

# Explanation of Residential Satisfaction in the internal and external renewal Experiences of Deteriorated urban areas\*

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## Abstract

Deteriorated urban textures are areas of a city isolated from developmental life cycle. They have turned into the focus of problems and inefficiencies. The evaluation of renewal actions claims to promote residents' satisfaction in some cases. At the same time of improving objective and economic quality of life, there are claims regarding the lack of any improvements in their subjective quality of life.

Above physical reforms, renewal actions in deteriorated textures should consider the issue of enhancing residents' quality of life. Hence, besides considering physical aspects, renewal thoughts must also seek to provide and promote their quality of life and satisfaction. This article explains the status of residents' satisfaction in the internal and external experiences of urban deteriorated fabrics renewal.

To do so, first, the aspects of residential satisfaction in deteriorated textures will be discussed. Then, the status of these aspects in renewal experiences will be reviewed. Accordingly, the aspects of achieving residential satisfaction in these fabrics are explained via deductive reasoning method. Based on historical research method, renewal experiences are studied regarding the aspects of residential satisfaction.

Residential satisfaction in deteriorated fabrics is influenced by all physical-environmental, services, socio-cultural, managerial, and economic aspects. Reviewing the renewal experiences across the world showed that, by 1990s, renewal was only continued based on physical and economic aspects in deteriorated areas.

Yet, in this decade, it was tried to include social, managerial, and subjective aspects of residential satisfaction in the renewal of these textures by participating residents and stakeholders in the whole renewal process and using the existing social capital.

In Iran, again, the evolutions of renewal thinking and actions show that, by 2000s, renewal was mainly done based on physical and economic aspects with a rationalistic, top-down and one-way management. Yet, in 2000s, it was tried to provide the scene for considering social and qualitative issues by participatory planning and development in the local scale.

**Keywords:** Quality of Life, Residential Satisfaction, Renewal, Social Capital, Urban Deteriorated Textures

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## 1. Introduction

Urban deteriorated textures are parts of a city that separated from developmental life cycle. They have turned into the focus of problems and failures. At the same time, these fabrics have embraced a high percentage of urban population.

They possess vast innate capacities and capabilities for future urban developments (Habibi et al, 2007, p. 16). They require effective actions.

Studies on the evaluation of renewal actions (Cameron, 2003; Goodman & Monti, 1999) claim the promotion of the quality of life in renewed areas (Cheung & Leung, 2008, p. 223).

For instance, they state that an increase in the price of land, housing, and commercial activities (Tse, 2002; Van Criekingen & Decroly, 2003; Yiu & Wong, 2005) has promoted residents' welfare.

However, there are claims concerning the lack of subjective life quality promotion despite the objective and economic life quality promotions (Rampichini & D'Andrea, 1998).

Urbanization interventions must be beyond the physical reforms in the aspects like urban structure, residing future population in internal areas, ...

They must aim to enhance the residents' satisfaction. Hence, renewal thoughts must move beyond considering the internal potentials of a city and responding the future residents' housing and services needs. They must seek the promotion of these areas residents' quality of life and provision of their satisfaction.

In this article, first, methodology is explained. Then, the aspects of residential satisfaction in deteriorated textures are explained by reviewing the concept of residential satisfaction and the issues of urban deteriorated fabrics. Finally, considering the above aspects in renewal experiences is explored.

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## 2. Methodology

The objective of this study is to examine residential satisfaction components in deteriorated textures and explain the status of this subject in the renewal experiences of urban deteriorated fabrics. Accordingly, this research is first based on descriptive method and deductive reasoning. In the second part, a historical research method will be conducted.

In the first part, aspects affecting residential satisfaction and the reasons for urban textures deterioration are described by descriptive research method. Then, the aspects of achieving residential satisfaction in deteriorated textures which must be considered will be presented based on the deductive reasoning. The second part which is based on the historical research method will evaluate renewal experiences regarding residential satisfaction aspects achieved in the first part; besides collecting data.

## 3. Concept of Residential Satisfaction

“Satisfaction” is a state of mind covering cognitive and emotional evaluations. It can be stable or instable in time. In the meantime, “life satisfaction” is a degree in which one mentally evaluates his quality of life in a positive way (Veenhoven, Scherpenzeel, 1996, pp. 11-48). Diener has defined this type of judgment as the cognitive evaluation of a person’s life (Diener, 1984, p. 72).

If the current conditions are in close correspondence with what one defines for his needs and aspirations, satisfaction will be achieved. Otherwise, individuals can never adapt to the present residential conditions and they are apt to an attempt for reducing dissatisfaction through changing their residential conditions like repairing and (or) moving to new residential conditions with further adaptation<sup>1</sup>.

Generally, residential satisfaction will be a part of life satisfaction domain depending on the aspects of the environment.

It describes the interaction between the person and his residential environment defined as a desirable experience and satisfaction resulted from living in a special place (Bonaiulo et al., 2006, p. 24). Galster has defined residential satisfaction as an observable gap between residents’ aspirations and needs and the current reality of their residential context (Galster, 1981, p. 93).

According to McCray, residential satisfaction is a person or a family member’s experienced satisfaction with his present residential status (McCray & Day, 1977).

Onibokun considers this concept as having an integrated nature indicating a person’s satisfaction with his

residential unit, neighborhood, and residential area mostly used for evaluating residents’ perceptions of and feelings about a residential unit and living environment (Onibokun, 1974). Finally, this concept is an important sign of residents’ positive perceptions of their quality of life (Campbell et al, 1976).

In a summation, based on the above definitions, residential satisfaction is resulted from a person’s evaluation and judgement regarding the present conditions of residential environment with his mental ideals.

Accordingly, the operational trend of residential satisfaction evaluation includes various aspects of house and its surrounding environment. Other factors including the conditions of street, parking spaces, building location, access to natural factors, and some social factors can affect individuals’ evaluation (Philips et al., 2005, p. 89). On the other hand, satisfaction is resulted from the objective conditions of the environment and residents’ subjective judgement. These objective conditions (such as physical, services, social and economic) and subjective aspect (residents’ characteristics or personal aspect) will be factors affecting residential satisfaction.

## 4. Urban Deteriorated Textures Issues

Deteriorated textures are districts of a city with undesirable living conditions and quality due to the problems occurred to their various aspects in time.

Renewal actions in these fabrics must be in the line with enhancing their residents’ satisfaction. Otherwise, they will bring about consequences like dissatisfaction with residential environment and, finally, leaving it.

In the meantime, understanding the nature of deterioration and its causes can be considered the main prerequisite for improving the status of these areas.

Then, renewal actions will be formulated in parallel with solving respective problems. In other words, it seems impossible to consider the issues of quality and life satisfaction in deteriorated areas without a complete understanding of the complicated nature of its issues and problems.

At the same time, in related literature, deterioration factors and grounds can be classified into economic, social, physical, environmental (Andalib, 2007b; Habibi & Maghsoudi, 2007; Verasati et al., 2012; Hoseini, 2008; Izady, 2001; Amini, 2008; Heydari & Tabasi, 2008; Shamaei & Ahmadpour, 2005; Aeini, 2007), legal, and urban management (Andalib, 2010; Aeini, 2007) aspects. Some of the issues and problems related to each aspect are presented in Table (1):

Table 1  
Problems and Issues of Urban Deteriorated Textures

Aspects	Problems and Issues
<b>Physical</b>	- building instability against acts of God - high density - visual abnormality - narrow sidewalks - being superfine - undesirable access
<b>Services</b>	- shortage of services (educational, cultural, health, green spaces, recreational and entertainment spaces) - lack and inefficiency of urban installation and equipment
<b>Environmental</b>	- inadequate green space - environmental pollutions (water, soil, and noise) - low hygiene
<b>Social and Cultural</b>	- high delinquency, violation and crime - high migration rate - high frequency of holders
<b>Economic</b>	- low financial affordability - low tendency to investment
<b>Political</b>	- issues related to registered documents and inheritance - illegal construction and lack of construction certificate
<b>Managerial</b>	- inefficiency of designs, plans, and executive methods and approaches - weak cooperation of respective organs

(Source: Authors adapted from research references)

pursue the results in the framework of urbanization field

Resolving political and legal problems is beyond the scope of urbanization. Hence, issues which can be discussed here include physical, environmental, economic, social, managerial and service-related aspects.

### 5. Residential Satisfaction in Urban Deteriorated Textures

As pointed above, residential satisfaction is influenced by the objective conditions of the environment (physical, social, economic, and service aspects) and individuals' subjective (personal) aspect. In other words, the coexistence of the objective aspects and subjective judgments will lead to residential satisfaction. Thus, if we seek the inclusion of this critical concern in urbanization, we must consider the improvement and promotion of both of the above aspects. Yet, personal aspect refers to the impact of residents' characteristics on their judgments about urban renewal. Hence, it seems difficult to plan to change them in order to achieve better judgments of residential satisfaction. As a result, based on the presumption of this article and its execution logic, renewal actions will be taken to improve residential satisfaction in the line with change with an emphasis on physical, economic, social, and service-related aspects. At the same time, if residents (and, consequently, their personality characteristics) affect renewal plans in one way or another<sup>2</sup>, we can expect that results will correlate with their expectations and will finally lead to their satisfaction. In urban deteriorated textures, renewal can lead to residential satisfaction improvement when actions are taken to resolve its problems and issues. With respect to the problems pointed for deteriorated textures, legal and political issues are beyond the scope of urbanization actions and urban management. Hence, it is good to avoid them and

facilities and capabilities with an emphasis on physical, environmental, service-related, social, economic, and managerial aspects.

Now, based on the programmable aspects in the area of residential satisfaction and the aspects of urban textures deterioration, the aspects affecting residential satisfaction measurement in urban deteriorated fabrics which can be answered in the area of urban studies can be examined in terms of four physical, service-related, social, and economic aspects. Accordingly, urban renewal can be in the line with the promotion of residential satisfaction and quality in these areas when all of the above aspects are simultaneously considered.

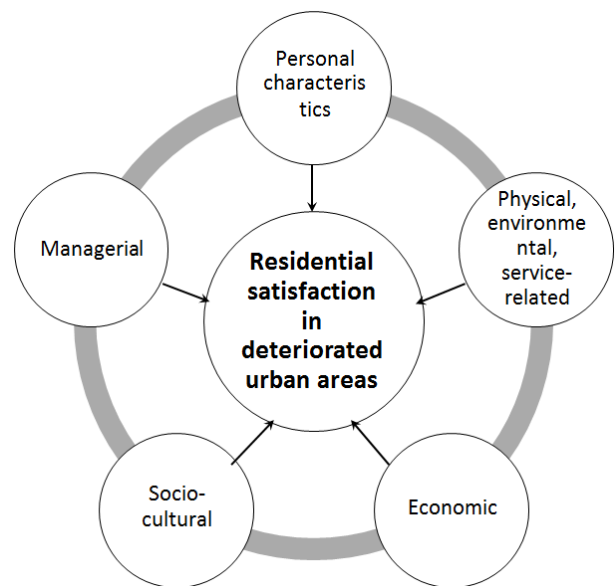


Fig. 1. Aspects of residential satisfaction in urban deteriorated textures

In the following, major urban renewal approaches in various historical periods will be examined based on the above aspects.

## 6. Renewal Thoughts and Actions in the World regarding the Aspects of Residential Satisfaction

Regarding historical conditions and requirements, the renewal of urban deteriorated textures has undergone many evolutions in its views and actions.

In some historical periods, this issue has been considered from economic, environmental and (or) physical aspect. The objective of this study is to explain the status of residential satisfaction aspects in renewal experiences. Thus, urban renewal evolutions will be studied from this position. Based on the relevant studies, it is possible to review the evolutions of urban renewal thoughts and actions in the world from early 20<sup>th</sup> century. They are discussed in terms of three following periods:

### 6.1. Residential Satisfaction in the Urban Renewal Thoughts and Actions from Early 20<sup>th</sup> Century to Late 1960s

Most European countries including the issue of urban renewal in their actions before 1960s encountered a catastrophic wave of destructions due to the World Wars I and II and organization of their cities interrupted (Gordon, 2006). On other hand, international congresses on modern architecture and Athena charter<sup>3</sup> had impacts on urbanization thoughts. Hence, renewal issue in order to resolve post-war problems and destructions began to rehabilitate urban areas. Rehabilitating damaged cities also created a good opportunity for the realization of modernists' aspirations in hating tradition and promoting a sense of radically detaching from the past. Poor neighborhoods purification and general reconstructions were done through redevelopment plans and formed the major framework of urban policy (Roberts & Syks, 2003; Rayden, 2003; Kalinworth & Nadin, 2002). In this period, another main quality of renewal was government's extensive intervention in order to resolve problems resulted from job and financial markets failure (McCarthy, 2007).

Based on the above mentioned discussions, it can be acknowledged that, due to the huge volume of destructions and rationalistic urbanization governance, renewal actions were also taken regarding the physical aspects; that is, with respect to the same thought assuming that the physical renewal of a city can remove the existing deficiencies in urban life.

In this period, human in general and residents of these textures, in particular, are seen based on a prototypical view toward human. Hence, concerning this rationalistic and quantitative view toward people, standardized needs were defined based on which urban planning and renewal were done. On the other hand, a top-down management perspective dominated the actions of this renewal period in the world.

With respect to the factors affecting residential satisfaction in urban deteriorated fabrics, we dare acknowledge that, in this historical period, social aspect, residents' characteristics, and their reflection in urban deteriorated renewal planning were ignored.

It is tried to consider this satisfaction in terms of physical and environmental improvements.

Again, in this period, renewal actions were pursued in a concentrated top-down form in urban districts. The districts residents and their needs were overlooked.

In late 1960s, urban residents realized the negative results of urban renewal plans. Despite billions of dollars invested in the structure of the cities, the promised new period did not arrive (Rosenthale, 1980).

Many believed that the answer is not in the physical renewal. Rather, investment in human renewal must be considered. Accordingly, a new period of urban renewal formed.

### 6.2. Residential Satisfaction in the Urban Renewal Thoughts and Actions between 1960 and 1990

As pointed above, after the whiles of urban renewal with a physical and economic approach, and after the realization of the inefficiency of this view, a question was gradually posed in the process of reconstruction: how the actual life of physically renewed cities and districts will be provided?<sup>4</sup> (Wilson, 1966). On the other hand, now being reestablished the structure of refurbishment, endowing life was included in the rubrics anew. The first murmurs of paying attention to social and non-physical aspects like rehabilitating low-income urban households was heard in this period (Hall, 1981 & Hajipour, 2007, pp.17-18).

Cities moved beyond reconstructing their destructed structures. They sought a fresh life with its all aspects and qualities (Delfons, 1997, p. 87).

In America, in his *the Heart of Our Cities*, Victor Gruen pointed to a sort of urban crisis. He introduced a society-based revival as a method for the diagnosis and cure of this crisis (Gruen, 1965).

In this view toward the issue of renewal, physical aspects weigh more or less the same as social and civil life aspects (Lotfi, 2011, p. 75).

Despite the evolutions in the area of renewal thinking, actions were not concurred with these evolutions. Due to dominant conditions in 1970s<sup>5</sup> and 1980s<sup>6</sup>, physical-spatial interventions became the first priority in urban renewal regardless of socio-cultural issues, again (Lotfi, 2008 & Hajipour, 2007, p. 18).

Like the previous period, we see the wide presence of government in renewal field of this historical section to resolve problems resulted from employment and financial markets failure (McCarthy, 2007).

Hence, it can be acknowledged that the social aspect of residents' residential satisfaction was considered in renewal thoughts due to an emphasis on the issues like urban life. Yet, actions were pursued based on the physical aspects with a compulsory top-down view regardless of the residents' views (personal aspect).

On the other hand, the social and personal aspects of residential satisfaction were overlooked in this period. Again, from managerial aspect, the top-down rationalistic thinking was applied in these areas by encouraging private sector and investors.

**6.3. Residential Satisfaction in the Urban Renewal Thoughts and Actions Since 1990s**

In 1990s, the issues of urban sustainability, social aspects, and local scale were considered. The issues of quality and satisfaction of life was given a special status in urban studies. The reflections of these evolutions in the urbanization system led urban renewal to become a general concept based on paying attention to all physical, economic, social, and environmental aspects (Roberts & Sykes, 2000, p. 22) and with a special emphasis on local scale, cultural diversity, and mutual action between human and his living place (Hajipour, 2007, pp.18-19).

Due to these evolutions in urban renewal thoughts, now, renewal is pursued in some European countries as LUDA actions aiming to promote the quality of life and life satisfaction. In this thinking, renewal is pursued based on a continuous process with respect to all physical, social, and economic aspects and also regarding local communities and

participation of local residents in urban deteriorated districts (LUDA, 2004).

In other words, in 1990s, regarding the issue of diversity among neighborhoods, renewal strategy shifted toward the development and ownership by local groups, the increase of local authorities and groups’ role and improvements in the physical and transportation aspects at the local level (Adopted from Roberts & Sykes, 2014, pp.76-78). One of the key tools in the new approach is to recreate powerful societies and active citizens where individuals are invited to play a greater role in their governance and welfare (Colomb, 2007).

Accordingly, government role shifted from a service supplier to a facilitator who enables societies and individuals to undertake further responsibility (Ball & Marginn, 2005).

Involving residents and all stakeholders in renewal process, it was tried to enhance residents’ satisfaction in urban renewal besides using the existing social capital and paying simultaneous attention to physical, social, and economic aspects. Thus, concerning the inclusion of all aspects of residential satisfaction in the renewal of deteriorated textures, we can expect to achieve this issue in the renewal process.

Table 2  
Reviewing urban deteriorated textures renewal approaches in the world regarding residential satisfaction issue

Historical periods	Factors affecting renewal conditions	Aspects of residential satisfaction in urban deteriorated textures				
		Economic	Physical	Socio-cultural	Managerial	Personal
<b>From early 20<sup>th</sup> century to 1960s</b>	<ul style="list-style-type: none"> <li>- International Congresses of Modern Architecture (CIAM)</li> <li>- Rationalistic urbanization and top-down thinking dominance in planning, technological advance and use of new materials</li> <li>- the World War I &amp; II and their destructions</li> <li>- population boom in Europe and America</li> <li>- expansion of spontaneous residences in America</li> </ul>	<ul style="list-style-type: none"> <li>- emphasis on economic growth</li> <li>- economic crisis and the bold role of government in urban affairs</li> <li>- emphasis on maximum efficiency in renewal</li> </ul>	<ul style="list-style-type: none"> <li>- purifying poor districts</li> <li>-reconstructing damaged areas in the World Wars</li> <li>- large scale construction</li> </ul>	<ul style="list-style-type: none"> <li>- ignoring the issue of community and the social consequences of renewal actions</li> <li>- ignoring cultural values in renewal</li> </ul>	<ul style="list-style-type: none"> <li>- a completely concentrated top-down view in renewal with a strong role of government</li> </ul>	<ul style="list-style-type: none"> <li>- a prototypical view toward human with quantitative and standardized needs</li> <li>- not reflecting residents’ personal characteristics in renewal</li> </ul>
<b>From late 1960s to late</b>	<ul style="list-style-type: none"> <li>- extensive criticism to</li> </ul>	<ul style="list-style-type: none"> <li>- economic motivations</li> </ul>	<ul style="list-style-type: none"> <li>- considering the renewal of</li> </ul>	<ul style="list-style-type: none"> <li>- Jane Jacob’s social renewal</li> </ul>	<ul style="list-style-type: none"> <li>- a completely concentrated</li> </ul>	<ul style="list-style-type: none"> <li>- a prototypical</li> </ul>

<p><b>1980s</b></p>	<p>rationalistic and logical thinking in planning                      - a gradual transition to democracy                      - economic growth and success                      - the failure of large scale projects renewed in the previous period                      - a planning system based on a top-down compulsory view                      - considering social and qualitative issues in urban planning</p>	<p>for investment in deteriorated areas of the centers of the cities                      - reconstruction and refurbishment of industrial areas inside the cities with an emphasis on economic efficiency</p>	<p>deteriorated and industrial areas inside cities with a physical view                      - the dominance of physical view to renewing deteriorated areas</p>	<p>motto                      - considering economic and social status of low-income families and empowering them to continue living in theoretical domain</p>	<p>top-down view in renewal with a market-based view and an emphasis on private sector investment in this area</p>	<p>view toward human with quantitative and standardized needs                      - not considering deteriorated areas residents and not reflecting their characteristics and ideas in renewal (tekzari)</p>
<p><b>Since 1990s</b></p>	<p>- considering sustainability and sustainable development issues                      - considering social aspects and civil life in urban planning system                      - beginning of participatory urbanization                      - considering local scale, cultural diversity and mutual action between human and his living environment</p>	<p>- participation of governmental, private, and volunteer sectors                      - economic transition from the industrial aspect to services and its effect on other aspects of renewal                      - cultural renewals with respect to economic return</p>	<p>- an emphasis on the local scales of renewal and avoiding macro-scale projects                      - keeping the reuse of brown lands and rehabilitating them                      - optimal use of physical capitals</p>	<p>- beginning to consider social issues in terms of participatory and mutual planning                      - further use of cultural issues in renewal actions in theory and execution                      - reinforcing civil organs and public participation in the renewal process</p>	<p>- an emphasis on local scale in community-based renewal approach, a participatory and mutual view to renewal                      - an emphasis on the active presence of deteriorated areas residents in renewal</p>	<p>- beginning to consider residents' views and ideas in local renewals                      - evaluating renewal based on qualitative indices and from residents' view</p>

(Source: Adopted from research references)

## 7. Renewal Thoughts and Actions in Iran regarding the Aspects of Residential Satisfaction

The history of urban renewal in Iran has not been apart from the globally common images. It has the same age and oldness (Andalib, 2008, p. 12).

From this view, spatial-physical actions in contemporary Isfahan with European Renaissance (17<sup>th</sup> century A.D.) must be regarded the beginning of urban renewal activities codified in Iran. In the same period and next periods and by the end of Qajar period, again, actions were taken toward functional-physical evolutions in cities. They were mainly slow.

Actions with bold physical effects on cities can be studied in the present century. In the forthcoming, based on the evolutions of renewal thought and actions, we will discuss the present century in terms of two periods with respect to residential satisfaction issue:

### 7.1. Pahlavi Period

From early Pahlavi governance, due to the advent of modernistic thoughts in Iran's society and based on the policies made outside the Iranian society, it was tried to create content evolutions in the society by physical changes and evolutions in cities and giving Iranian cities a western look. This thinking approach had a significant effect on the country's urbanization evolutions; especially, on urban renewal issue. Accordingly, serious

actions were taken; especially in the old textures of the cities (Adopted from Habibi, 1996, pp. 158-188).

That is, serious intervention activities in the old fabrics of the cities were begun between 1921 and 1941. Based on Municipality Law 1930, the scene was provided for heavy governmental interventions in these textures. New streets seriously damaged the organization of the districts (Habibi, 1996, pp. 158-188).

Then, in terms of the fourth and fifth civil plans, paying attention to intervention in urban fabrics (Azizi, 2000, p. 40) and renewing old deteriorated districts in terms of general plans (Izady, 2000, p. 14-16) became conventional based on western patterns, neglecting time and place, and regardless of socio-cultural issues (Azizi, 2000, p. 40).

The early years of 1978 Revolution passed with extensive migration to big cities, recession of renewal, and destruction of the old fabrics of the cities (University of Tehran, 2011, p. 23).

Then, the imposed war led to the negligence of urbanization issues and, especially, the old textures of the cities. It increased the deterioration and erosion of these areas. By 2000s, various policies were made in different periods<sup>7</sup>. Yet, almost all of them had the same content regarding residential satisfaction and quality. The governance of the rationalistic view<sup>8</sup> and top-down compulsory perspective of residents toward these areas (except the last years of this period<sup>9</sup>) is among the characteristics of urban renewal from the revolution until the last decade. On the other hand, it can be acknowledged that, until the last decade, social aspects and people and consequently residents' life quality and satisfaction were ignored in urban renewal.

It was tried to create this quality and satisfaction only by considering the objective aspects and physical changes and evolutions based on the top-down compulsory view and, alternatively, through improving economic conditions. Results from urban renewal experiences by this method indicate the emergence of social problems, discarding the main residents of these urban textures, and lack of identity and revival (at least, in the first years after renewal) in the deteriorated textures of Iran.

## 7.2. Since 2005

The third IRI economic, social, and cultural development plan (2000-2004) created the first grounds for applying the residents in deteriorated textures by discussing issues

like privatization, developing of private sector role, formulating rules and regulations for encouraging deteriorated lands owners via essential tax incentives, and preferential loans for renewal (Andalib, 2010, p. 152).

In the fourth development plan (2005-2009) again established based on public participation, the promotion of public participation in urban management was considered. Based on this plan and paying double attention to deteriorated textures after the catastrophic Bam earthquake in 2004, Tehran Renewal Organization – as the pioneer of renewal thoughts evolution - regarded the development of design and plan to be the first requirement for renewing these areas. Accordingly, the formulation of local designs was included in the plan as “urban landscape designs”.

From this new perspective, although people and residents' participation was considered, it was only diminished to execution level. Again, the same top-down compulsory rationalistic view was exploited in the designs. Despite the preparation of over 70 designs for the deteriorated neighborhoods of Tehran, the organization's executive actions were only limited to one district (Khoobakht).

In the next step, landscape designs were removed due to the critical problems and conflict of these designs with their upstream documents. Since 2009, it was tried to pursue this issue in a close relationship and interaction with residents based on the policy of facilitation and establishment of renewal services offices.

That is, renewal is done based on facilitating actions with residents' cooperation. Regarding the evolutions dominated urban renewal and urbanization in this period, the consideration and emphasis on the social issues of deteriorated textures and their residents' participation in renewal can be acknowledged (i.e. paying attention to three social, personal, and participatory management aspects which are among the effective aspects of achieving residential satisfaction in these fabrics) as some parts of the theoretical principles of this renewal approach. However, despite this style thinking in Tehran renewal, due to the lack of an efficient urban management system in this field and the like whose causes are beyond the scope of this article, actions were ended in the presence of a renewal services office in deteriorated neighborhoods (at least by 2014).

It played a mediatory and supportive role for collective projects persuading protestors. Many of its basic objectives were not practically realized.

Table 3  
Reviewing urban deteriorated textures renewal approaches in Iran regarding residential satisfaction issue

Historical periods	Factors affecting renewal conditions	Aspects of residential satisfaction in urban deteriorated textures				
		Economic	Physical	Socio-cultural	Managerial	Personal
<b>Beginning of governance before 2000s</b>	<ul style="list-style-type: none"> <li>- dominance of modernism ideology and modernization in all aspects</li> <li>- changes in city's face based on an outside look rationalistic, compulsory, and top-down view toward planning and urbanization</li> <li>- the imposed war and its destructions in war-stricken areas</li> <li>- population growth and extensive migration to cities; especially, large cities</li> <li>- disperse growth and expansion of cities and ignoring internal textures</li> <li>- resolving urban issues and problems based on physical and objective reforms</li> <li>- a rationalistic top-down view</li> </ul>	<ul style="list-style-type: none"> <li>- full emphasis on government's public budget in Pahlavi period</li> <li>- renewal based on government, municipal, and alternatively investors' limited budget after Revolution 1978</li> </ul>	<ul style="list-style-type: none"> <li>- heavy interventions and serious damages to the spatial organization of cities with respect to regenerating urban fabrics structure</li> <li>- using life-giving designs in deteriorated districts</li> <li>- renewal based on purifying and reconstructing deteriorated districts</li> <li>- emphasis on physical action and securing against acts of God</li> </ul>	<ul style="list-style-type: none"> <li>- overlooking cultural values in historical deteriorated textures and alternatively destructing them</li> <li>- ignoring social issues in deteriorated textures and their reflection in renewal actions</li> <li>- encouraging owners and residents/developing housing cooperatives for low- and mid-income groups of society</li> <li>- discharging indigenous people/overlooking the role of residents and owners and planning for the replacement of new residents</li> <li>- considering residents' quality of life and encouraging them to participate in the execution</li> </ul>	<ul style="list-style-type: none"> <li>- top-down concentrated view toward renewal via government's direct intervention in Pahlavi period</li> <li>- central government's cooperation with municipals, cultural heritage, banks, and other public, private and governmental stakeholder systems in various policies in post-revolutionary period</li> <li>- ignoring social organs, residents and owners and their participation in renewal plans</li> </ul>	<ul style="list-style-type: none"> <li>- overlooking deteriorated districts residents and not employing them in the renewal process</li> <li>- residents' dissatisfaction and their migration to other areas of the city</li> </ul>



<b>Since mid 2000s</b>	<ul style="list-style-type: none"> <li>- considering privatization and a participatory view toward planning and urbanization</li> <li>- Bam earthquake and emphasis on strengthening</li> <li>- the policy of preventing from the development of cities and emphasis on internal development</li> </ul>	<ul style="list-style-type: none"> <li>- renewal based on government's budget and also the use of people's capitals</li> <li>- creating subsidies and economic motivations for renewal</li> </ul>	<ul style="list-style-type: none"> <li>- viewing renewal in a local scale and reconstructing deteriorated neighborhoods</li> <li>- by 2009 based on preparing physical designs and emphasis on their execution</li> </ul>	<ul style="list-style-type: none"> <li>- reinforcing owners, and residents' status, and paying attention to their requirements</li> <li>- trying to maintain deteriorated neighborhoods residents</li> <li>- establishing local offices to accelerate the renewal process</li> <li>- trying to build social trust and delegate renewal to residents and investors</li> </ul>	<ul style="list-style-type: none"> <li>- emphasis on private sector and private investors' role in renewing deteriorated areas with residents participation in the renewal process</li> </ul>	<ul style="list-style-type: none"> <li>- considering residents and their needs in renewal thinking (theoretical principles)</li> <li>- not considering residents' characteristics and its reflection in the renewal actions of deteriorated districts</li> </ul>
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(Source: Adopted from research references)

## 8. Summation and Conclusion

Residential satisfaction is affected by the objective and subjective aspects. In other words, objective aspects and personal judgments will finally lead to residential satisfaction. In deteriorated textures, renewal can improve residential satisfaction when renewal actions resolve its issues and problems.

Based on the programmable aspects of residential satisfaction and the aspects of urban fabrics deterioration, the aspects affecting one's judgments about residential satisfaction in these textures which can be responded in the field of urban studies, can be examined in terms of physical, service related, environmental, social, and economic aspects.

On the other hand, in renewing urban deteriorated textures, the promotion of residential satisfaction and quality can be planned only when all physical, environmental, service related, and socio-cultural aspects are simultaneously considered.

Yet, by formulating renewal plans in parallel with residents' characteristics (via involving the residents in renewal process), we can expect that results of this issue (renewal) are correspondent with residents' opinions and will finally satisfy them.

Reviewing the renewal experiences across the world, it was found out that physical aspect was considered by 1960s.

In this period, there was a prototypical view toward human in general and residents in specific.

Hence, this rationalistic and quantitative view to people was defined based on standardized needs with an emphasis on urban renewal and planning.

In other words, in this period, physical and economic aspects were considered in urban renewal per se. Social aspects and residents' participation were ignored.

In 1970s and 1980s, social aspect was taken into account in deteriorated fabrics renewal theories.

Nevertheless, only physical and economic aspects were only regarded in practice.

As in the previous period, residents' characteristics and inclusion of them in the renewal of these fabrics were again neglected in this period.

In 1990s, a general view toward renewal with a simultaneous respect to the physical, social, and economic aspects was considered in renewal ideas and actions. Besides using the existing social capital, it was tried to promote stakeholders and residents' satisfaction by involving them in the whole renewal process.

On the other hand, in this period, all aspects affecting residential satisfaction in deteriorated textures are considered.

Hence, we can expect the promotion of residential satisfaction with renewal actions in these textures.

In Iran, by 2000s, thinking evolutions and renewal actions mainly indicate that renewal based on physical and economic aspects is pursued in the renewal thoughts and actions based on a top-down one-way management and rationalistic view.

Yet, since 2000s, it is tried to provide the scene for considering social and qualitative issues by participatory planning and development in the local scale.

Although this objective is not accomplished due to the lack of necessary grounds (like political and managerial

structures), the second half of this decade can be considered a turning point in paying attention to social issues and local residents in the renewal of deteriorated fabrics.

Table 4

Residential satisfaction aspects considered in theoretical principles and actions of renewal in the world

Historical period		physical	Economic	Social	Managerial (participatory)	Personal characteristics
<b>The World</b>						
Before 1960s	Theory					
	Action					
From 1960s to 1990s	Theory					
	Action					
Since 1990s	Theory					
	Action					
<b>Iran</b>						
Before 2000s	Theory					
	Action					
Since 2005	Theory					
	Action					

**Endnotes**

1. For further reading refer to (Morris et al., 1976)
2. It is possible to include this aspect in the following plan by corresponding actions with residents' demands (through participation and other methods of involving residents in planning and via using their views and ideas).
3. Paragraph 36 of the charter: unhealthy cores of the city must be destructed and replaced with green spaces and areas to help improve residential districts condition (Le Corbusier, 1971)
4. In 1958, in an international seminar of urban renewal in Hague, a new definition of urban renewal was presented based on which the implementation of conscious and purposeful changes in the urban environment, injection of a new life, and satisfying citizens' present and future needs (i.e. employment and life) were emphasized (Miller, 1959, p. 26). On the other hand, the duality of structure and content and the possibility of an integrative attitude toward the issue of city were discussed.
5. In the U.S., low housing and land price attracted great and small contractors and subcontractors to city centers (Garmon, 1999).
6. In 1980s, with the presentation of environmental considerations and the economic drop of the central cores of cities, the transfer of industrial activities to services sector, the restructuring of many areas previously carrying out industrial activities in cities provided the context of physical renewal (this approach originated from Britain).
7. For further reading, refer to Izady (2010)
8. In Pahlavi period, rationalistic view was based on the thoughts of governmental system. It had a political aspect. Yet, after the revolution by 2000s, the rationalistic view has been based on urban experts and officials' view.
9. According to the privatization act discussed in the third development plan; yet, this presence was only limited to their accompaniment with the execution of renewal projects.

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