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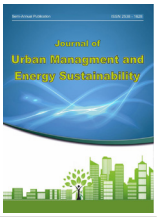

CASE STUDY RESEARCH PAPER

Clarifying the Conceptual Framework for Managing Inefficient Urban Fabric in the Last Three Decades (Case Study of Hamedan)

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ABSTRACT

Urban regeneration is vital for addressing environmental and economic challenges in inefficient urban areas. In Iran, the transition to a neighborhood-based approach has struggled due to centralized management. This study examines the management patterns of Hamedan's inefficient urban fabric over the past three decades, focusing on policy and strategy changes. This research employs a qualitative, interpretive approach, utilizing content analysis method, document analysis, library research, policy review, and semi-structured interviews with 11 key stakeholders in Hamadan. By analyzing urban revitalization projects, field observations, and resident interviews, the study identifies dominant intervention approaches over the past three decades and proposes a management model for inefficient urban fabric. The study highlights critical challenges in urban fabric management and proposes specific models for effective governance. The findings indicate that the management of inefficient urban fabric is significantly influenced by political, economic, and social changes, with an increasing shift toward social and participatory approaches. To enhance the management of inefficient urban fabric, integrated and multidimensional strategies are essential. The proposed models provide a foundation for future research and practical applications in urban regeneration.

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INTRODUCTION

The rapid increase in urbanization and the unplanned expansion of cities and their rapid horizontal growth, in addition to the phenomenon of urban sprawl and marginalization, lead to the creation of communities and an unstable form of cities, followed by the decline of economic power and social equality, and destruction and declin (Jamshidi et al, 2023) .Inefficient urban fabric refer to areas that face serious challenges due to physical deterioration and weak infrastructure (Izadfar et al., 2020). These fabric are usually the result of uneven urban growth and misguided policies from past decades, leading to numerous economic, social, and environmental problems (UN-Habitat, 2020). In recent years, organizing these fabric has become a primary challenge for urban managers. These areas face structural and functional problems and cannot effectively meet the needs of their residents; their instability poses a challenge to sustainable urban development (Keshavarz, 2010).In Iran, Inefficient urban fabric refers to areas within the legal boundaries of cities that are vulnerable due to physical inefficiency and inadequate access to services and infrastructure, resulting in low spatial, environmental, and economic value. According to the definition by the Supreme Council of Urban Planning, Inefficient urban fabric can be identified by characteristics such as small-scale physical structure, instability, and impermeability (Roshan Ali and Andalib, 2018). The old fabric of the cities of the country have enjoyed a certain dynamics and structure with the structure and function of their inhabitants, but today, due to neglect, worn-out texture in Iran has become one of the most important urban problems. One of the main reasons for this is the lack of attention to the issue of identity and its physical dimensions in these fabric. On the other hand, today, with the rapid growth of urbanization and the lack of space in most areas, the use and exploitation of all the potential facilities of the city, such as worn out texture, is felt more than ever (Moradi et al,2020). Analyzing management patterns in dealing with these fabric is crucial as it helps improve living conditions and can prevent the spread of inefficiency. The renovation of Inefficient urban fabric is no longer merely a physical approach. Past experiences have shown that the dominance of sectoral thinking and lack of attention to participatory dimensions only shifts the problems of these fabric from one place to another (Roshan Ali and Andalib, 2018).In recent decades, significant changes have been observed in the management patterns of these fabric, shifting from purely physical interventions to community-centered approaches (Baniamerian et al., 2021). Despite extensive efforts to improve conditions in these fabric, many programs have not yielded desirable results due to the absence of an integrated approach. In Iran, these fabric are vulnerable due to physical deterioration and lack of infrastructure. The city of Hamadan is a prominent example of this situation, where residents' economic problems hinder sustainable renovation.Numerous studies have been conducted on managing Inefficient urban fabric. For instance, Andalib (2024) emphasizes that the management system for revitalizing these fabric requires comprehensive perspectives and rationality to achieve the goal of balanced revitalization of deteriorated areas. Additionally, Miskowis et al. (2022) examined the impact of participatory processes in regeneration projects and found that success in regeneration necessitates acquiring comprehensive knowledge about the nature of the space and its residents.Ultimately, the primary aim of this research is to explore management patterns of Inefficient urban fabric in Hamadan over the past three decades to identify changes in these management patterns. For this purpose, content analysis and document review methods were employed, and a conceptual framework suitable for the current situation in Hamadan was proposed. This framework has the potential for coordination among various institutions and responds to stakeholder needs to enhance the regeneration process. The research results

contribute to a better understanding of existing challenges and opportunities and pave the way for developing effective solutions. Feel free to ask if you need any further assistance

MATERIALS AND METHODS

The current research adopts an interpretive and qualitative approach to examine and analyze the revitalization of Inefficient urban fabric. To refine the conceptual framework, a combination of document analysis, library research, examination of higher-level documents, relevant laws, and semi-structured interviews (with 11 key stakeholders in the field of urban revitalization in Hamadan) has been conducted. This effort aims to extract their perspectives on intervention approaches in the Inefficient urban fabric over the years under study.Initially, the study focuses on analyzing policy documents and laws, as well as predominant approaches in the management policy interventions in Inefficient urban fabric over the past thirty years (from 1991 to 2021) in Hamadan. This includes an examination of the most significant urban revitalization projects in the city to conduct a comparative analysis of intervention approaches in these fabric.Subsequently, through field observations and interviews with residents of these fabric, the research evaluates the impacts of these projects on the physical, social, and economic texture of the city. Finally, using content analysis of documents and interviews, dominant approaches to intervention in the dilapidated and Inefficient urban fabric of Hamadan during the studied years are identified. Ultimately, a model for managing the Inefficient urban fabric of Hamadan is proposed.

Inefficient urban fabric

Urban complex refers to a wide area that is created by the expansion and connection of many cities and towns. In such a way that in the same physical connection they usually maintain their separate existence, in other words, the urban complex is a spatial area consisting of one or more main cities and population, production and service centers around them that have Economic, social and physical-spatial relations are mutual, direct, continuous and increasing with each other and form a single market of housing, employment, services and elegance(Jamshidi et al, 2023). Urban fabric refers to the intricate blend of physical and social structures that compose a city, encompassing buildings, streets, public spaces, and the overall layout of neighborhoods. It represents the spatial organization and character of urban areas, shaping how people interact with their environment and each other. The urban fabric is essential for understanding urban design as it reflects the historical, cultural, and social contexts that influence a city's evolution (Kreo, 2022). The city's texture is divided into legal, national and international works, legal texts and illegal textures. Urban texture can be categorized geographically and temporally in six types: historical texture, middle tissue, new texture, peripheral tissue, and cellular tissue. Urban texture in terms of their functional quality can also be categorized according to the weakness or lack of some qualities in the body or their function under different titles (Khayami et al,2020). Urban management is a scientific field that examines and analyzes the processes and structures related to the administration of urban affairs. This concept encompasses various definitions shaped by the distinct characteristics of cities and their social and economic needs. Inefficient urban fabric refers to areas within the legal boundaries of cities that are vulnerable due to physical deterioration, inadequate access to facilities, services, and urban infrastructure, and possess low spatial, environmental, and economic value (Kreo, 2022).This has consistently been one of the most significant challenges facing urban management.Inefficient urban fabric constitute a considerable portion of the surface area of historical and old cities. These fabric suffer from a wide range of physical, functional, traffic-related, and environmental problems while also representing the most significant capacity of cities for land use for housing

populations, providing open service spaces, and improving environmental conditions. Such inefficiencies are often caused by infrastructure deterioration, a mismatch between public services and the actual needs of citizens, and weaknesses in urban management.Another aspect of inefficiency in urban fabric is the lack of active citizen participation in decision-making processes, which leads to a decrease in public trust in management institutions. Consequently, this lack of participation can result in incorrect and ineffective decisions that ultimately negatively affect the quality of life for residents. Therefore, in many cases, inefficient management stems from neglecting the real needs of residents and a lack of coordination among various institutions. One successful model for managing Inefficient urban fabric is the urban revitalization approach, which helps rejuvenate dilapidated spaces and enhance the quality of life for residents. This approach includes identifying the strengths and weaknesses of old fabric, creating new infrastructure, and improving public services. Additionally, active citizen participation in the decision-making process is considered one of the fundamental pillars of this model.

Overview of Management Patterns for Inefficient urban fabric

The term "regeneration" derives from the verb "regenerate," which signifies the processes of reviving, revitalizing, and regrowing. In urban studies, urban regeneration encompasses efforts to improve and renew areas that have faced decline or deterioration. This process often involves social, economic, and environmental revitalization initiatives (Zhang et al., 2023). Recent literature describes "urban regeneration" as a broad term that includes various dimensions such as improvement, renewal, restoration, empowerment, and rehabilitation.Urban regeneration is an integrated process that facilitates the creation of new urban spaces while preserving key spatial features—both physical and functional—of the existing area. This approach results in urban environments that maintain significant similarities to their predecessors but also showcase substantial conceptual differences (Cerreta and La Rocca, 2021). Furthermore, urban regeneration aims to breathe new life into areas at risk of deterioration and to prevent decline across various aspects of life, economy, and environment. It seeks to remove these areas from cycles of decline and promote sustainable development (Nazari et al., 2020). Inefficient urban fabric stem from the problems caused by the Industrial Revolution and the World Wars, which led to widespread devastation in cities. European countries began urban renewal in the 1960s, attempting to realize their modernist ideals by clearing slum neighborhoods. These reconstructions required government intervention to address labor market and financial issues, and a top-down management perspective dominated these actions.By the late 1960s, urban residents became aware of the negative consequences of renewal programs. Despite significant investments, promises of improvement were not fulfilled, leading to a focus on social and non-physical aspects such as rehabilitating low-income households. From the 1970s to the 1990s, physical interventions remained a priority, but there was also an increased focus on the execution and financial mechanisms of renewal.Since the 1990s, urban revitalization has emerged as a key solution to address sustainability issues in cities, emphasizing balance between public and private sectors. This approach involves collaboration among various institutions. Analyzing the evolution of policies shows that each period has had its specific approach to intervening in old fabric, and common management patterns in inefficient urban fabric have been designed to improve living conditions and enhance the quality of urban environments. These patterns typically include comprehensive planning, citizen participation, and the use of modern technologies, which can be categorized into four groups:

1. Physical Approaches: These approaches primarily focus on physical interventions and upgrading urban infrastructure. Physical theories include perspectives aimed at improv-

ing the physical and structural conditions of Inefficient urban fabric through demolition and reconstruction, infrastructure enhancement, and improving accessibility and public spaces (Reyhan et al, 2023). These approaches have often dominated urban planning in past decades and have been primarily driven by governments and public organizations (Hadi Sarvari et al., 2021).

2. Social Approaches: In contrast, social approaches emphasize the importance of community and local stakeholder participation in planning and decision-making processes. Participatory and community-centered theories believe that active community involvement in urban revitalization processes can lead to more sustainable outcomes. These approaches also address the social and economic aspects of Inefficient urban fabric and aim to improve residents' quality of life through empowerment programs, education, and enhancing local capacities (Yazdankhah et al, 2021).
3. Technological Approaches: In recent years, the use of modern technologies such as information systems in managing inefficient urban fabric has become prevalent. These approaches are based on the belief that leveraging technology can aid in better data analysis, trend forecasting, and more accurate decision-making (Ghasemi et al., 2015).
4. Integrated and Comprehensive Approaches: More modern theories highlight the importance of integrated approaches that combine physical, social, and technological interventions. These theories seek to create more comprehensive frameworks for managing Inefficient urban fabric where all dimensions of urban problems are addressed in a coordinated manner. These approaches also emphasize the necessity of adapting strategies to local conditions and specific needs of each area.
5. Complex Systems Approach: The complex systems approach examines and Inefficient urban fabric as dynamic and multidimensional systems influenced by various factors (Salari Sadroi and Kiani, 2018). This approach posits that effective management of these fabric requires attention to complex interactions among different components of urban systems, with interventions designed to be flexible and adaptable. The complex systems approach advocates for scenario-based decision-making and modeling to predict the impacts of interventions.

Despite efforts to organize dilapidated areas, many programs have failed due to a one-dimensional perspective and insufficient attention to human structures. Comprehensive approaches such as urban sustainability and sustainable development have emerged in recent decades to enhance quality of life and create a balance between growth and protection. One successful model for managing these fabric is the urban revitalization approach, which helps rejuvenate dilapidated spaces. Additionally, alongside formal planning, there exists an informal realm rooted in history, culture, and economics. This realm does not have a clear boundary with the formal domain and has significant influence and reach. Consequently, formal planning has often reacted passively when confronted with the realities of this realm. This situation highlights the necessity for a reevaluation of the urban planning system to better address the actual needs and challenges of communities.

3.Overview of Urban Management of Inefficient fabric Hamadan

The city of Hamadan, located in western Iran, with an area of approximately 20,000 square kilometers and a population of nearly 800,000, serves as one of the country's historical provinces. Its unique geographical, demographic, and historical characteristics provide a suitable context for examining inefficient urban fabric. The central area (the old section) of Hamadan has developed irregularly with narrow alleys and plays a key role in the social and economic life of its residents. In contrast, the areas beyond the ring have developed in a somewhat orderly

manner, with some parts being completely grid-like. Therefore, the revitalization areas in Hamadan are categorized nationally, provincially, and at the municipal level into five groups:

- Areas and neighborhoods in disarray located within the historical texture of the city.
- Areas and neighborhoods in disarray surrounding urban centers.
- Disordered areas within a historically rural texture.
- Informal settlements.
- Inefficient areas with heterogeneous land use in the urban environment.

During the Qajar era, Hamadan was characterized by a strong central structure, a central bazaar, and neighborhoods clearly connected to this central structure, creating a beautiful urban texture. The presence of a river in the middle of the city, bridges and related elements, as well as historical hills, gardens, and castles depicted a harmonious form of urban living before 1920, In the era of Reza Shah, the historical texture of Hamadan was subjected to attacks, and the foundations for modernity began to emerge after 1925 with the presence of engineers from the Ministry of Interior in the city. The establishment of a new urban system and the construction of six main streets marked the beginning of a confrontation between tradition and modernity in urban life.The first large-scale intervention in Hamadan's urban texture began in 1308. Events after 1931 replaced existing structures with new ones gradually completing this process. The bazaar was fragmented due to the construction of squares and streets, losing its power (https://udrc.ir, accessed on 2024). Population shifts occurred in the city center as modern buildings began to emerge. Although new streets and networks were imposed on the city during this period, the underlying structure managed to maintain its form. Gradually, Hamadan changed with continued street construction, leading to covered rivers turning into sewage systems and slowly disappearing from daily life. The mechanized lifestyle also eradicated previous ways of living .In the 70s, the first comprehensive plan for Hamadan was officially prepared, proposing an expansion for the city towards gardens and fertile lands. This development process coincided with strange demolitions in this area. After the war and largely due to imitative planning from Tehran in the Jolān neighborhood, a significant portion of Hamadan's historical texture was destroyed. In the 80s, the city suddenly expanded towards surrounding villages and outside intercity transport lines, gradually losing its harmonious shape while informal settlements emerged around it. From this time onward, imbalance began to lead to declining quality in urban life.According to studies conducted by the Urban Development and Revitalization Company (2017), approximately 2,540 hectares out of 5,600 hectares of Hamadan's area fall within urban revitalization zones. Notably, despite all interventions made, not only has there been no reduction in deterioration in the central area but it has also led to further decline. As a result, per capita income for residents is below the city average while unemployment rates are higher than average. Residential units are low-quality with higher occupancy rates than urban averages and face numerous environmental problems. Residents' access to urban services and infrastructure conditions are inadequate. Additionally, social anomalies are significantly higher than urban averages.Historical and cultural identity has been neglected; social status has declined in these areas leading to the replacement of lower-income groups (Al-Asadi et al, 2024). Furthermore, according to reports from the General Directorate of Roads and Urban Development in Hamadan Province in 2020, there were 15 ongoing urban revitalization projects across the province. These projects include improvements to drinking water networks, electrical networks, construction of sports halls and cultural complexes, clinics, local parks, sewage systems, libraries, mosque renovations, completion of riverbank walls, urban infrastructure improvements and reconstruction efforts (https://udrc.

ir, accessed on 2024). All these initiatives reflect an approach reminiscent of the 1960s focused on physical changes while less effort has been made regarding informal settlements.On another note, upper-level planning approaches have failed to provide an appropriate vision for developing and revitalizing these neighborhoods. The proposed detailed plans for these neighborhoods have not adequately considered spatial connectivity or their spatial identities—physical or functional

DISCUSSION AND FINDINGS

Considering the content analysis method employed in this article and the review of documents and historical periods related to the city of Hamadan, the steps of this method will be examined in the following sections.(Tab. 1)

1. Defining the Purpose and Research Questions: In this stage, the main objective of the research is clarified, and key questions aligned with the primary research goal are formulated. These questions specifically address various aspects of the Inefficient fabric of Hamadan.
2. Systematic Review of Texts: After determining the research questions, relevant sources related to the topic are collected from various materials, including historical documents, scientific articles, existing statistics, and interviews, to provide the necessary data for analysis. In the section on foreign articles, scientific studies and research conducted by researchers indexed in databases such as Scopus, ProQuest, Emerald Insight, Science Direct, Google Scholar, and Semantic Scholar were selected as the statistical population. Additionally, Iranian search engines like Elmnet and Google Scholar were utilized to search for Persian documents.The results of the search for terms related to "management patterns of inefficient urban fabric" from 2018 to the first half of 2023 included numerous studies. The main focus was on the keywords "pattern," "management," and " Inefficient urban fabric" Emphasizing these keywords reduced the number of search results from 2018 to 2023 to 1271 documents (116 English studies and 1155 Persian studies).
3. Data Analysis:The collected data will be examined using appropriate analytical methods. This includes identifying patterns, trends, and relationships among the data, which can lead to a deeper understanding of the status of inefficient fabric in Hamadan. This Screening process was conducted based on specific criteria, as shown in (Fig. 1). In the final stage, the full texts of the documents were reviewed in terms of structure, content, and methodology. After removing low-quality and less relevant documents, a total of 45 documents remained for analysis in the research. (Fig. 1)
4. Interpretation of Results: In this stage, relevant information for analysis is extracted from the related documents. This process is conducted using a checklist tool to ensure that the obtained information is suitable

Table 1: Research Criteria and Questions

Criterion	Questions
What	What concepts constitute the management patterns of inefficient urban fabric, and what key factors and components influence this process?
Which Community	Which community should be studied to present the management pattern of inefficient urban fabric, and what groups does this community include, such as residents, stakeholders, and related institutions?
Time Constraints	What specific time period should be considered for examining the sought-after factors in order to present the management pattern of inefficient urban fabric, ensuring it includes recent changes and developments in this area?
Methodology	What methods have been used to address the research problem?

and relevant for the research objectives and addresses the research questions. The results of this study indicate that during the thirty-year period (1991-2021), two distinct approaches can be identified in dealing with the inefficient texture of Hamadan.The first period reflects a dominant intervention approach characterized by modernization accompanied by economic anomalies and project-centric strategies, without considering the participation of residents and the local community, similar to other major cities. The second period represents an urban market-making approach that emphasizes engaging residents and the local community through facilitation and the establishment of neighborhood development offices, shifting the focus in government and the public sector from modernization and project-centric strategies to sustainable urban market-making.

- 5. Step Five: Data Analysis and Coding: The information extracted from various documents will be analyzed and coded using the qualitative data analysis software MAXQDA 2018. In this stage, initial research codes will be generated and then categorized into more abstract concepts known as themes. Additionally, the extracted categories will be examined in terms of their content and predictive roles within the research framework. In this study, a total of 60 initial research codes have been summarized into 16 concepts and 8 categories, representing the highest level of abstraction from a single concept. (Tab. 2)

The output of the MAXQDA software indicates the components and codes extracted from the data, which assist in qualitative analysis. This tool allows researchers to systematically code data and identify existing patterns. These steps help ensure that the research findings are not only valid and reliable but also lead to a deeper understanding of the subject under study. Ultimately, the results of this research can contribute to the development of theories and practical solutions in the management of inefficient urban fabric (Fig. 2).

6. Quality Control of Findings: Quality assessment and validation of findings are crucial stages in the systematic review of literature. There are various methods to measure research quality. Ali, and Yusof (2011) identify the most important criteria for evaluating research quality as validity, reliability, and generalizability. In this study, to assess the quality of findings and ensure the coding and extraction of concepts, the coding process was supervised by two academic experts in the relevant field. The results of this evaluation were calculated using the Kappa coefficient. The output from SPSS software indicates that the level of agreement between the two coders was 0.727 at a significance level of 0.000. Since the significance value is less than 0.05, the robustness of the extracted codes is confirmed, indicating appropriate reliability of the extracted codes. (Tab. 3)

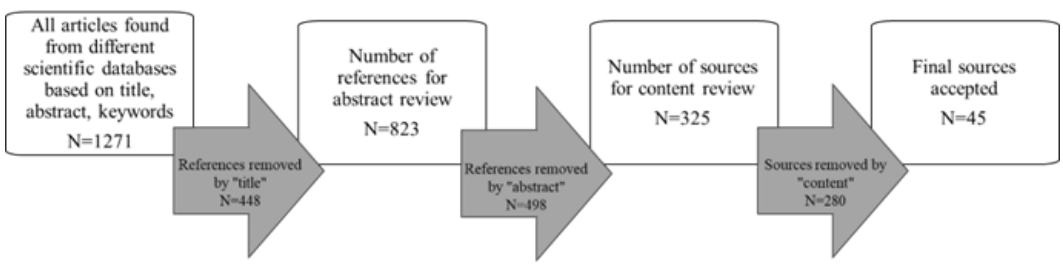

Figure 1: Screening process

Table 2: category of Analysis of Management Patterns of Inefficient Urban Fabric

category	Concepts	Initial Codes	Frequency	Some Sources
Analysis and evaluation of the current situation	Identification of dilapidated for Inefficient urban fabric.	Extraction and refinement of decay maps / Field survey at the neighborhood level	8	McDonald et al., 2009 Haji Ali Akbari: 2018 Shafii Dastjardi, 2019
	Historical and cultural analysis	Development of comprehensive GIS systems / Identification of inefficiency dimensions	5	
Inter-agency participation and collaboration	Formation of local committees	Determining inter-agency interaction methods / Identifying and prioritizing inefficient fabric / Communicating action plans to responsible institutions	9	Andalib et al2014, Kalantari etal,2009, HabibiMaghsoudi, 2007, Shamaei, 2005,Glaeser Gyourko, 2005,California Health, 2005, Jahanshahi, 2003
	Development of social capital	Strategy for interacting with the public	13	Lotfi, 2012,SedaghatRostami et al, 2011,Izadfar et al, 2020, Lawless, 2010
Developing operational programs	Needs assessment	Clarifying macro approaches and policies / Drafting and approving related national documents / Formulating laws, regulations, and guidelines / Reviving related laws	11	McDonald et al., 2009, Haj Ali Akbari, 2011, Shafiei Dashtjerdi, 2012, Planning and Budget Organization, 2016, Iran Statistical Center, 2017
	Selection of intervention type	Modernization / Reconstruction / Revitalization / Support and participation in establishing urban revitalization headquarters from national to local levels	14	Jafari, 2021; Naderi et al., 2021; Sheikhi & Shabestari, 2021
Execution and monitoring	Project implementation	Comprehensive and integrated action / Enhancing physical quality / Accessibility / Stabilizing services	34	Zhang et al., 2016; Zhang et al., 2021; Richmond Council, 2009
	Continuous oversight	Monitoring / Community-oriented / Strategic / Comprehensive	4	Brown, 1829, as cited in Mahone, 2018, Tremblay et al., 2010, Gass & Varonis, 1984
Preserving cultural and historical identity	Protection of cultural heritage	Satisfaction security / Reducing barriers to stakeholder participation / Sense of belonging	12	American Psychological Association, n.d, Gass & Varonis, 1984
	Creating public spaces	Establishing and operating development institutions (real and legal) / Activating NGOs / Establishing local facilitation offices	17	Oswalt et al, 2013,Andalib et al,2014, Kongsombat,2010, Temelova, 2007, Bohannon, 2004, Sternberg, 2002, Walkowiak & Frazier, 2000),Attoe & Logan, 1989

category	Concepts	Initial Codes	Frequency	Some Sources
Social and economic sustainability	Empowering residents	Sustainability and social cohesion / Place security / Desire for renewal among residents / Contribution of the private and public sectors	8	Naderi et al., 2021; Andalib, pages 280-281; Sharhan Consulting Engineers, pages 280
	Development of tourism and cultural spaces	Value appreciation / Residential transparency / Security / Meeting basic needs / Job creation	22	Roberts & Sykes, 2012; Seo & Joe, 2020; Laursen, 2008; Unhabitat, 2003
Urban infrastructure development	Improving infrastructure	Economic efficiency / Sustainability / Environmental	17	(Lotfi, 2012) (SedaghatRostami et al., 2011) (Izadfar et al., 2020) (Lawless, 2010)
	Preserving ecosystems	Identifying environmental and economic values / Urban development drivers / Capacity building and institutional development / Changes in quality of life / Investment savings in construction / Environmental sustainability / Spatial concentration	9	Tanrıkul, Hoskara, 2019; Couch et al., 2013; Roberts & Sykes, 2012; Seo & Joe, 2020; McCarthy, 2007; Agan & Arken, 2003; Kim
Promoting urban resilience	Resilience education	Principles / Dimensions / Aspects / Strengthening education to accelerate energy reduction actions / Advocacy / Planning and learning	8	Zhang et al., 2016; Kamrowska-Zaluska, 2016; Seo & Joe, 2020; Zhang et al., 2021; Kim et al., 2020
	Planning for future changes	Identifying environmental and economic value / Community-oriented efforts	9	Haji Ali Akbari, Shafii, 2021; Council of Ministers, 2021

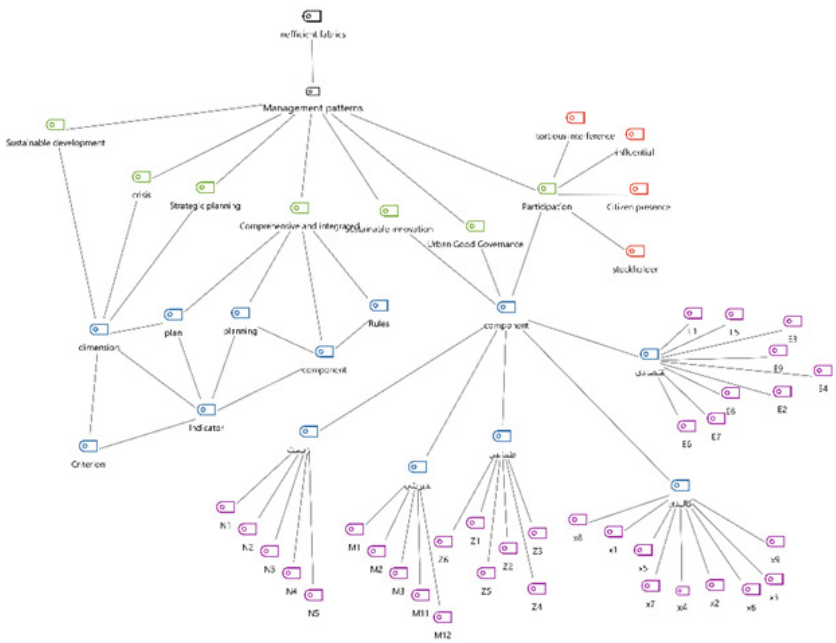

Figure 2: Output of MAXQDA Software for Extracting Components and Codes

RESULTS AND CONCLUSION

- The present research aims to provide a model for managing inefficient urban fabric in the city of Hamadan over the past three decades. In this study, after searching for keywords, existing documents were screened and evaluated, and the remaining documents were analyzed through content analysis, coding, and summarization. The extracted codes were then presented to experts for evaluation and to obtain a consensus coefficient, and ultimately, the proposed model is presented in the form of (Fig. 3). Management patterns in inefficient urban fabric typically include comprehensive planning, citizen participation, and the use of modern technologies. However, in Hamadan, traditional urban management approaches that focus more on physical and structural actions have failed to address the social and economic problems of these fabric. Research indicates that in the 1991s, interventions were primarily physical and emphasized structural improvement. Although participatory approaches gained more importance from the 2000s onward, the traditional approach continues to be implemented in practice. Meanwhile, the prevailing global model has shifted towards integrated management with the participation of residents and local stakeholders, which is considered one of the key principles in planning and executing revitalization projects. Since the late 2000s, efforts have been made to base revitalization on facilitation policies and establish renovation service offices; unfortunately, these actions have not yielded significant results. One of the main issues in Hamadan is the mere imitation of Tehran. Planning at the macro level occurs in Tehran, with other cities following suit. This has led to a lack of alignment with the specific needs of each city and a decrease in project effectiveness. In general, the failure of managing inefficient urban fabric can be attributed to a lack of attention to stakeholder identification, clarity of objectives, incomplete planning, and improper execution. The main challenges in managing these fabric include continuous changes in regulations and laws, the existence of overarching documents with limited views focused on reconstruction and renewal, changing stakeholder needs, and the entry of new actors. The effective roles of government, private sector, NGOs, and civil society are often overlooked in these regulations. Inefficient urban fabric in Hamadan and other cities in Iran require innovative and integrated approaches that leverage comprehensive participation from stakeholders due to their complex and multifaceted challenges. To address these issues, urban managers must create suitable environments for citizen participation and strengthen social communications to move towards more efficient and accountable management. Many problems within inefficient fabric stem from a lack of attention to residents' opinions and needs; therefore, creating appropriate platforms for participation can enhance the efficiency and effectiveness of urban management. Successful implementation of revitalization projects requires harnessing

Tabel 3: Kappa coefficient

Symmertic Measures					
		Value	Asympotic Standard Error	Approximatr Tb	Approximate Significance
Measures of Agreemdnt	Kappa	0.787	0.62	13.590	0.000
N of Vaild Cases		293			
a. Not assuming the null hypothesis					
b. Using the asymptotic standard error assuming the null hypothesis					

powers, mobilizing resources, local community initiative, and a bottom-up approach.

- The present research has provided a model for managing inefficient urban fabric in the city of Hamadan over the past three decades. In this study, after searching for keywords, existing documents were screened and evaluated, and the remaining documents were analyzed, coded, and summarized using content analysis. The extracted codes were then presented to experts for evaluation and agreement coefficient extraction, and finally, the proposed model was presented in the form of Figure 3. The proposed model for managing the inefficient urban texture of Hamadan is designed as a comprehensive framework to enhance the quality of life for residents and preserve the cultural identity of these fabric, not only for Hamadan but also for other inefficient fabric across the country. These levels operate simultaneously in a dynamic cycle to effectively contribute to the regeneration of inefficient urban fabric.
- This framework is categorized into four main levels:
- Strategic Level: This includes analyzing the current situation and inter-agency collaboration to identify problems and needs. This stage begins with analyzing the characteristics and issues of each texture and examining its cultural history. Subsequently, inter-agency collaboration is carried out by forming local committees and strengthening social capital to ensure all stakeholders participate in the decision-making process.
- Operational Level: This involves developing specific operational programs and monitoring their implementation, which includes needs assessment and selecting the appropriate type of intervention (renewal, reconstruction, or regeneration). Additionally, project execution and continuous monitoring of their progress are conducted to ensure that established goals are achieved.
- Social Level: This focuses on preserving the cultural and historical identity of the fabric and empowering residents through education and job opportunities, which includes protecting cultural heritage and creating public spaces to strengthen residents' sense of place attachment.
- Sustainability Level: This is dedicated to improving infrastructure and promoting urban resilience to address future challenges

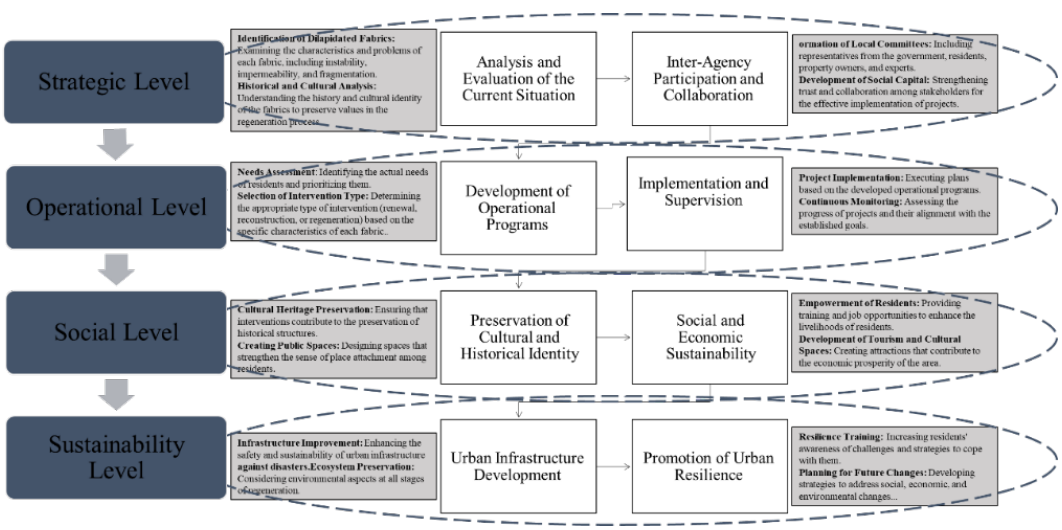

Figure 3: The Proposed Model for Managing Dysfunctional Urban Tissue in Hamedan

- This research focused on the city of Hamedan and aimed to provide a framework for improving the status of its urban fabric by examining management patterns over the past three decades, thereby laying the groundwork for sustainable development and enhancing the quality of life in Iranian cities, while also taking effective steps to improve the conditions of inefficient urban fabric in Hamedan.

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