

ANALYSIS OF OLD TEXTURE OF URBAN SOCIAL DAMAGE; (CASE STUDY: KARAJ CITY)

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Abstract

One of the factors that influence crime rates and social damages are the crime-ridden areas. Crime and social deviance within a unique spatial and temporal the causes of criminal behavior in a single place, the spatial distribution are not uniform. Research results show that the rate of crimes and the characteristics of the crime scene and there is a high correlation in this sense, the emergence and growth of urban worn places prone to crime and social harm are. Karaj old texture of this study was selected as the study area, The main goal of research is to identify factors that influence the formation of social harms in the context of urban wear In this sense, the emergence and growth of urban worn places prone to crime and social harm are In this study, a sample size of 320 was estimated using Cochran formula and samples from random sampling method is used Data using SPSS Spss, Excel correlation coefficient, chi-square test within Fi - Kramer and Pearson were analyzed. Results show feature individual, cultural and physical condition of old texture of urban residents and the extent of social damage (using drugs, theft, conflict, migration, poverty, cultural, sexual perversion, lack of security for women and children, suicide and unfamiliar faces) are related.

Keywords: social impairment, tissue aging, cultural poverty - economic relationship between mass and space, Karaj

1-1- Problem statement

Human is a being that reaches human life with the help of social life. If social life is eliminated from human's life, he will never succeed to build himself and become familiar with the social and personal rights and principles. Social life of human in some cases due to some reasons faces some disorders that the factor causing such disorders is known as illness or social damage (Sheikhi, 2008: 18). Social damage as per definition refers to any type of behavior that is committed by the person contrary and against the social norms which impair his function and following that affects the function of the family and society around him (Sarokhani, 2001: 524).

So many of the damages seen in the city such as theft, addiction, HIV, runaway children and so on due to different reasons are focused in old textures of cities from there are transferred to other neighborhoods. Urban old and rusty textures with having weak and improper infrastructures comparing to other locations in the city, Economic poverty of the Residents, disability of the residents for reconstruction and repair of the buildings, shortage and lack of recreational facilities and so on lose their native and original residents who have better financial status and create the context and condition for the establishment of immigrants (and especially villagers) and classes

with lower income levels who are forced to reside in the cheapest neighborhoods of the city. Development of this trend together with financial disability of the residents considering their economic and social conditions has caused some functional and physical issues and problems in these neighborhoods (www.hamshahrionline.com).

Currently in Iran in 67 large city more than 38 hectares of urban rusty texture have been identified based on the High Council of Iranian architecture and urbanism indicators by civil and urban rehabilitation organization of housing and urban development ministry. The main problems and issues of these textures include physical, social, economic and other problems (Ibrahimi Mojadad; Ali al-Hesabi, 2008). Now it is necessary for the authorities that with awareness of these issues and with considering the fact that the extent of urban rusty texture areas is increasing and also the fact that the conditions created in these textures can lead to the creation of the contexts for various deviations, crimes and other similar things and transfer of them to other urban locations they should try to provide the necessary conditions for reconstruction and rehabilitation of these textures and with providing more facilities and more encouragement and should motivate the residents of these textures to for reconstruction so that on one hand with increasing the quality of the neighborhood they can prevent the outgoing immigration of the native residents of these textures and on the other hand with increasing the economic value of the land and housing they can prevent the ingoing immigration of immigrants and damaged classes of society to these textures and all these actions can be an effective step toward reducing the damage rate in all its dimensions especially in the social dimensions in these textures. The aim of the present research is to identify that the existence and presence of what kind of factors in urban rusty textures (social, economical, physical and others) causes the high rate of social damages in these regions and areas.

1-2- Research importance and necessity

The present study first deals with the issue of the necessity of reconstruction and rehabilitation of urban rusty textures in social dimensions and then studies the problems, barriers and shortcomings on the face of urban managers specially in legal and administrative areas and in the end provides the necessary recommendations and solutions that some of them are based on the experiences of the author during management period in this field and based on the obtained results some solutions have been provided for expediting the course of reconstruction and renovation of rusty and old textures that today has occupied the mind of managers as a necessity and need to itself.

1-3- Research background

Various and multiple studies have been conducted regarding the relationship between crime, place and effect of urban physical characteristics of on the occurrence of social damages inside and outside the country and the results of so many of these researches also confirm this relationship and effect.

Baratvand and Asadollahi (2008) in a study with the title of studying the 12-year course of crimes in Ahwaz city based on regional and demographical study have found that crime and delinquency rates have a relationship with the educational – cultural facilities and other similar facilities in every region and crime rate in different regions of the city is different and that life in a poor environment with characteristics of population density, lack of recreational, artistic, cultural, sport and other facilities can push an individual toward crime.

Nasiri (2006) in a study with the title of geographical distribution of housing of low income urban groups and its relationship with addiction with an emphasis on the city of Babul has found

that “the positive and significant relationship between the two variable of improper and unsuitable housing and frequency of addiction is confirmed”.

Fathi Biranvand (2008) in a research with the title of identification of damages of urban rusty and old textures (barriers, shortcomings and solutions) has studied definitions, terms, damages and effective factors in creating them including physical, economic and social damages, residential, welfare, service, environmental shortcomings and problems in the area of these textures and other related issues through bibliographical studies.

1-4- Research goals and aims

- Identifying the level of social damages in Karaj urban rusty and old texture
- Studying the reasons of the formation of urban rusty and old textures in the area under study
- Providing some scientific and rational solution for reducing the speed of decay and depreciation and reviving and giving new life to the area under study

1-5- Research hypotheses

1st hypothesis: it appears that there is a significant relationship between personal and social characteristics of the texture residents and level of social damages.

2nd hypothesis: it appears that there is a significant relationship between decay and depreciation of the urban texture and the level of social damages.

1-6- Research methodology

This research is descriptive – analytical from the point of view of method and data collection method in it is based on the use of questionnaires. Empirical data in this study are obtained from a survey that has been collected in the year of 2014 in Karaj city. The respondents have been the head of households in old and rusty texture of Karaj city. In line with this objective questionnaires based on sampling method have been completed with a volume of 320 households. The sample size has been obtained with the use of Cochran’s method. In this study questions are based on the specified variables which are according to a 5-points Likert scale. For testing the questionnaire’s reliability the Cronbach’s alpha coefficient has been used. The obtained validity is equal to 0.71 that indicates to internal reliability of the questionnaire. For data analysis and hypotheses test SPSS software has been used.

1-7- Research area

The area being study is the city of Karaj with an area around 820 Sq km which is located on 50° 45’ to 51° 5’ E, 35° 40’ to 35° 55’ N geographical coordinates in Alborz province in Karaj County (figure 1). Karaj metropolis (the second city in the city complex of Tehran and the 4th national metropolis of Iran) from east is limited to Tehran province, from north to Mazandaran province, from west to Savojbolagh County and from south to Fardis County that based on the latest statistics has 1,967,005 populations (Statistics center, Iran) and from this population around 59,438 people (3.1% of the total population of Karaj city) are living in the distressed area of Karaj. The average net density of population in distressed urban area is around 153.58 people per hectare (Zenozi, 2006: 11).

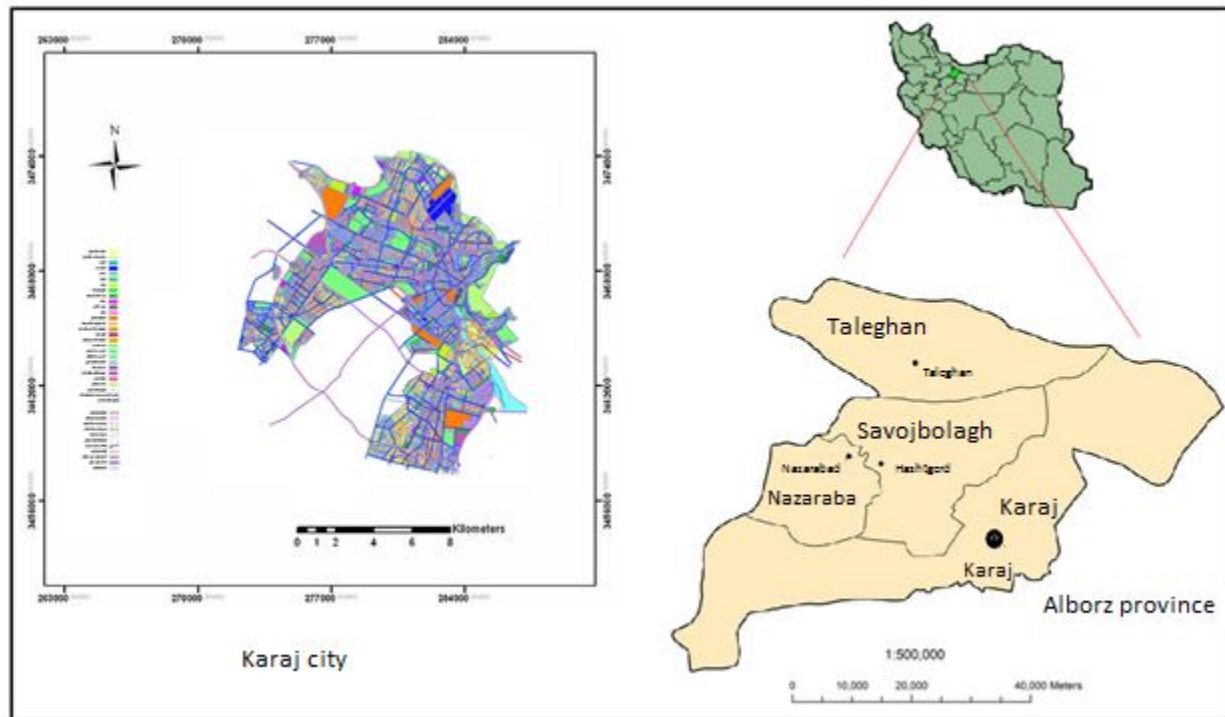


Fig. 1. Map of the location of the area under study, drawing by author 2014

2- Research theoretical background

2-1- Definitions and concepts

Social damage: social damage refers to any type of action taken by an individual or a group which cannot be placed within the framework of ethical principles and rules of the general population and as a result is faced with legal prohibition or moral and social indecency (Abdollahi, 2006: 15).

Addiction and use of drugs: addiction has been defined as getting used to a bad habit. In other words, addition refers to enslaving use of drugs which is harmful from physical and social points of view (Sotude, 2006: 191).

Behavioral violence (conflict and fight): any kind of behavior which is performed with the intention of harming someone and in general the person who has committed this violent behavior should believe that his this behavior can cause damage and harm to the victim and the victim also should have the motivation of avoiding this behavior (Hemati, 2007: 8).

Sexual deviation: refers to any kind of sexual satisfaction through opposite sex which is denounced and is in conflict with the accepted social norms.

Theft: legally, theft has occurred only when the object of the subject of the crime without the knowledge and against the will of its owner will be captured by the person who has committed the crime. And the necessary condition to it is snatching and taking the object (Goldozian, 2003: 293).

Urban rusty texture: rusty texture is one of the four types of vulnerable urban textures that are vulnerable due to physical decay, lack of suitable access to roadway, service installation and urban infrastructures and have low spatial, environmental and economic value. These textures due to the poverty of their residents and owners don't have the possibility of spontaneous reconstruction and investors also don't have any kind of motivation for investment in them (Pasand; Shokohi, 2007).

Cultural poverty: squatter housings or ghettos that mainly have a poor culture have little perception and understanding of history. They only know the problems of the neighborhood and area in which they are living and the life style in which they are living. Often they lack any required knowledge, insight and ideology for understanding the similarity between their problems and the problems of the similar people in other locations of the city. Also, they rarely take part in any Voluntary associations and political organizations and groups and therefore don't have the ability of changing their life without resorting to Deviant and violent behavior. From Oscar Louise point of view none of these characteristics are not the Inherent characteristics of poor people but has been imposed on them by the social environment and gradually has been institutionalized in them and turns into habit (Ahmadi, 2005: 187).

Economic poverty: the issue about poverty is that the scales used by one person for comparing populations results into a series of assumptions regarding Appropriate standards of living that some people are using them and some other lack them (Azkia, 2002: 27).

Quality of living: usually quality dimensions of living at the levels of urban analysis are studied in relation with land uses. In fact, combined review and study of residential land use and other land uses are important because it lead to identification of the way of urban activities and services distribution as well as the quality of the relationships between them and hence can be evaluated as the desirable or undesirable influential urban factor that its effect on both social and economic conditions and behavioral patterns is considerable (Salehi, 2008: 196).

Immigration: it refers to moving from one place to another place and resides there and become far from your own city and hometown. In this research we have the Sociology definition of immigration in mind which refers to the movement of people from their place of birth to another city, region or country (Shiekhavandi, 2001: 101).

In order to understand the topic of our research different scientific theories and views will be studied here.

In this approach spatial and environmental characteristics influential and affective on crime and deviations will be emphasized. The major contemporary theoretical views in criminal sociology and criminology that with the approach study crime consider place in the main core of explanation. In the beginning of 20th century, "Clifford Shaw" and "Henry McKay" with emphasis and focus on the features of place instead of the features of criminals have created fundamental changes in the nature of criminology studies and entered criminology studies into the field of social studies. With studying neighborhoods and the life of criminals they found that the neighborhoods with the highest rate of crime are located in industrial or commercial zones. "Starke" has named five aspects of urban structure as the predicting factors of crime commitment in neighborhoods and reduction of informal social supervision which are: population density, poverty, mixed uses of land (existence of Residence, industries and stores all in one place), immigration (constant entry and exit to the area) and destruction and ruin of the buildings. Burgess believes that urban development forms similar to concentric circles that in each of these circles certain and specific activities are being conducted. In the following some of these theories will be discussed:

A) Park and Burgess Theory: in explaining social deviations they have focused on variables that are related to the phenomenon of urbanization such as language, ethnicity, immigration, areas of settlement and population concentration. Chicago School sociologists from the beginning of the 20th century have emphasized on social disorganization with the aim of understanding some of deviant behaviors such as suicide, divorce and prostitution in the city of Chicago and also understanding the effect of demographic factors such as age, household dimension, population density and immigration and Ecological factors such as ethnicity, race and place of residence and have studied crime and Delinquency. In Park and Burgess belief the physical environment of the city is intertwined with cultural – social patterns, urban population and urbanization life. “Park” believes that urban areas prevent the residents from their motivations and instincts and causes social deviations. Physical organizations of the city have a profound effect on social – cultural patterns of urban life (Sucher, 1978, 36). Based on “Burgess” theory (the ideal model) metropolitan industrial society is consisted of 5 residential regions in the form of concentric circles from center to the periphery as per the following:

- Commercial – center region
- Transition region
- Workers’ residential region
- Middle level residential region
- The region with the lowest level of crime

Burgess believes that in the transition region due to the high level of mobility of the population, high rate of immigration, destruction and ruin of buildings and population density the highest rate of crime and delinquency is seen. This region is located in a circular settlement in the vicinity to the center of the city which is a commercial region. On the contrary, the last metropolitan circular settlement which is the circle around the city has the lowest rate of crime and Delinquency (Sucher, 1978, 38).

B) Shaw and McKay's theory of anomie: in studying the reasons of occurrence of crime in an evolving region and area which is in fact a slum area, Shaw and McKay in their field studies have found that social problems of Chicago city due to uncontrolled patterns of immigration and creation of slum areas that the residents of these regions and areas totally have been separated from the General culture of the society. The residents of these regions forcefully have been gathered around each other in these areas and have a sort of pathological coexistence. These areas in fact have been separated from the rest of the areas of the city and other types of behavioral criteria and norms have been formed in them that is in contrast and contradiction with the dominant culture of the other parts of the city. In these areas and regions specific and certain cultural trends have been established in a way that people constantly are exposed to learning patterns of breaking the law. Therefore, concentration in these regions results from social disorganization which indicates to lack of coordination between culture and Social Construction (Nasiri, 2003: 86). Some of the characteristics of these regions are physical decay and depreciation of buildings, concentration of poverty, racial and ethnic separatism, mental disorders and physical illnesses and lack of place belonging (McKay and Shaw, 1962, 43).

C) Louis Wirth: Louis Wirth is one of the Theorists of Chicago School that mainly has conducted his studies regarding the cities in the United States of America. In his view the movement of upper class from the center of the city to the outside the city due to crowding,

increase in population density and growth and rush of new comers poor groups and racial groups instead of them and degradation of building conditions due to lack of attention of the owners due to receiving low rent which causes the formation of ghetto regions or squatter housing regions which in turn influences the rate of crime (Haralambos, 1990, 959).

D) Ernest Burgess: he considers the city metabolism in the mobility concept (in all the dimensions) and believes that this can cause cyclic and continuous processes of disorganizations, conflicts and conformities that are flowing among people, organizations and environments. In this way in city we witness differences that different groups have created. Separation of social and economic groups from each other gives them a specified and certain place and location in the city the result of which is personification of special zones in the city that attracts or repels people or activities. People according to the economic division of jobs, social classes and cultural groups are placed in the city and it is possible that some of their positions will be endangered. Therefore, Burgess believes that urban problems analysis including social deviations should be conducted through spatial manifestations. The popularity of Burgess is more due to his study on the basis of spatial division of city. He has studied this division specifically in the city of Chicago. In his belief this city in general is not a consistent city but is a collection of different areas and zones that Burgess places them in concentric circles (Fokouhi, 2004: 186).

E) Thomas and Znaniecki: what is important according to Thomas is to identify the perception and attitude of people toward the condition and situation they are in so that we can understand their mental and behavioral orientations in the society. a group of concepts have been introduced by Thomas And Znaniecki that the most important of them are the two concepts of despair and social disorganization. These two concepts in fact seek to provide an image of the mentality and spirit of the immigrants who has lost all the life connections with social and national framework and have fell into a kind of despair and confusion and are hence prone to social deviations and moral degradation and getting caught into poverty. Thomas and Znaniecki in their work show that in the first stage of immigration the people in the first generation with losing their moral roots and their social supports are severely traumatized and face personality instability and resort to alcoholism and deviation and eventually go deep into poverty. While, in the next stage the people of the second generation become active with the disappearance of the effects of moral instability and form young groups with active subcultures (Fokouhi, 2004, 182).

2-2- Analysis of the regional theory of urban social crime and damages

Burgess believes that in the transition region due to high level of population mobility, high rate of immigration, destruction and ruin of houses and population density the highest rate of delinquency is observed. In Park and Burgess belief the transition region that experiences the highest rate of delinquency is mostly the residence of immigrants and poverty. In their belief when ethnic minorities as immigrants enter metropolitans they get separated from their Homogeneous culture and as a subculture enter the groupings of urban residents. This process of the transformation of minority groups into subcultures groups together with low economic and social bases of the residents of these regions have made them prone to deviant behavior.

Shaw and McKay conclude that the reason of deviant behavior and the high rate of it in some regions is social disorganization, which means that normal mode of behavior in all levels of society hasn't penetrated in the similar way. In their view the problem of these regions is the lack

of presence of suitable and proper cultural criteria and cultural poverty and so on that deviation is a sign of them.

In Louis Wirth view, crowding, existence of poor groups, new comer groups, degradation of building conditions and existence of ethnic groups are influential on crime rates in cities.

In Ernest Burgess view separation of social and economic groups from each other gives them a specified place to them in the city and the result of this process is the personification of certain zones in the city that attract or repel people or activities.

3- Analysis of research findings

In order to study social damages in rusty and old texture of Karaj city, 8 references have been studied. For measuring the level of social damages in terms of Likert scale the variables of the amount of drug usage, level of conflict, sexual deviation rate, theft rate, suicide rate, the rate of immigration and leaving the place of residence, existence of unfamiliar faces, lack of security of women and children living in the texture have been used. in the questionnaires the 5-points Likert scale has been used and points 1 to 5 have been considered for responses that 1 indicates to the minimum rate and 5 indicates to maximum rate. In this way 3 has been selected as the average of the responses. After that the mean response rate of each question have been obtained in the urban rusty texture and first each of the indicators has been separately compared with each other and after that the general condition and average of the variable in the region has been specified, studied and compared. For analysis of each of the references of these variables also one-way chi square test has been used. Based on the results of the test, with significance level of 0.05 among the sample individuals in relation with each of the references there is a significant agreement that confirms the evaluated condition of each reference in consideration to the relevant averages in the city under study.

Table 2. The results of the study and comparison of the references of social damages in rusty texture of Karaj city

Variable	Reference	Average	Standard deviation	Chi square	Sig. level
Social damages in rusty old texture of Karaj city	Lack of security of women and children in the texture	2.77	1.180	84.629	Sig<0/05
	existence and presence of unfamiliar faces in the texture	3.16	1.133	83.945	Sig<0/05
	Rate of drug usage in the texture	3.30	1.133	83.945	Sig<0/05
	Rate of conflict and fight	3.15	1.172	70.029	Sig<0/05
	Rate of sexual deviation	2.82	1.119	90.714	Sig<0/05

	Suicide	1.65	1.178	69.629	Sig<0/05
	Rate of theft	2.90	1.286	22.486	Sig<0/05
	Rate of immigration and leaving the place of residence	3.00	1.133	76.629	Sig<0/05
	Cultural poverty and lack of participation	3.07	1.189	47.657	Sig<0/05

Source: research findings 2014

Findings in studying the social variable show that the social damages rate in rusty and old texture of the city with the average of 3.12, min= 1.2 and max=3.4 is above the average level. Based on the results of the one-way chi square test, with chi = 155.168 and significance level of 0.05 undesirable situation of social damages in old and rusty texture of Karaj city is confirmed. The residents of the old and rusty texture of Karaj city have specified their highest social damage to be the high rate of usage of drugs by the residents of this texture and concern over the spread of this usage among their family members and also they are expressing concern over the presence of so many unfamiliar faces who are crossing their neighborhood (table 2).

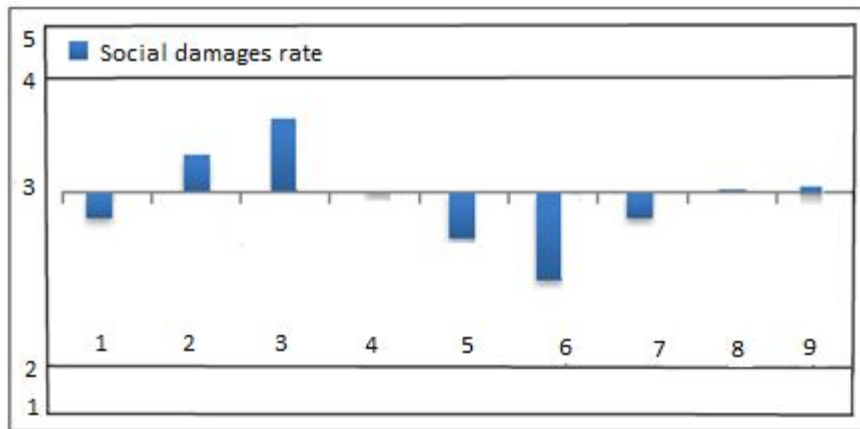


Fig. 2. Status of social damages in old and rusty texture of Karaj city – source: research findings

3-1- Review of personal and social characteristics of the texture residents in relation to social damages

For studying the variables under study related to gender of the sample individuals and type of ownership since they have nominal scale, Phi and Cramer's correlation coefficient test with 0.05 confidence level (significance level of 95) has been used. For other variables such as age, income level of the household the Pearson's correlation method has been used. The reason of choosing

this test is that these variables have qualitative scale and that results of these tests have been presented in table 3. In this table the existence of relation between personal characteristics with influential factors has been shown with a (+) sign and lack of existence of a relation has been shown with a (-) sign.

Table 3. The review of personal and social characteristics of the texture residents in relation to social damages

Characteristic Reference	Gender		Age		Education		Household dimension		Residence in neighborhood		Income		Ownership type	
	Lack of security of women and children in the texture	0.612	(-)	0.047	(+)	0.735	(-)	0.100	(-)	0.267	(-)	0.975	(-)	0.236
Presence of unfamiliar faces in the texture	0.027	(+)	0.865	(-)	0.248	(-)	0.934	(-)	0.176	(-)	0.152	(-)	0.149	(-)
Rate of drug use in the texture	0.418	(-)	0.498	(-)	0.783	(-)	0.937	(-)	0.394	(-)	0.477	(-)	0.500	(-)
Rate of conflict and fight in the texture	0.468	(-)	0.197	(-)	0.865	(-)	0.952	(-)	0.870	(-)	0.049	(+)	0.102	(-)
Rate of sexual deviation in the texture	0.916	(-)	0.973	(-)	0.165	(-)	0.837	(-)	0.090	(-)	0.357	(-)	0.905	(-)
Rate of suicide in the texture	0.251	(-)	0.890	(-)	0.766	(-)	0.821	(-)	0.675	(-)	0.123	(-)	0.228	(-)
Rate of theft in the texture	0.500	(-)	0.450	(-)	0.421	(-)	0.944	(-)	0.256	(-)	0.025	(+)	0.170	(-)
Rate of immigration and leaving	0.107	(-)	.000	(+)	0.752	(-)	.000	(+)	.000	(+)	0.748	(-)	0.945	(-)

the place of residence														
Rate of cultural poverty and lack of participation	0.301	(-)	.000	(+)	0.034	(+)	.000	(+)	.000	(+)	0.049	(+)	0.552	(-)

Source: research findings 2014
 existence of relation (+) non-existence of relation (-)

Hypotheses test

1st hypothesis test: it appears that there is a significant relationship between personal and social characteristics of responders with social damages in old and rusty texture.

In studying the relationship between social damage variables in old textures as the main variables which are resulted from the 8-factors and between the gender and ownership characteristics of the responders the Phi – Cramer’s correlation test has been used the results of which have been presented in table 4.

Table 4. Correlation between personal characteristics of gender of responders and ownership type with social damages

Responders’ characteristics	Scale type	Phi or Cramer’s correlation	Sig	p-value
Gender	Nominal	(+)	.000	-0.348
Ownership type	Nominal	(+)	0.001	0.420

In studying the relationship between the social damages variables in the old texture as the main variables which are results from the 8-factors and between the characteristics of responders including age, education level, the number of household’s members, duration of residence and income level of the household the Pearson’s correlation test has been used that indicate to a significant relationship. However, no significant relationship has been seen in personal characteristics of educational level with social damages the results of which have been presented in table 5.

Table 5. Correlation between personal and social characteristics with social damages

Variables of social damages in the old texture	Scale type	Pearson’s correlation	Sig	p-value
Responders’ characteristics				

Age	Relative	(+)	0.008	0.569
Education rate	Relative	(-)	0.502	-0.699
Household dimension	Relative	(+)	0.015	-0.268
Residence duration	Relative	(+)	0.001	0.348
Income rate	Relative	(+)	.000	0.320

Source: Research findings

2nd hypothesis test: it appears that there is a significant relationship between texture decay and depreciation and social damages rate in Karaj city.

Considering the obtained correlation coefficient, Square of the correlation coefficient or coefficient of determination it can be said that the correlation rate and level between the above variables is 0.35 and is at a low level. Also, the coefficient of determinations (0.120) indicates that 12% of the changes in the dependant variable of the social damages rate is explained by independent variable of urban old texture characteristics.

Table 6. ANOVA variance analysis

Description	Sum of squares	Freedom degree	Average square	F	Sig. level
Regression	14519.143	1	14519.143	41.934	.000
Residual	103870.674	300	346.236		
Sum	118389.818	301			

Source: Research findings

The provided significance level in the above table considering F-value which is equal to 41.93 and the significance level which is smaller than 0.01 indicate to the confirmation of regression model and also that the independent variable has the ability to predict the changes of dependent variable.

Humans considering their needs, values and objectives transform the environment around them and mutually are affected by the transformed environment. For showing the effects of environmental conditions on humans, we refer to the behavioral disorders of individuals and groups of people who are living in populated cities (Mortazavi, 1988: 7).

With the use of the theories introduced by Park, Burgess, Shaw, McKay, Louis Wirth it can be said that there is a there is a direct relationship between the two variables of the characteristics of

urban old textures and high rate of social damages in these textures and in general all the above mentioned confirms this hypothesis.

4- Conclusion

Today in the cities of Iran, due to the lack of conformity and compatibility of the old texture of cities with the new pattern of urbanization, existence of multiple and parallel organizations in the field of management of old textures and more importantly due to the lack of attention of urban managers to these regions and areas on one hand and opportunity of investment in margin areas of the cities due to cheap price of land on the other hand has removed these areas from the process of urban development and also has degraded quality of life in areas with old textures (Sultanzadeh, 2009: 25). Inevitable and unwilling coexistence with the newcomer social groups who are unfamiliar with the culture of the neighborhood and the texture can have various consequences. In case these coexistence lead to the mixture of cultures considering to the mutual influence principle, some parts of the culture of the newcomer culture is transferred to the old residents of these areas and regions and in the best case and condition we can only hope that the constructive and positive effects of this interaction and influence will be more than its negative and destructive effect. However, in case that the host more than this will be affected by some pressures such as disinterest in his ancestral habitat due to lack of provision of the minimum primary requirements of urban life, as it happens in the more newer parts of the city, without any doubt a critic force will be formed who will be ready to leave the old texture that will cause the replacement of the original residents of the texture by the unfamiliar guests and newcomers. This process is traceable and recognizable in most of the residential textures and as it can be seen from the general characteristics of the texture proximity and adjacency of the heterogeneous marginal textures has acted as a pressure leverage for the original residents to abandon the area they were long living in. the most important thing that severely threatens the society of the residents of old textures is addiction that in the field studies of the authors repeatedly it was seen that the prevalence of this social disaster that itself is considered a strong repulsion for driving away the healthy people from the texture and the environment around is one of the major and serious social damages and if the authorizes will not think of a solution for this problem it is possible that any kind of action taken toward physical reconstruction, rehabilitation and renovation of the old textures will be rendered ineffective and in the most obvious case it can frustrate the investors who are interested in investing their capitals and activities in the development and construction fields in these textures and will deprives these textures from these opportunities.

The findings of the research and hypotheses tests show a direct and positive relationship between decay and depreciation of urban texture and social damages rate in these areas. Housing depreciation and decay and the reduction of the quality in the urban neighborhoods, lack and shortage of urban facilities and services, lack of attraction of investors, low price of residential houses and other such factors are among the factors that cause the immigration of native residents of neighborhoods of the old textures in cities and on the other hand cause the arrival of low income groups who are socially damaged. Therefore, for increasing the quality of life so many actions should be taken by the government and other relevant organizations. Also, due to the low level of motivation of the owners for reconstruction of their old and rusty buildings that some of residents due to low financial strength don't have any decision for reconstructing their houses and some others also due to dissatisfaction from the quality of their neighborhood and

shortage of facilities have left their houses and are only interested in selling their houses and in this regard some fundamental actions should be taken by the government, Tehran municipality and reconstruction organization of Tehran. In this regard providing the required encouragements and facilities, forgiving the taxes of reconstruction for those owners who have decided to reconstruct their houses, granting encouraging construction , facilitating official course of granting construction loans, increasing the amount of deposit for house (two or more households in each unit), issuance of free construction permit, implementation of house relocation project for those owners that due to old age don't have the ability of relocating their own house and so on can be useful for increasing the reconstruction motivation of the owners.

6. Recommendations and solutions

Certainly for reducing social damages in the neighborhoods under study, the mere emphasis on formal controls such as mere emphasis on police is insufficient and in line with this considering informal controls through the civil society sector and increasing social capitals can be so much helpful.

Also, considering the insight obtained in the present research it should be said that the economic poverty of the residents in the urban old textures can be an effective factor in the occurrence and high rate of social damages. Therefore, it should be said that although the oldness and depreciation of the houses in old and rusty neighborhoods and the low prices of houses have cause the arrival of rural immigrants and social classes with low income to these neighborhoods that eventually has increases the economic poverty of the residents, but the measure which should be taken as a fundamental solution by the government and voluntary organizations and investors is creation of jobs and holding empowerment training courses in terms of economic. The reason is that the most important issue for any individual is to have a proper job and sufficient income for living. Therefore, taking proper measures in these neighborhoods can be an effective step toward economic empowerment of the residents that as an instance we can mentioned the following:

- Holding economic empowerment courses for free by the government and other relevant organizations;
- Establishing and launching workshops and small industries and labor absorption from the residents of the old and rusty textures that are in poverty in terms of economic conditions;
- Considering social and economic security of individuals and developing comprehensive insurances for unemployed people;
- Identifying the empowered people living in these texture and using their help for holding different training courses;
- Implementing appropriate job creation projects among the residents of the old and rusty textures;

Also, for achieving development in all the dimensions and reducing the number of damages in urban distressed areas some other executive solutions can be recommended that some of them are:

- Improving the quality of urban services in the old textures of the neighborhoods with the support and help of the relevant organizations;

- Increasing the per capital levels of education, recreation and sport in the old neighborhoods;
- Creating public bodies with the aim of creating cultural development among the residents of the old textures; and
- Identifying the educational needs of the residents of the old and rusty textures and holding free educational classes for improving the cultural level of residents.

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