha in Esfahan and etc. which are at the stages of designing and execution), shows that:

- The creation and promotion of social capital and social capacity building in selected areas, will facilitate the process of sustainable regeneration.
- Improving service and facilities and accommodation satisfaction with participatory planning approach should be considered in urban regeneration process.
- Benefit from the existing physical and social capacities could be an important facilitator agent in regeneration actions (UDRC, 2014a, 2014b).

Discussion and Conclusion

As an alternative to the more commonly practiced need-based approach, ABCD shifts the focus of community development from “problem-solving” to “asset-building”. This approach is premised on the idea that people need to take control of their own lives and can and should take more responsibility for identifying their own needs and managing their own

welfare, resources and directions. This is well aligned to the holistic approach to developing sustainable communities.

In this paper, in order to review the efficiency of ABCD in revitalization of deteriorated areas, conceptual and operational definitions of social and physical capitals and organized participation tendency were studied in Emamzadeh Hassan Mohalla, as a case study. Using questionnaires, random sampling and survey, the indices of the research were statistically analyzed. The quantitative analysis show that there is correlation between organized participation tendency, as a means of revitalization, and each index of social and physical capitals. Also, the results of linear regression and path analysis for organized participation tendency, social and physical capitals indicate that total social capital has direct and increasing effect on organized participation tendency but physical capitals, mediated by social capital have increasing effect on that. These results confirm the importance of both social and physical capitals and the mediator importance of social capital in asset-based community development approach. Therefore, by applying ABCD, both people-based and place-based strategies should be considered to increase social capital and subsequently organized participation in development.

Another critical point observed in this research was low ratings of institutional trust which would inhibit occurrence and observation of high participation level in neighborhood development plans. It seems that one prerequisite for successful revitalization, is working on "institutional trust" dimension of social capital, especially since this is highly significant in citizen participation tendency (Table 6).

However, for revitalization of the studied area, an appropriate ground should be provided to implement ABCD and both people-based and place-based polices should be considered simultaneously. According to the achieved results, besides the negative points, there are significant opportunities in the area which can facilitate the implementation of desired policies. It is obvious that these policies should be applied according to history and culture of the people.

However it should be mentioned that with the pervasive top-down culture of planning in Iran, "giving up authority" and sharing responsibility at the local level sounds easier said than done. In fact in this country, fragmentation of responsibilities and roles, multiplicity of actors, lack of inter-sectoral coordination and public participation necessitate robust and effective control and management strategies. But this is a particularly important shift for Iran, which has made attempts toward the liberalization and privatization in the last decade or so (Arefi, 2013). In this regard, recently, some key items, as the government's strategies in the process of sustainable urban renewal and regeneration plans, have been taken into consideration in selected areas (www.dolat.ir):

- (A) Reduction of urban poverty and preventing the reproduction of it.
- (B) Promotion of identity, sense of place belonging and protection of the values of residents.
- (C) The fulfillment of urban governance in urban renewal processes.
- (D) Promotion of social integration among residents.

In this respect, execution of collaborative projects and foundation of area offices are being done and some plans

such as "national document for sustainable city regeneration", "launching city hall discourse" and "comprehensive housing plan with community-led approach" are being prepared (www.dolat.ir; www.udrc.ir).

Despite all efforts which have been done, legal mechanism for preparing institutions to cooperate as local assets with public sector, in strategies of renewal and city regeneration programs, still is unclear.

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کارایی رویکرد توسعه دارایی مبنا در احیای محلات نابسامان (مطالعه موردی: محله امامزاده حسن شهر تهران)

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یکی از مشکلات برنامه‌ریزی و مدیریت شهری در ایران، عدم موفقیت بسیاری از برنامه‌های توسعه در مرحله اجرا به دلیل عدم مشارکت یا مشارکت محدود ساکنان در مراحل مختلف از تهیه تا اجرای این برنامه‌ها می‌باشد. این امر بر ضرورت به کارگیری رویکرد "از بالا به پایین" و "مبتنی بر اجتماعات محلی" در جهت اتخاذ راه حل‌های پایدار برای حل مشکلات شهری تاکید دارد. در این راستا، رویکرد توسعه دارایی مبنا به عنوان جایگزینی برای رویکرد نیاز مبنا مطرح شد که بر پایه شناسایی، تجهیز ظرفیت‌های محلی و مشارکت ساکنان قرار دارد. در این مقاله کارایی این رویکرد در محله امامزاده حسن شهر تهران به عنوان یک محله نابسامان با مشکلات اجتماعی و عملکردی و کیفیت پایین کالبد ولی واجد ویژگی‌های خاص اجتماعی و زمینه‌های مذهبی مورد بررسی قرار گرفته است. نتایج این تحقیق که بر اساس پیمایش، نمونه‌گیری تصادفی و تحلیل‌های آماری انجام شده است، نشان می‌دهد که سرمایه اجتماعی و فیزیکی (به عنوان مهمترین دارایی‌ها در سطح محلی) بر تمایل به مشارکت سازمان یافته (به عنوان هدف اصلی رویکرد دارایی مبنا) تاثیر افزاینده دارد. همچنین سرمایه اجتماعی عامل مستقیمی در افزایش تمایل به مشارکت سازمان یافته و در نتیجه توسعه محله بوده و سرمایه کالبدی به واسطه آن بر تمایل به مشارکت سازمان یافته تاثیر دارد. این نتایج نشان داد که در جهت توسعه محله با استفاده از رویکرد دارایی مبنا، سیاست‌های مردم مبنا (در جهت ارتقای مشارکت سازمان یافته) و مکان مبنا (در جهت ارتقای سرمایه اجتماعی) باید به صورت همزمان به کار گرفته شوند.

واژگان کلیدی: رویکرد توسعه دارایی مبنا، سرمایه اجتماعی، سرمایه فیزیکی، تمایل به مشارکت سازمان یافته، توسعه پایدار.

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