

Challenges to Renovated Areas in Iran with Emphasis on the Gentrification Phenomenon

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ABSTRACT

Application of urban renewal approach in designs and policies leads to the formation of gentrification phenomenon in some urban areas. This phenomenon occurs with numerous social and economic challenges and consequences, such as higher urban inequalities and injustice, pressures imposed by housing demand and displacement to adjacent slums, higher house prices, changes in local services, lower social capital, etc. The present paper was an applied study that was conducted based on descriptive and analytical methods, and data collection was done through documentary and bibliographic techniques. Moreover, qualitative content analysis and systematic review of data were employed to develop the conceptual model derived from textual data of previous studies (as secondary data). To extract the challenges to urban renewal, 89 papers were retrieved from ScienceDirect, Scopus, Magiran, Civilica, and SID databases, and 10 theses and dissertations were reviewed. The extant study aims to examine the renovated areas with an emphasis on the gentrification phenomenon in these areas to find challenges to renovated areas with the formation of the gentrification phenomenon. According to the results, among 20 extracted subcategories, "worn out fabric" had the highest frequency, and subcategories "place identity, revival, social cohesion, low-income classes, and population displacement" had the lowest frequencies. Therefore, social and cultural consequences and themes have received less attention, and some issues such as identity and sense of belonging to place have been examined less and limited.

Keywords: Upcoming Challenges, Renovated Areas, Gentrification Phenomenon, Iran.

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1. INTRODUCTION

Inefficient urban fabrics are those areas of the cities that are vulnerable due to physical worn-out, lack of roadway accessibility and urban services and facilities but have spatial-environmental, economic, and social value. These textures cannot be regenerated spontaneously due to the poverty of their residents and owners. Now, the settlement of more than one-fourth of the urban population of Iran in the area of insufficient urban fabric implies the necessity of planning for these areas (Pourahmad, Keshavarz, Aliakbari, and Hadavi 2017). Urban development processes and changes in these zones have been rooted in various ideas. These ideas have been shaped based on the time and place conditions, and development policies, including political decisions, natural events, population growth, technology growth, and socioeconomic structures, which have faced different approaches within these changes, such as urban renewal that emphasizes the physical and functional changes based on the renewal and development of old regions of cities. The gentrification phenomenon is one of the most likely implications of urban renewal, which indeed is the process of renovating areas and neighborhoods by creating new living environments and structures. This phenomenon has occurred with social and economic challenges, including population displacement, and settlement of medium- and high-income classes instead of low-income people leading to the displacement of local and native residents against their desire, which is a kind of exclusion and dislocation of low-income households and housing demand to surrounding poor areas. There are some other challenges, such as the high price of the house and rent fees, the changed nature of local services, loss of diversity in social classes, lower population number in gentrified areas, homelessness of low-income classes, and changed urban identity and sense of place (Tajbakhsh and Pakzad 2016), so the widespread effects of this phenomenon must be examined in different aspects and dimensions. This study replaces the word problem with challenge because the relevant theorists and scholars, such as Leng, Atkinson, and others believe that the cost and benefit of gentrification must be separately measured from the viewpoint of different stakeholders. For instance, the increased value of properties and houses is a positive outcome for their owners, while is a negative result for tenants and housing applicants. Challenge is indeed a new situation that makes the future trend and balance of society problematic, so requires many attempts and plans. Challenges are studied to achieve practical and promising strategies (Zoelml 2005). Therefore, this study aims to examine and analyze the urban renewal challenges in inefficient fabrics of Iran emphasizing the population displacement and its consequences in gentrified areas.

2. METHOD

This was a qualitative study that reviewed and analyzed the studies conducted in renovation and gentrification (textual data) by using qualitative content analysis. The data were collected through documentary and library methods. As Marshall and Rossman mentioned, the application and analysis of documents require using content analysis techniques. Content analysis is indeed a research method for subjective-content interpretation of textual data through systematic classification, coding, and thematizing or designing the available models (Hsieh and Shanon 2005). Research may need to identify the subcategory, by using sequential analysis depending on the type and scope of a category. The statistical population includes 89 papers and 10 theses and dissertations (99 references) retrieved from Magiran, civilica, SID, ScienceDirect, and Scopus databases. First, the latest relevant references that included concepts associated with the main subject of research were used. The papers were chosen from authentic Persian Journals and theses conducted in reputable universities in Iran. The keywords of references were extracted, and the link between keywords of selected references and the extant study was examined based on the five-point Likert scale and classified into five categories: strongly relevant, relevant, irrelevant, indifferent, irrelevant, and strongly irrelevant. The frequency of each word was considered in the next step and the words assigned to one subcategory were assigned to a class, and the unrepeated words were removed after the screening.

3. RESEARCH BACKGROUND

Many scholars and experts have discussed gentrification since the second half of the 20th century. Despite the variety of researchers' viewpoints, all of them have a consensus on the main feature of gentrification, which is population displacement. Gentrification and its theories have been always controversial issues in contemporary urban planning. This process that causes many problems in housing and its affordance has been reflected in the context of neighborhood and researchers' theories. Since 1950, planning trends and global economy and capital flows have been changed; such dynamism and evolution at the local level have led to extensive changes in the social-cultural mixture, which is influenced by ongoing trends and affects other processes. Therefore, many discussions have been around gentrification, and some studies have theoretically examined the concept and process of gentrification, while other papers have explained the different gentrification types based on some case studies. Samaneh Safari and Sanaz Saeedi Mofrad (2022) examined the effect of investment on population

displacement in the Al-Mahdi Neighborhood. This was a quantitative study to find the effect of investment on population displacement. The questionnaire was used to examine the case study and indicators. After processing the data obtained from SPSS software, the path analysis method, and Smart PLS software were used, and the model resulting from the relationships between variables and indicators was proposed in addition to path and significance coefficients. The results indicated that investment could affect the population displacement in Al-Mahdi Neighborhood at a confidence level of 95%.

Parnia Garakani Dashteh Amir Mohammad Babalou (2022) conducted a study entitled "a typology of gentrification approaches in contemporary urban planning" to identify the type of gentrification approaches in the contemporary era (from 1990 until now). To achieve this goal in this qualitative study, this paper used the typology method and classified theories by collecting data through library methods and creating a framework for gentrification approaches in contemporary urban planning. Most gentrification approaches focused on state-driven, demographic, cultural, transit-induced, environmental, and super-gentrification approaches, in which each approach was explained, and issues related to each were clarified. Therefore, it is required to contemporize the gentrification theorization in Iran, and redevelopment of neighborhoods must be known as a measure used for the livability of neighborhoods not as the final goal. Due to the lack of statistical and research gaps in the gentrification field in Iran, it is required to identify and assess the effects of renewal projects that are gentrified.

Khanmoradi and colleagues (2019) have pointed to some factors, including lifestyle and social structure change, inhabitants' replacement and displacement, physical and life quality changes due to gentrification of worn-out texture, low-income and poor classes of neighborhoods selling houses and immigrating to marginal areas and low-income neighborhoods of the city, the higher price of land and house rent, social and cultural mixing, and cultural context dispersion resulted by displacements.

Nazarpur and colleagues (2017) studied the effects and implications of renovations in worn-out fabrics of Tehran, by addressing factors intensifying the worn-out status of unrenovated plates, increased urban defenseless urban spaces, severe access and sidewalk problems, and negative social, cultural, security, and environmental effects. They explain that a sense of insecurity and mistrust in governmental institutions and organizations are the most critical negative implications of such projects.

Noorikia and Sheikh (2017) addressed the factors deteriorating cultural identity and historic view of the neighborhood, inhabitants that have to leave the area, destruction of the social structure of the neighborhood and fabric, extensive effects of gentrification and

renewal on the urban, social, and cultural identity of neighborhoods.

Hajizadeh and Shahrooz Tehrani (2017) described the comparative experiences of renewal and renovation plans. this study indicates that the most substantial complexity is seen in the issues and dilemmas resulting from a change in the modern renovation and renewal approach.

Tajbakhsh and Pakzad (2016) explain that gentrification appears as a stress-causing stimulus, and crisis factors in identity building, health-threatening, increase isolation, the crisis in place attachment, and creation of memory, as well as change in ethical values of the community are unpleasant consequences of gentrification.

Andalib and Rezaee Farid (2013) mention some negative aspects of gentrification: displacement of old residents of the neighborhood, increased housing prices and rent for former inhabitants, possible tension between old and new inhabitants, higher urban density and traffic and parking problems in residential neighborhoods, increased racial and economic conflicts during transition or displacement periods, forcing people to immigrate, social structures' breakdown in residential neighborhoods, imposing displacement costs on residents, and replacement of high-income investors with low-income residents.

Pakseresht and Rezai (2013) assessed the social implication of worn-out fabric regeneration and found some factors, including indebtedness and income reduction of inhabitants participating in the regeneration, removing the previous equilibrium between the supply and demand of rental houses, the dissolution of the former social composition, disagreement between residents, conversion of horizontal neighborhoods with vertical ones, increasing social problems and sense of insecurity and mistrust.

Tofighi Mohammadi et al. (2013) measure the social cohesion indicators, including the use of educational, medical, religious, and cultural facilities in another area, sense of security, sense of belonging, and interaction between inhabitants of two old and new areas of the neighborhood. The results indicated low social cohesion between two old and new areas of the Bagh-e-Feyz neighborhood and residents of each area are not willing to use facilities provided in another area, do not feel sufficiently secure, and do know they belonged to that part of the neighborhood.

Daviran et al. (2012) explain that various approaches to insufficient and exhausted urban fabrics, such as reconstruction, improvement, renovation, and empowerment are the results of purely functionalist, economical, and weak culture-oriented (traditional) view, in which the people's participation is not considered in the intervention to the exhausted fabric. Findings show that a mixed approach with joining functionalist (economy-oriented) and culture-oriented (traditionalist) to improve the land value,

their productivity, and keeping the cultural identity and social elements of the exhausted fabric will be the best method for intervention to exhausted fabrics. Samimi Sharemi and Partovi (2009) tried to examine the elements affecting the sense of place and its difference in organic and planned fabrics with the case study in Sagharisazan neighborhoods with the organic fabric, and Blvd. Gilan neighborhood with the planned texture. The results indicate that the planned neighborhood had a weaker sense of place compared to its older counterpart (i.e., Sagharisazan Neighborhood).

4. THEORETICAL FOUNDATIONS

The central fabric of cities had a systematic and hierarchical function and shaped the main structure of cities before the industrial revolution. The sudden rise in rapid urbanization change over recent decades not only eliminated the central and structural role of these fabrics, but also they are no longer able to catch these variations and protect their survival. The intensified problems of insufficient central areas of the city made it necessary to reduce these issues. City centers indeed experience many complicated problems, such as premature exhaustion, heavy traffic, economic recession, lack of infrastructural investment, low safety and security, and so forth making the mind of urban experts, planners, and policymakers busy with such issues. The problems indeed have affected the growth and development of city centers especially the quality of urban life and urbanization in world cities over time. Improvement of these centers, which are beating the hearts of world cities plays a vital role in improving the quality of life of inhabitants. As the place for specific urban events, city centers have been receiving great attention as the most important area of the city.

The implemented urban policies or planning lead to various changes, particularly numerous physical, social, and economic evolutions. For instance, gentrification means changing low-income groups by residents with medium- and high-income levels, which is a negative phenomenon with negative consequences and unwanted activities done to improve housing and residential environment and change the neighborhoods in different areas of a city, such as city centers by public sector based on the planned processes, and or uncontrolled activities of land and building traders and private sector. It is usually seen that the apparent similarity between gentrification with some common terms used for approaches taken in urban restoration measures, such as improvement, renewal, beautification, and regeneration may cause misunderstanding of gentrification as a modern approach in this field. In contrast, this term does not introduce a formal project but describes a certain group of implications caused by urban policies and projects, including all of the abovementioned

options. In a more detailed description, Clark defined gentrification as the process of changing land users by new users that are from higher socioeconomic classes rather than previous users, so that the changes occur with variation in the built environment before reinvestment in immovable properties. Peter Marcuse defines this concept as the involuntary change of housing (Tajbakhsh and Pakzad 2016, 75). According to Hackworth and Smith, gentrification led to some negative consequences during the 1970s and 1980s: forgetting about the past of neighborhoods, land and housing speculation, and destruction of memorable places, historic monuments, and urban signs to benefit from the capital market. another implication of gentrification threatens the social capital beyond the social relationships, which its positive function can serve as a measure used to generate economic and cultural capital. Social cohesion, participation, sense of belonging, social interactions, sense of responsibility, sense of place, etc. are some of the social capitals that may be reduced or destroyed by gentrification. Moreover, this phenomenon may lead to the following negative consequences: higher prices and changed nature of local services, the unstable rise of real estate prices, loss of social capital variety, reduction in gentrified areas, homelessness, displacement of commercial and industrial activities, missing affordable housing, imposing pressures caused by housing demand and displacement to surrounding poor areas, increase the crime rate, and displacement of vulnerable classes due to higher housing rent and prices against their inner desires (Ibid, 86).

Now, a sense of belonging to place among place components, especially subjective, physical, and functional components is a strength, potential, and serious opportunity. Sense of place can be defined through two main and dominant approaches. In the phenomenological approach, the sense of place indicates the relationship and link with the place, which is shaped by understanding meanings, symbols, and daily activities through direct experience (Falihat 2006, 58-59). Sense of place is indeed the ability to detect and perceive different characterizations of places and make a relationship with them based on the understanding of this difference. The second approach is the behavioral approach to sense of place in which, sense of place is defined as a multidimensional concept that consists of knowledge, beliefs, emotions and feelings, behaviors and measures taken concerning a certain geographical area (Pretty, Chipuer, and Bramston 2003, 5). Therefore, a sense of place is considered a set of bonds between place and person that incorporates emotional, cognitive, and behavioral aspects (Nielsen-Pincus et al. 2010, 443). According to this definition, the sense of place has three dimensions: place attachment, place dependence, and place identity. Place attachment is the bond between a person and place and the value

assigned to the place assigned by the person. Place dependence means how much a place is a suitable platform for a person to achieve their goals and do their desired activities compared to alternative places. Place identity expresses a person's identity concerning the environment. In this field, a complicated model of beliefs, preferences, feelings, values, objectives, and skills of a person suitable for the considered environment is consciously and unconsciously effective in creating this relationship (Shahinrad, Rafieian, and Pourjafar 2019, 122). Sense of place is shaped and improved internally based on the space experience. The importance of place is first perceived in a relationship and bonded with it at the first stage. A sense of place is then formed by interpreting place experience as significant experience (Stokowski 2008). Urban renewal and subsequent gentrification are not achieved only by renovating buildings and roads but require paying attention to implicit and explicit intrinsic and inner features of urban life, such as identity and place, resulting from the interaction and relationship between physical, practical, and semantic dimensions over time. According to renewal experiences, a single physical attitude and lack of attention to local considerations and social-cultural dimensions led to renovated neighborhoods with new physical quality, durability, beauty, and welfare facilities that did not have a sense of place

and urban identity (Sheikh and Noorikia 2017). Therefore, lack of attention to the social dimension is the most substantial issue in worn-out fabrics revival and renewal projects. As the infrastructure of all urban plans, however, the social dimension can involve people in plan process, and encourage social participation. Therefore, this study examined the effect of urban evolution on the physical development shape, changes in activities, and sense of place of citizens under the effect of these evolutions based on the concepts of gentrification and demographic displacement.

5. RESULTS

This part of the study tries to use the most relevant and update references that consist of the concepts associated with the main subject of study. The references have been selected from reputable Persian journals and student theses and dissertations conducted in authentic universities of Iran. The keywords of references were extracted and the link between keywords of selected references and the extant study was examined based on the five-point Likert scale and classified into five categories: strongly relevant, relevant, irrelevant, indifferent, and strongly irrelevant (Table 1).

Table 1. The Relationship between Reviewed References and Studied Subject based on the Likert Scale

Relationship	Reviewed References
Strongly Relevant	Tajbakhsh and Pakzad. 2016/ Noorikia and Sheikh (2017)/ Andalib and Rezaee Farid (2013)/ Khanmoradi and colleagues (2019)/ Nazarpour et al. (2017)/ Pakseresh and Rezai (2013)/ Asadi Mahalchali et al. (2015)/ Ezzodin, Manavi. 2019
Relevant	Daviran et al. (2012)/ Samimi Sharemi and Partovi (2010)/ Hajizadeh and Shahrooz Tehrani (2017)/ Tofighi Mohammadi et al. (2013)/ Pasantideh, Yalda. 2016/ Elmi Monfared, Fatemeh; Azar, Majid. 2020/ Jamshidi, Sara; Emamianfar, Ali. 2019/ Noroozikia, Elahe; Bashtani, Seyyede Elham. 2020/ Pirbabaie, Mohammad Taghi; Sheikh Kanlavi Milan, Ahmad. 2019/ Hatami Ghorpivand, Ziba; Changlavaie, Yoones. 2017/ Aghaezadeh, Esmaeel, Soleimani, Mohammad; Toolaie, Simin. 2016/ Amirkolaee, Ebrahim; Khedmati, Zohreh. 2015/ Masoud, Mohammad; Pesaraklou, Ehsan. 2013/ Andalib, Alireza; Ebrahimi, Mohammadreza. 2018/ Rezaee Farid, Mahsa. 2011/ Agahmanesh, Hussein. 2019
Indifferent	Azani, Mehri; Abbasi, Sima; Shahryar, Parisa. 2015./ Davoodpour, Zohreh. 2015./ Sadrian, Zahra; Hosseini, Seyed Bagher; Norouzian Maleki, Saeid. 2014/ Hajizadeh, Bitia; Shahrooz Tehrani, Iraj. 2017/ Golafshan, Soha. 2013./ Mohseni, Mohammadreza; Ketabchi, Emad; Zandi Atashbar, Ahoora. 2013/ Saeedi Mofrad, Sanaz; Abbaszadeh, Mitra; Esmaeeli, Zahra. 2016./ Hejazi, Atiyeh Sadat; Zohrehvandi, Parisa; Moosavi, Afrooz Sadat; Mirmohammad Sadeghi, Negin. 2018/ Mirza Ali, Mohammad; Jafari Sima, Kamali, Roohollah. 2016./ Aghaezadeh, Esmaeel, Soleimani, Mohammad; Toolaie, Simin. 2016/ Pakzad, Erfan; Shakibania, Reza. 2014./ Soleimani, Mohammad; Tavalae, Simin; Karimipour, Yadollah; Aghaezadeh, Esmaeil. 2011/ Rezaee Farid, Mahsa. 2011/ Haji Basari, Sama. 2014.
Irrelevant	Alipoor Yazdi, Seyyed Mohammad Hussein; Derhami, Seyyed Mahdi. 2013./ Alipoor Yazdi, Seyyed Mohammad Hussein; Derhami, Seyyed Mahdi. 2013./ Sholeh, Mahsa; Lotfi, Sahand; Khaksar, Zahra. 2018./ Mohammadi Kaleh Sar, Morteza; Davoodpour, Zohreh. 2017./ Aghaali Khani, Somayeh; Baghdadi, Arash. 2014./ Masih, Raha. 2017./ Alavi, Seyyed Reza. 2019.
Strongly Irrelevant	Mohammadi, Hamid; Dehghan Kordi, Elaheh; Ebdali, Shirin. 2013/ Andalib, Alireza. 2016/ Rezaee Tal Zali, Kazem; Azizi, Abdolkarim. 2015./ Mohammadi, Hamid; Dehghan Kordi, Elaheh; Ebdali, Shirin. 2013/ Azani, Mehri; Abbasi, Sima; Shahryar, Parisa. 2015./ Aghaali Khani, Somayeh; Baghdadi, Arash. 2014./

According to studied references, among 20 extracted subcategories, the highest frequency of worn-out fabric equaled 24 followed by renewal (frequency=18), originality (13), place (10), gentrification (10), sense of belonging (8), sense of place (7), identity (6),

improvement (5), sense of belonging to the place, sustainability, and body (4), social participation, demographic displacement, revitalization and regeneration (2), revival, place identity, low-income classes, and social cohesion (1).

Table 2. Screening Subcategories and their Frequencies in Reviewed Studies

Category	Subcategory	Repetition in Paper	Repetition in Dissertation	Frequency
Place	Sense of Place	(Elmi Monfared, Fatemeh; Azar, Majid. 2020; Jamshidi, Sara and Emamianfar, Ali. 2019; Samimi Sharemi, Ali and Partovi, Parvin. 2010; Noroozikia, Elahe; Bashtani, Seyyede Elham. 2020; Alipoor Yazdi, Seyyed Mohammad Hussein; Derhami, Seyyed Mahdi. 2013; Alipoor Yazdi, Seyyed Mohammad Hussein; Derhami, Seyyed Mahdi. 2013)	(Haji Basari, Sama. 2014)	7
	Sense of Belonging	(Noroozikia, Elahe; Bashtani, Seyyede Elham. 2020; Sadrian, Zahra; Hosseini, Seyed Bagher; Norouzian Maleki, Saaid. 2014; Hajizadeh, Bitra and Shahrooz Tehrani, Iraj. 2017; Amirkolae, Ebrahim and Khedmati, Zohreh. 2015; Aghaali Khani, Somayeh and Baghdadi, Arash. 2014; Mohammadi, Hamid and Dehghan Dehkordi, Elaheh, and Ebdali, Shirin. 2013; Masoud, Mohammad, and Pesaraklou Ehsan. 2013, Danesh Payeh, Nesar, Habib, Farah, 2017.)	-	8
	Place	(Elmi Monfared, Fatemeh; Azar, Majid. 2020; Noroozikia, Elahe; Bashtani, Seyyede Elham. 2020; Jamshidi, Sara and Emamianfar, Ali. 2019; Pirbabaie, Mohammad Taghi and Sheikh Kanlavi Milan, Ahmad. 2019; Aghaezadeh, Esmaeel and Soleimani, Mohammad and Toolaie, Simin. 2016; Danesh Payeh, Nesar, Habib, Farah, 2017; Saeedi Mofrad, Sanaz; Abbaszadeh, Mitra; Esmaeeli, Zahra. 2016; Samimi Sharemi and Partovi. 2010)	(Alavi, Seyyed Reza. 2019; Haji Basari, Sama. 2014)	10
	Identity	(Elmi Monfared, Fatemeh and Azar, Majid. 2020; Noorikia, Elahe and Bashtani, Seyyede Elham. 2020; Sheikh, Neda and Noorikia, Sara. 2017; Alipoor Yazdi, Seyyed Mohammad Hussein and Derhami, Seyyed Mahdi. 2013; Alipoor Yazdi, Seyyed Mohammad Hussein and Derhami, Seyyed Mahdi. 2013; Masoud, Mohammad and Pesaraklou, Ehsan. 2013)	-	6
	Sense of Belonging to the Place	(Noroozikia, Elahe and Bashtani, Seyyede Elham. 2020; Sadrian, Zahra; Hosseini, Seyed Bagher; Norouzian Maleki, Saaid. 2014; Azani, Mehri and Abbasi, Sima; Shahryar, Parisa. 2015)	(Alavi, Seyyed Reza. 2019)	4
	Originality	(Pirbabaie, Mohammad Taghi and Sheikh Kanlavi Milan, Ahmad. 2019; Hejazi, Atiyeh Sadat and Zohrehvandi, Parisa and Moosavi, Afrooz Sadat and Mirmohammad Sadeghi, Negin. 2018; Sholeh, Mahsa and Lotfi, Sahand and Khaksar, Zahra. 2018; Mohammadi Kaleb Sar, Morteza and Davoodpour, Zohreh. 2017; Hatami Ghorpivand, Zib and Changlvaie, Yoones. 2017; Mirza Ali, Mohammad and Jafari Sima and Kamali, Roohollah. 2016; Aghaezadeh, Esmaeel and Soleimani, Mohammad and Toolaie, Simin. 2016; Saeedi Mofrad, Sanaz and Abbaszadeh, Mitra and Esmaeeli, Zahra. 2016; Davoodpour, Zohreh and Pakzad, Erfan and Shakibania, Reza. 2015; Pakzad, Erfan and Shakibania, Reza. 2014; Golafshan, Soha. 2013; Tofighi Mohammadi, Mahdieh and Mashayekhi, Hoda and Bagheri, Maryam. 2013; Mohseni, Mohammadreza and Ketabchi, Emad and Zandi Atashbar, Ahoora. 2013)	-	13
	Gentrification	(Safari, Samaneh and Saeedi Mofrad, Sanaz. 2022; Garakani Dashteh, Parnia; Babalou, Amirmohammad. 2022; Tajbakhsh, Mons and Pakzad, Jahanshah. 2016; Andalib, Alireza and Rezaee Farid, Mahsa. 2013; Rezaee Farid, Mahsa. 2014; Masih, Raha. 2017; Sheikh, Neda, and Noorikia, Sara. 2017; Asadi Mahalchali, Masoud and Nazemi, Mohammadreza. 2015, Pirbabaie, Mohammad Taghi and Sheikh Kanlavi Milan, Ahmad. 2019)	(Agahmanesh, Hussein. 2019; Ezzodin, Manavi. 2019)	10

Category	Subcategory	Repetition in Paper	Repetition in Dissertation	Frequency
Place	Improvement and Renovation	(Azani, Mehri and Abbasi, Sima and Shahryar, Parisa. 2015; Aghaali Khani, Somayeh and Baghdadi, Arash. 2014; Mohammadi, Hamid and Dehghan Kordi, Elaheh and Ebdali, Shirin. 2013; Saeedi Mofrad, Sanaz and Abbaszadeh, Mitra and Esmaeeli, Zahra. 2016; Masoud, Mohammad and Pesaraklou, Ehsan. 2013)	-	5
	Renewal	(Garakani Dashteh, Parnia; Babalou, Amirmohammad. 2022; Noroozikia, Elahe; Bashtani, Seyyede Elham. 2020; Andalib, Alireza and Ebrahimi, Mohammadreza. 2018; Andalib, Alireza. 2016; Sheikh, Neda, and Sara Noorikia. 2017; Asadi Mahalchali, Masoud and Nazemi, Mohammadreza. 2015; Hajizadeh, Bita and Shahrooz Tehrani, Iraj. 2017; Azani, Mehri and Abbasi, Sima and Shahryar, Parisa. 2015; Alipoor Yazdi, Seyyed Mohammad Hussein and Derhami, Seyyed Mahdi. 2013; Alipoor Yazdi, Seyyed Mohammad Hussein and Derhami, Seyyed Mahdi. 2013; Amirkolae, Ebrahim and Khedmati, Zohreh. 2015; Aghaali Khani, Somayeh and Baghdadi, Arash. 2014; Mohammadi, Hamid and Dehghan Kordi, Elaheh and Ebdali, Shirin. 2013; Saeedi Mofrad, Sanaz and Abbaszadeh, Mitra and Esmaeeli, Zahra. 2016, Pakseresht and Rezai, 2013; Sadrian, Zahra, Hosseini, Seyed Bagher, Norouzian Maleki, Saeid. 2014, Masoud, Mohammad and Pesaraklou, Ehsan. 2013)	(Rezaee Farid, Mahsa. 2011)	18
	Body	(Mohseni, Mohammadreza and Ketabchi, Emad and Zandi Atashbar, Ahoora. 2013; Jamshidi, Sara and Emamianfar, Ali. 2019)	(Haji Basari, Sama. 2014; Rezaee Farid, Mahsa. 2011)	4
	Place Identity	(Hajizadeh, Bita and Shahrooz Tehrani, Iraj. 2017)	-	1
	Sustainability	(Tajik, Zohreh, Pourmoosavi, Seyyed Moosa and Sarvar, Rahim, 2019; Pourahmad, Ahmad, Keshavarz, Mahnaz, Aliakbari, Esmail, and Hadavi, Faramarz, 2017; Davoodpour, Zohreh. 2015; Golafshan, Soha; Mohseni, Mohammadreza and Ketabchi, Emad and Zandi Atashbar, Ahoora. 2013)		4
	Worn-out Fabric	(Noroozikia, Elahe and Bashtani, Seyyede Elham. 2020; Pirbabaie, Mohammad Taghi and Sheikh Kanlavi Milan, Ahmad. 2019; Hejazi, Atiyeh Sadat and Zohrehvandi, Parisa and Moosavi, Afrooz Sadat and Mirmohammad Sadeghi, Negin. 2018; Andalib, Alireza. 2016; Mirza Ali, Mohammad and Jafari Sima and Kamali, Roohollah. 2016; Aghaezadeh, Esmael and Soleimani, Mohammad and Toolaie, Simin. 2016; Andalib, Alireza. 2016; Rezaee Tal Zali, Kazem and Azizi, Abdolkarim. 2015; Sadrian, Zahra and Hosseini, Seyed Bagher and Norouzian Maleki, Saeid. 2014; Pakzad, Erfan and Shakibania, Reza. 2014; Daviran, Esmael and Meshkini, Abolfazl and Kazemian, Gholamreza and Aliabadi, Zeynab. 2012; Soleimani, Mohammad and Tavalae, Simin and Karimipour, Yadollah and Aghaezadeh, Esmail. 2011; Sheikh, Neda and Noorikia, Sara 2017; Asadi Mahalchali, Masoud and Nazemi, Mohammadreza. 2015; Hajizadeh, Bita and Shahrooz Tehrani, Iraj. 2017; Alipoor Yazdi, Seyyed Mohammad Hussein and Derhami, Seyyed Mahdi. 2013; Alipoor Yazdi, Seyyed Mohammad Hussein and Derhami, Seyyed Mahdi. 2013; Amirkolae, Ebrahim and Khedmati, Zohreh. 2015; Mohammadi, Hamid and Dehghan Kordi, Elaheh and Ebdali, Shirin. 2013; Pasandideh, Yalda. 2016; Pakseresht and Rezai, 2013; Mohammadi Kaleh Sar, Morteza and Davoodpour, Zohreh. 2017)	(Rezaee Farid, Mahsa. 2011)	24
	Revitalization	(Aghaezadeh, Esmael and Soleimani, Mohammad and Toolaie, Simin. 2016; Jamshidi, Sara and Emamianfar, Ali. 2019)		2
	Revival	(Hatami Ghorpivand, Ziba and Changlavaie, Yoons. 2017)		1

Category	Subcategory	Repetition in Paper	Repetition in Dissertation	Frequency
Place	Regeneration	(Hejazi, Atiyeh Sadat, Zohrehvandi, Parisa, Moosavi, Afrooz Sadat, and Mirmohammad Sadeghi, Negin. 2018; Tajbakhsh, Mona and Pakzad, Jahanshah. 2016)	-	2
Social	Demographic Displacement	(Safari, Samaneh and Saeedi Mofrad, Sanaz. 2022; Pasandideh, Yalda. 2016)	-	2
	Social Cohesion	(Tofighi Mohammadi, Mahdieh, Mashayekhi, Hoda, Bagheri, Maryam. 2013;)		1
	Social Participation	(Zarrabi, Elmira, Farid Tehrani, Sayeh, 2019; Daviran, Esmaeel, Meshkini, Abolfazl, Kazemian, Gholamreza, Aliabadi, Zeynab. 2012)		2
Economic	Low-income Classes	(Mirza Ali, Mohammad, Jafari, Sima and Kamali, Roohollah. 2016)		1

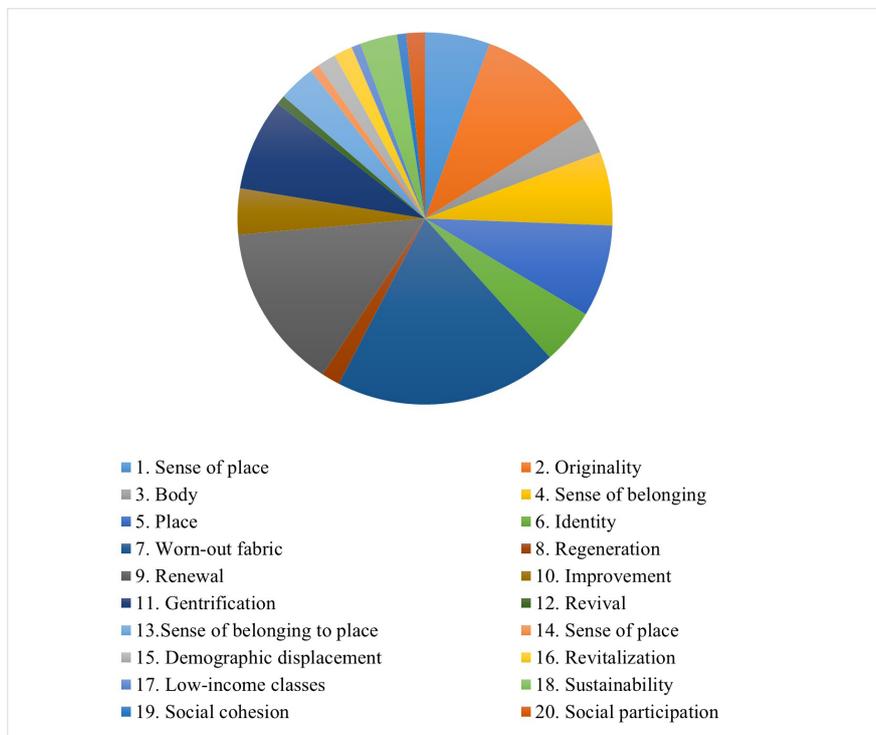


Fig. 1. Frequency of Subcategories in Reviewed References

The coding process in this part of the study is done by using the most frequent concepts used in relevant papers. According to reviews, these concepts can be assigned to three categories, and each category consists of relevant subcategories. Three places (spatial), social and economic categories were extracted according to

the content analysis of the papers. The place category consisted of 16 subcategories and a contribution rate of 95.2, so had the highest importance followed by the social category with 3 subcategories and a contribution of 4, and the economic category with a contribution rate of 0.8.

Table 3. Categorization, Frequency, and Percent of Subcategories (Keywords) and Categories in Studied Papers

Category	Number of Subcategories	Subcategory	Frequency	%	Total Percent
Place	16	Sense of Place	7	5.6	95.2
		Sense of Belonging	8	6.4	
		Place	10	8	
		Identity	6	4.8	
		Sense of Belonging to the Place	4	3.2	
		Originality	13	10.4	
		Gentrification	10	8	
		Improvement and Renovation	5	4	
		Renewal	18	14.4	
		Body	4	3.2	
		Place Identity	1	0.8	
		Sustainability	4	3.2	
		Worn-Out Fabric	24	19.2	
		Revitalization	2	1.6	
		Revival	1	0.8	
		Regeneration	2	1.6	
Social	3	Demographic Displacement	2	1.6	4
		Social Cohesion	1	0.8	
		Social Participation	2	1.6	
Economic	1	Low-Income Classes	1	0.8	0.8

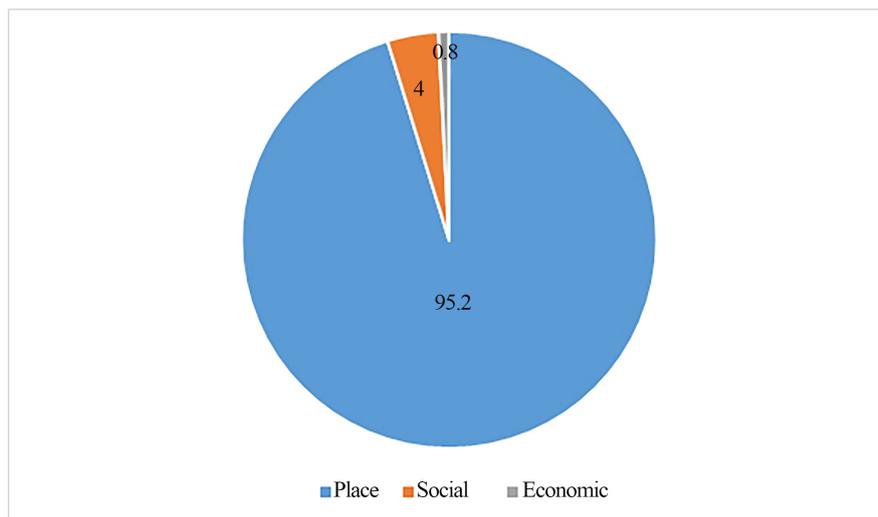
**Fig. 2. Frequency of Categories in Studied Papers**

Figure 3 depicts the content analysis process in this study.

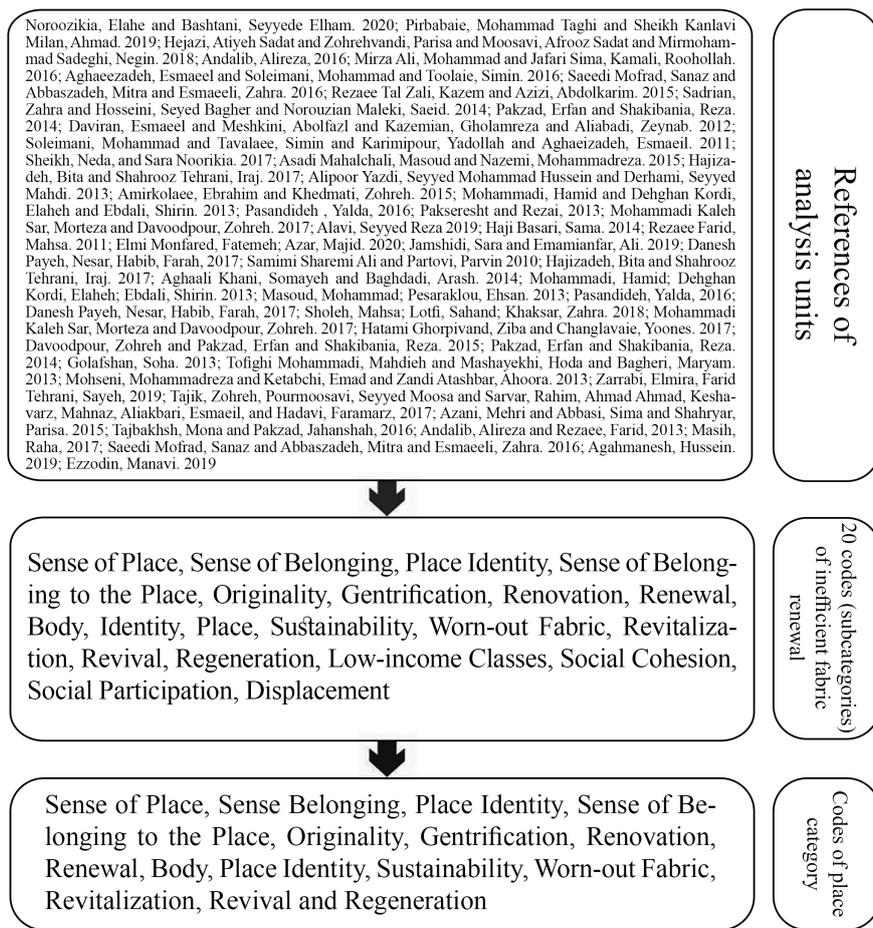


Fig. 3. Qualitative Content Analysis Method

6. CONCLUSION

According to reviewed theoretical foundations and background of study, negative consequences of gentrification caused by renewal projects are as follows: displacement of old residents of neighborhood against their inner desire, higher price of housing and rent fee for previous residents, possible conflict between old and new residents, increased urban density, traffic and parking lot problems, higher racial and economic contradictions during transient or replacement period, disruption of social organizations in residential neighborhoods, increased social harms such as insecurity, etc., missing memorable areas, and destruction of historic monuments and urban signs to take profit from capital market, higher price and changed nature of local services, reduction in population rate of gentrified areas, displacement of commercial and industrial activities, losing affordable housing, and imposing pressures caused by displacement and housing demand in adjacent poor areas, and decline in or loss of social capitals, such as sense of belonging, sense of place, social cohesion, etc. According to the connection between studied references and the research subject, of reviewed 99 papers (analysis subjects), 8 were strongly relevant,

16 were relevant, 14 were indifferent, 7 were irrelevant, and 6 were strongly irrelevant. Moreover, the results indicate that the place category (with 16 subcategories and a contribution of 95.2) had the highest importance in the renewal of inefficient fabrics in Iran. The subcategories of this category included a sense of place, sense of belonging, place, identity, sense of belonging to the place, originality, gentrification, renovation, renewal, body, place identity, sustainability, worn-out fabric, revitalization, revival, and regeneration. This indicates a lack of attention to the semantic aspect of the place in addition to two body and function aspects in the renovation projects for urban inefficient fabrics, so the single physical and functional concentration has led to displacement and immigration of low-income classes living in these fabrics and being replaced by wealthier classes. This issue has resulted in the lower semantic aspect of the place, such as sense of place, sense of belonging to the place, and place identity. This category is followed by the social category with subcategories of social cohesion, demographic displacement, ad social participation (with a contribution of 4) and the economic category with the subcategory of low-income classes (with a contribution of 0.8).

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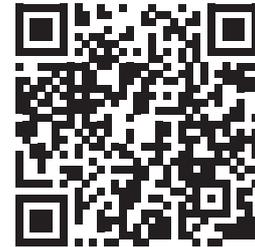
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