



Identify and organize informal habitats (Case study: Boroujerd Ebrahim Abad neighborhood)

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Received: 01.02.2015; Accepted: 06.06.2015

Abstract. Most of the organizations and institutions do not have specific program in unusual neighborhoods, including the case, and those who implemented, or have implemented some programs or are going to implement, the activities are just from the specific angle of their own organizational profits, and cannot make any difference in these neighborhoods. These programs cannot make considerable changes in the mentioned neighborhoods, and on the other hand, empowerment staff has facilitator and guide role in the empowerment of the target neighborhoods and in addition to intelligent use all capacity of the organizations and different governmental and public institutions, it is necessary to use all capacities and capabilities of the residents of these areas. Ebrahim Abad neighborhood which is one of the main and old neighborhoods of Boroujerd City, with an area of 493206 square meters, has about 17244 residents. This neighborhood is in within the limits of region 8 of Boroujerd City. Considering that the area of region 8 is 2687046 square meters, the Ebrahim Abad is 18.35% of total area of the region. The population of the region is also 43607, so Ebrahim Abad neighborhood constitutes 39.5% of total population of region 8.

To explain the subject in this study, the criteria including structural and urban planning, fundamental and service, social and cultural, economic, legal and ownership, operational and environmental principles have been exploited that, considering all of them, it is possible to recognize the neighborhoods with informal settlements from the urban official neighborhoods. These principles have been used in this study in order to identify the informal neighborhoods of Boroujerd City from its other neighborhoods. As the research method in the informal settlement neighborhoods, the number of households and neighborhood area were assessed on the base of latest statistic. Sample numbers were specified with Couchran sampling method. Also, the type of sampling was random. After completing the questionnaire and data collection, the results were analyzed and by swot and were used in the process of research. In this way, all tools and methods have been used in these studies, as much as possible.

The result of this survey is to identify some issues and problems such as texture problems ((poor access, insufficient lighting, poor coverage, exhaustion, etc.), lack of fundamental services in various areas, youth unemployment, low income, seasonal employment, exhaustion and low quality construction and houses materials, garbage and sewage and herd of homes and annoying activities in environment and insects and sly animals, that some strategies and solutions are presented in order to eliminate them.

Keywords: Habitation, Settlement, Informal, Swat, Boroujerd

1. INTRODUCTION

With the onset of rapid rural migration to urban areas (1340 decade and later), many neighborhoods and areas around the city were occupied by immigrants spontaneously. These neighborhoods were the symbol of physical, economic, social and environmental poverty from the same time. But passing time since the start of migration, the population of slums around the cities not only has increased as a result of breeding, but also, its spread is effected by reproduction of urban poverty and the migration of urban poor groups. So, the rate of migration of villagers to the community has been very slow, but, cycle of urban poverty and increasing new generations have consolidated the position of these neighborhoods, and have increased their density continuously. Boroujerd is not also excluded from this rule, and it is one of the cities involved with the issue of informal settlements. In 2006, Boroujerd city, with a population of 229,541, placed more than 25% of total population of urban areas of the province and it is the second great and populous city of Lorestan province. According to studies, 28.9% of Boroujerd population is settled in informal settlement neighborhoods. Among the major problems of informal settlement neighborhoods are cultural, economic, social, physical, etc. poverty. Poverty, unemployment, low

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per capita income of neighborhood residents are among the problems that lack of removing them intensifies the social problems. Resolving these problems is in charge of the promotion and strengthening of the informal settlements.

Problem expression and research method

This study consists of five stages as follows:

- First stage: to study the urban poverty area and identification of slums (informal settlements)

At this stage, explaining research problem and theoretical principles of research, the informal settlement neighborhoods have been specified in the city, with by studying the position of Boroujerd city in the region and the migration flow to the city, and the population and economic characteristics of the city and zoning of its textures.

- Second stage: determining the target neighborhoods based on different criteria and a brief assessment of status of service, urban and organizations of the people's improvement and management in these areas.

The aim of the studies of this stage is for the selection of target neighborhoods on the base of different social-economic, structural and fundamental, environmental, ownership and legal status criteria and measuring the capability of public sector and analyze of its future programs and also the capability of active nonpublic institutions, that through the provision and distribution of questionnaire in the level of different urban organizations, while recognizing the implemented, ongoing and future proceedings and programs, the quantity and quality of existing services and, totally, the status of services in these neighborhoods by te urban management has been studied.

- Third stage: survey and recognition of the economic, social and structural characteristics of target neighborhoods.

At this stage, while expressing how to survey and sample and formation of focused discussion sessions in the target neighborhoods, people's needs measurement and recognizing the economic, social and physical structure of target neighborhoods using quantitative and qualitative techniques, to provide rehabilitation and empowerment programs have been specified.

- Forth stage: developing empowerment and improvement of the target neighborhoods

At this stage, strategies, policies and macro objectives of institution building and empowerment of these neighborhoods in all dimensions, with the goal of improvement of life quality and better service for them and in total, organization and empowerment of these neighborhoods have been made. As the research method in the informal settlement neighborhoods, the number of households and neighborhood area were assessed on the base of latest statistic. Sample numbers were specified with Couchran sampling method. Also, the type of sampling was random. After completing the questionnaire and data collection, the results were analyzed and by swot and were used in the process of research. In this way, all tools and methods have been used in these studies, as much as possible.

- Method of sampling and field surveying of target neighborhoods

To understand the dimensions of poverty and the environmental, economic and social statuses, three types of study have been done:

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- 1) Field study in physical dimensions: In this study that its goal is to recognize the physical and spatial status of neighborhoods and deep understanding of physical issues and recognition of poverty, physical and environmental and etc. characteristics of land use were analyzed.
- 2) Field study in social-economic dimensions: In order to analyze the social and economic characteristics of informal settlements, and according to the need for a comprehensive approach to social and economic issues, the method of the distribution of the questionnaire and observation and interview was used and the economic and social status of households in different dimensions were measured. In the observation method, the field study of economic status especially the prevailing local economy, and recognition of the formal and informal sector of the local economy was done.
- 3) Interview: Using the focused discussion sessions, case interview with the local residents resulted in the assessment of the social and economic status of the neighborhood in different dimensions that its consequences are presented in detail in the reports of dynamism recognition.
- 4) Case studies: with the possible changes and evolutions in the research process, it was necessary that, due to the need greater recognition of neighborhoods and obtaining case information such as local communities, method of their activities, being familiar with the activities of local societies, non-public organizations and etc., the consultant attended in the neighborhoods.

1. Local views, programs and capacities in the organization and empowerment of neighborhoods

1.1. Views

According to studies, generally the component-based view and the parts that the related and short time organizational benefits are paid attention and the parts that do not have an integrated, systemic, holistic and all-dimensional and helpful view are seen in different organizations, and therefore, we can say that these organizations and institutions are missing the necessary holistic view in the field of organization and empowerment of informal neighborhoods and of course, this issue is there in all the country and it is not special to Boroujerd. Empowerment staff has an important role in the induction of holistic view to these organizations and institutions and, as a coordinator, can be very effective in this regard.

1.2. Programs

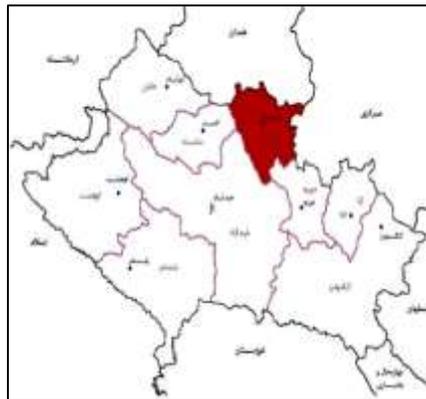
As mentioned before, most of the organizations and institutions do not have specific program in unusual neighborhoods, including the case, and those who implemented, or have implemented some programs or are going to implement, the activities are just from the specific angle of their own organizational profits, and cannot make any considerable difference in these neighborhoods. Although the aid of rescue organizations like Welfare Organization and Relief Foundation appreciable but it cannot lead to certain changes in these neighborhoods and has also negative effects. Since, instead of strengthening the spirit, the attempt is for the more dependence of clients on these institutions and it is contrary to the philosophy of empowerment and leads to the more dependence of clients on these institutions. Other organizations primarily work within their organizational benefits and are not able to do studies and programs that create considerable changes in these neighborhoods without paying attention to the profit and loss of their organization. Unemployment issue that is the most pivotal issue in our cities today cannot be solved by the limited budget of organizations such as Labor and Social Affairs and Cooperation. This must be solved by the help and cooperation of all organizations and development and implementation of a long-term program. It is necessary that the empowerment staff, with cooperation with other related organizations, develops studies and programs proportionate with the current and future needs of these neighborhoods and implements them.

1.3. Capacities

The important point that must be emphasized in this regard is the self-reliance of the residents of these neighborhoods, using the relevant assistances. In this regard, empowerment staff should have a facilitator and guiding role in empowerment of target neighborhoods and in addition to clever use of all the capacity of different governmental and public organizations and institutions, it is necessary to use all capacities and capabilities of the residents of these neighborhoods. Part of this capacity is manifested in the form of public and non-governmental organizations and it is necessary to provide conditions that these organizations becomes active and present their role in the process of empowerment. Neighborhood councils, neighborhood houses, neighborhood stamping ground and associations are included. So, the way must be opened for their formation and activation. Totally, a combination of governmental and public powers, potentials and especially hidden powers can create the target changes in these neighborhoods and leads to an acceptable result.

2. OVERVIEW OF TARGET REGION

City Boroujerd which is located in Lorestan province is in the West of Iran. According to the latest administrative divisions, Lorestan province has 9 cities, 22 towns, 26 districts and 81 villages that the Boroujerd City, with an area of 1606 km², constitutes about 7.5% of the whole province. It is the 6th between the cities of Lorestan from the area point of view. It is located in the northern part of province. The area of the legal limits of Boroujerd City is more 3719.9 hectares.



Map 1. The location of city of Boroujerd in Lorestan province.

Ebrahim Abad neighborhood: Ebrahim Abad neighborhood with an area of 493206 m², has 17244 residents. The neighborhood is located within the area 8 of Boroujerd. According to the fact that the area of region 8 is 2687046 m², so, Ebrahim Abad neighborhood constitutes 18.35% of whole area of the region. Net and gross density of Ebrahim Abad neighborhoods is the evidence of the density of population in this neighborhood comparing with the relevant region and Boroujerd City.

3. REVIEW AND ANALYTICS

3.1. Indicators and principles of the recognition of informal settlements from the formal ones:

Table 1 presents the indicators and principles of the recognition of informal settlements from the formal ones. As seen in the table, these criteria include physical and urban planning, infrastructure and services, social and cultural, economic, legal and ownership, operational and environmental principles that it is possible to recognize the neighborhoods with informal settlement, considering all of them.

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They have also been used in this research in order to recognize the informal neighborhoods of Boroujerd City from its other neighborhoods. Based on the studies and these indicators and principles, the informal neighborhoods of Boroujerd have been specified as follows:

North and South Eslam Abad, Ebrahim Abad, Chamran, Gapleh, Darreh Garib, Old and New Galeye Karam, Lor Abad, olestan, Mahmoud Abad, Above Ali Abad and Below Ali Abad (Tulip plain)

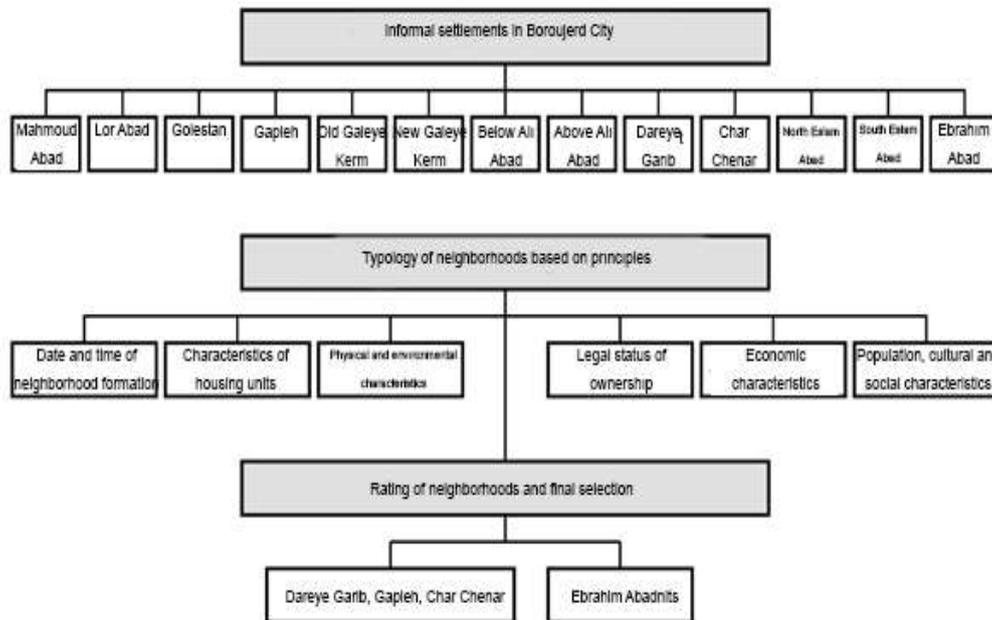


Table 1. Indicators and principles of the recognition of informal neighborhoods from other problematic urban neighborhoods.

Principles	Urban formal neighborhoods	Urban informal neighborhoods
1. Physical and urban planning	-Regular texture form, segmentation of land and housing owning specific study and map, located on an almost right slope -Sufficient cohesion and discipline of building and usage of sufficient quality and durable materials -Good hierarchy of passages and relatively good access of residents -Sufficient area of buildings and owning technical and engineering maps	-Irregular texture form, segmentation of land and housing, not owning specific study and map, located on an almost non-suitable slope -Lack of sufficient cohesion and discipline of building and usage of insufficient quality and non-durable materials -Lack of good hierarchy of passages and relatively not good access of residents -Low area of buildings and lack of owning technical and engineering maps
2. Infrastructure and service	-Existence of suitable water, electricity, gas, etc. infrastructure services -Existence of sewage and waste disposal healthy system -Asphalt of the streets.	-Lack or shortage of suitable water, electricity, gas, etc. infrastructure services -Lack of sewage and waste disposal healthy system -The dusty streets.
3. Social and cultural	-Residents are the ordinary citizens of city. -The ordinary citizens have certain social dignity.	-Residents are often rural migrants and urban poor. -Low and not specific social and cultural status of residents

	-homogeneous cultural and ethnic combination of people and the least cultural and social problems -Acceptable level of education and having proper insurance -Existence of recreation and leisure time in family	Heterogeneous ethnic and cultural composition of the population and the cultural and social disorders. -Low level of education and not having proper insurance -Lack of recreation and so leisure time in family
4.Economic	-Residents usually have fixed income, clear and adequate. -Residents of the city are active in the legal and formal urban economy. -The value of land and buildings is usually high. -The unemployment rate is usually low.	-Residents usually do not have fixed income, clear and adequate. -Residents of the city are active in the informal and against the formal laws urban economy. -The value of land and buildings is usually low. -The unemployment rate is high.
5. Legal and ownership	-Houses generally have official documents and general construction permit and the end of work document.	-Houses generally do not have official documents and they are on written promises or occupied. They sometimes have permit, but generally, they do not have end of work document.
6.Operational	-Almost good neighborliness and distribution of applications and relatively good access to urban services and facilities residents. -Not locating in limits, and following safety principles of building -Houses have proper residential function.	-Almost not good neighborliness and distribution of applications and relatively not good access to urban services and facilities residents. -Locating in limits, and not following safety principles of building -Houses do not have proper residential function.
7.Environmental	-Environmental condition of neighborhoods is often without any specific challenge, or at least possible.	-Severe different environmental pollutions (air, water, voice and vision) in the neighborhood.

Source: Consultant data, 2009

3.2. Comparison of some principles of informal neighborhoods with Boroujerd City

According to studies and recognition of informal settlements of Boroujerd, some principles in these neighborhoods are compared with Boroujerd in tables 2 and 3. According to the table, the status of infrastructure and other services in this neighborhood is worse than Boroujerd that indicates the more failures and deficiencies in these neighborhoods, while their population density and compactness is more than Boroujerd and its other neighborhoods. These principles present locating these neighborhoods in the group of informal neighborhoods.

Table 2. Comparison of some physical principles of house and infrastructure of informal neighborhoods of Boroujerd with city.

Principle	Boroujerd City	Informal neighborhoods of Boroujerd City
Density of people in residential units	4.4	4.5
Density of households in residential units	1.04	1.33
Number of rooms available in household	1.8	1.5
The percentage of new buildings	23.69	12.4
The percentage of restored buildings	66.15	67.8
The percentage of destroyed buildings	9.96	19.8
The percentage of buildings with architectural value	0.2	-

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Average of residential parts	146	94
The percentage of private ownership	75	95.65
The percentage of state ownership	15.76	2.34
The percentage of religious ownership	0.72	0.25
The percentage of municipal ownership	8.48	1.74
The percentage of ownerships by others	0.04	0.02
The percentage of buildings with official document	Mostly have official document	43.2
The percentage of buildings with license	Mostly have license	36.9
The percentage of buildings with end of work document	Mostly have end of work document	16.5
The percentage of one-story buildings	74	94
The percentage of two-story buildings	24.5	1.5
The percentage of three-story buildings	1.5	-
The percentage of four-story and five-story and more buildings	0.05	-
The percentage of engineer-constructed buildings	Mostly engineer-constructed	3.9

Source: Field studies of consultant

Table 3. Comparison of some of different principles of informal neighborhoods with Boroujerd City.

principle	Broujerd City	Informal neighborhoods	Considerations
Area (m ²)	53550986	2381516	6.71% of the city area
Population (status quo)	238398	68911	28.91% f the city population
The average of household size (n)	3.6	4.7	Household size of informal neighborhood is higher.
Immigration status	They are mostly urban migrants. (58%)	Mostly rural migrants (60%)	Both
Unemployment rate	14.1	25	The unemployment rate is higher in informal neighborhoods.
The percentage of literacy	81.5	59	Informal neighborhoods have lower literacy rates.
The legal and ownership status	They mostly have official document, license and end of work document.	Mostly have written promise (55.5%), sometimes occupied (0.9%) and 36.9% have license and 16.5% have end of work document	Legal status of informal neighborhoods is more inappropriate.
The percentage of households below the relative poverty (66% of average of household expenditure)	31.33	48.6	The relative poor households are more in informal neighborhoods.
The percentage of households below the absolute poverty (defined by the Ministry of Welfare)	15	32	Absolute poverty is more in informal neighborhoods.
Income proportion – cost of two above groups to two below groups	7.4	7.6	The gap in income - cost is more in informal neighborhoods.
The strength and type of structure and building materials	Generally geometric construction, durable and semi-durable and sometimes less durable materials	Just 10.2% of buildings are steel structures and 3.9% are engineer-constructed.	Buildings of informal neighborhoods are lacking the necessary strength.
Status of infrastructure	Relatively acceptable	Unacceptably low	Development of infrastructure in informal neighborhoods is poorer.

Status of other urban services	Relatively acceptable	Unacceptably low	Public service is not acceptable in informal neighborhoods.
Urban standards	They generally have a research, engineering drawings and engineering segmentation segregation	They generally do not have a research, engineering drawings and engineering segmentation segregation	Non-compliance with town planning regulations prevails in informal neighborhoods.
Applications	Deficiency and insufficiency of applications and adjacent land uses and relatively poor distribution	Severe deficiency and insufficiency of applications and adjacent land uses and relatively poorer distribution	The lack and shortage of services and applications in informal neighborhoods is more.
Order of network of roads and access	Generally ordered with a hierarchy of access	Generally non-ordered with a lack of hierarchy of access	Hierarchy of access in the passages of informal neighborhoods have a more serious problem.
Environmental issues	With a variety of environmental problems	With a variety of severe environmental problems	Environmental problems are more and more severe in informal neighborhoods.
Employment Type	Overcoming the formal sector and generally specific and permanent income	Overcoming the informal sector and generally lack of specific and permanent income and sometimes activities against the norms and rules	Employment in the informal neighborhoods is more instable and is mostly in unofficial sector and sometimes, it is contrary to norm and law.
Social and cultural status	Their specific cultural and social status - an almost standard combination - social security - Lower socio-cultural anomalies	Their specific cultural and social status - not a standard combination - lack of social security - high social and cultural anomalies	Social and cultural status of informal neighborhoods is not acceptable.
Density of residents in residential units	4.4	5.6	more density in informal neighborhoods
Household density in residential units	1.04	1.33	More household density informal neighborhoods
Number of rooms available to household	1.62	1.5	Number of rooms is less in informal neighborhoods
Quality of buildings	Almost suitable	Inappropriate and unacceptable	The construction quality is unacceptable in informal neighborhoods
Building floors	Mainly 1 and 2 stories	Mainly 1 story	Horizontal development is more in informal neighborhoods.

Source: Consultant studies

Ownership of land in informal neighborhoods of Boroujerd is in two forms of unjust and purchasing land or property from the original owner or owners, and often, they have been constructed without building permit and municipal end of work, as, on the base of the field studies, 36.9% have building permit and just 16.5% have end of work document. Low price of land in informal neighborhoods is one of the reasons of the tendency of villagers and low-income urban citizens to live in these neighborhoods. Table 4 indicates the housing ownership status in the informal neighborhoods of Boroujerd. Based on the table, in whole the informal neighborhoods of Boroujerd, 43.2% of buildings have official document, 55.5% have written promise and occupied and have no paper and legal document. It is necessary that in order to convert the lands and housing units without official document to ones with documents, a committee in empowerment staff with the presence of relevant organizations and institutions becomes constituted, and the possible ways of conversion of unofficial documents and occupied lands to official ones become analyzed and decision is made. Because, this issue was one of the challenges of these neighborhoods and consequently, the Boroujerd City, and the residents of these neighborhoods emphasized on it in focused discussions and dynamism recognition sessions, and called for actions from the relevant organizations and institutions in this regard.

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Table 4. Ownership status of housing in informal neighborhoods in the city of Boroujerd.

Neighborhoods	Legal status of land ownership (percentage)				whole
	Official document	Written promise	occupied	Others	
Ebrahim Abad	23.7	75.7	0	0.7	100
South Eslam Abad	38.5	61.5	0	0	100
North Eslam Abad	21.1	78.9	0	0	100
Char Chenar	74.2	25.8	0	0	100
Dareye Garib	39.4	59.1	1.5	0	100
Above Ali Abad	38.6	59.6	1.8	0	100
Below Ali Abad	28.6	71.4	0	0	100
New Galeye Karam	40	60	0	0	100
Old Galeye Karam	0	77.8	22.2	0	100
Gaple Gaani	79.3	19.5	0	1.2	100
Golestan	25	75	0	0	100
Lor Abad	12.5	87.5	0	0	100
Mahmoud Abad	40.4	57.4	2.1	0	100
Sample numbers	239	307	5	2	553
Whole percentage	43.2	55.5	0.9	0.4	100

Source: ibid

Also, in whole the neighborhoods, in terms of the ownership of housing, 77.9% is civilian, 19.9% is on lease and 2.2% is in other forms. Also, in the researches done on the whole these neighborhoods, 95.65% of ownerships is private, 2.34% is state, 1.75% is related to municipality, 0.25% is religious and 0.02% has been also for other types. So, in whole these neighborhoods, the religious, municipality and public ownership have small percentages in ownerships and the most one is private one.

3.3. Status of public services and application distributions in neighborhoods and its comparison with higher levels

The formation of informal settlement was for providing shelter before everything. These neighborhoods, without thought and consideration, have been created and expanded with the least public services. So, they face many shortcomings and deficiencies comparing with Boroujerd in the field of urban services. Tables and land use maps of these neighborhoods which were presented in the report of 1st stage, indicate it well. Table 5 indicates the per capita residential status, streets and other services in Boroujerd, relevant regions and informal neighborhoods. As seen in Table, per capita residential status, streets and other services in Boroujerd rea respectively 23.3, 26 and 16.9 m², while, the corresponding their capitations in whole informal neighborhoods of Boroujerd are respectively 17.25, 10 and 2.4 m² that draw the worst situation of these neighborhoods in comparison with Boroujerd City.

Table 5. Status of housing, pathways and other services capitations in Boroujerd City, relevant regions and their informal neighborhoods.

Capitation	Housing	Pathways	Other services	Net surfaces	Gross surfaces
Boroujerd	26.3	23	16.9	24.26	82.74
Region1	18.97	14.22	4.95	38.11	49.81
Region2	12.53	206	525	743	2059
Region3	16.89	12.72	4.63	34.24	14.38
Region6	14.86	10.82	8.77	34.46	43.95
Region8	23.64	14.51	5.54	43.7	17.92
Ebrahim Abad	16.64	8.63	1.2	26.46	2.14
South Eslam Abad	15.34	11.87	3.81	30.04	12.77
North Eslam Abad	14.72	20.33	7.04	43.08	36.21
Char Chenar	20.72	11.76	1.61	34.1	3.24
Dareye Garib	15.07	10.29	4.38	29..74	7.55
Above Ali Abad	17.42	7.57	0.74	25.73	1.92
Below Ali Abad	13.43	7.64	0.2	21.27	5.4
New Galeye Karam	32.61	11.39	1.34	45.34	19.52
Old Galeye Karam	14.88	7.94	0.46	23.28	3.81
Gaple Gaani	19.79	11.86	4.43	36.08	2.8
Golestan	15.94	7.21	005	23.2	16.12
Lor Abad	13.12	6.37		19.49	18.52
Mahmoud Abad	17.94	1012	1.59	29.65	0.43
Whole informal neighborhoods	17.25	10.03	2.4	29.55	4.87

Source: ibid

3.4. Identification of local organizations and non-governmental organizations and their activities

According to the obtained information through the correspondence conducted with various organizations in the province and city of Boroujerd and field studies of the consultant, registered people community with work permit does not exist in informal neighborhoods. But, the people of these neighborhoods, paying attention to their culture and religious beliefs, cooperate and participate in solving spontaneously and with forming community based organizations (CBO) such as Board of Trustees of mosque, religious bodies, and small local groups on a limited and non-coherent basis. In most cases, they try to solve the problems of neighborhood by meetings in their mosques. University graduates also have an important role in the formation of these meetings and since, they are more familiar with the conditions in the society and neighborhood and understand the existing realities of their neighborhood and have tendency to cooperate and cooperate more. They can play an important role and be very effective in the improvement of cultural and social level of their neighborhood and finally, the empowerment of these neighborhoods, and it is necessary that people and public and non-governmental organizations in these neighborhoods improve their empowerment of their programs on the basis of these people and groups and other local effective people especially the representatives of three groups of liable people, young peoples and women.

4. CONCLUSION

Analyzing the strength and weakness and threats and opportunities in every programming can help us recognize our way and plan for the future by understanding the current and future issues, and with presenting suitable strategies, the programs improve. Here, firstly, we analyze SWOT in target neighborhoods and then, we present strategies for the organization of these neighborhoods, in neighborhood and different parts.

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According to the results of research and field studies of this consultant, strength and weakness points, opportunities and threats and their relation in the level of Ebrahim Abad neighborhood that are presented in the tables 73 to 80. Generally, in this neighborhood, the existing mosque, the desire of residents to participate in community affairs, youth education, presenting support services such as Welfare Organization and Relief Foundation are the strength and positive social points of neighborhoods. In the economic field, the tendency of residents especially the educated youth to constitute different cooperatives of employment, existence of economic potentials in the neighborhood and high skills of residents in agriculture are among the strength points of neighborhood. In physical field, the existence of commercial applications, existence of arid lands for the needed services and existence of some infrastructure and complementary services are among the strength points of neighborhood, and finally, garbage collection by the municipality and the appropriate location of neighborhood, from the environmental and natural hazards point are among its strength points environmentally. Beside these strength points, there are many weaknesses in the neighborhood that in the social and cultural field, the high illiteracy, tribal issues, lack of organized official communities, the lack of Council in the neighborhood, having incomplete social and cultural services, much social and cultural damages in the neighborhood, residents' lack of understanding of roles and responsibilities of different organizations, tendency to leave the area by some residents and low urbanity culture among urban residents is among them. In the economic field, high poverty of residents, high unemployment and in particular youth and educated unemployment, poor and low skills of unemployed people, are among the most important ones. Low per capita services, housing deterioration, housing on written promise, and lower area of housing, the lack of some essential urban applications in neighborhood, streets problems and poor access are also among the physical weaknesses of the neighborhood. In environmental issues, unacceptable sewage situation, traditional waste gathering and lack of crews, livestock and poultry in homes, annoying and polluting shops in the neighborhood are among the weakest points of neighborhood. In terms of opportunities of neighborhood, acknowledged urban management the unacceptable situation of social and cultural neighborhood, potentials of neighborhood for creating various non-governmental organizations and grassroots communities, positive outlook towards the formation of different councils can be good opportunities for its organization. In the economic field, the possibility of taking advantage of educated young people, locating next to the ring road, possibility of creating commercial activities for the residents and high expertise of residents in agricultural works are among the opportunities that will make neighborhood increased in case of usage by the residents. In physical and spatial field, existence of arid lands in and around the neighborhood, possibility of using the neighboring services and possibility of renovation and improvement of neighborhood texture and houses because of private ownership of people are among the good opportunities of neighborhood. Also, not locating in an area influenced by natural hazards and the possibility of taking advantage of the opportunities and potentials of neighborhood in improvement of its environment are among the environmental opportunities. About the threats, the negative view of some urban managers about neighborhood, the negative view of the residents of the adjacent neighborhoods and existence of areas causing crimes in the neighborhood are among the social and cultural threats. The economic threats of neighborhood includes strictness of banks in giving loans, the lack of support for young people and educated neighborhood to launch cooperative employment, the light role of cooperatives in creating jobs in the neighborhood. From the physical and spatial point of view, unsuitable status of the pathways especially Gaem Street causes frequent accidents, shortcomings in canals and asphalt of roads, lack of speed bump in crowded pathways are among the issues that threaten the safety of residents. Failure to provide environmental education to residents, lack of environmental organizations to protect the environment and sewage and waste disposal problems are among the environmental threats of neighborhood.

4.1. Operational objectives of organization and empowerment of target neighborhoods

Based on policies and macro strategies of organization and empowerment, the operational objectives and implementing strategies in different fields in the neighborhoods are defined. It should be noted that operational objectives are common between target neighborhoods, and in both neighborhoods, proportionate with the needs, necessities and power of tools and relevant organizations and especially the desire of people and their combination, some projects are defined.

Strategies to improve the environmental, physical, economic, social, cultural and empowerment of target neighborhoods are presented in table 6. These strategies are the result of thought of people and the urban management organizations, studies and field visits and analyzing these data and swot tables.

Table 6. The objectives and strategies of organization of and empowerment of Ebrahim Abad neighborhood.

Principle	Social	Economic	Physical-spatial	Environmental-natural
Objectives	Promoting local culture, making capacity, empowerment of people, using public cooperation, local institutions to address social issues	The economic empowerment of people, rising incomes and increasing social welfare	Improvement of physical status and distributive order of functions in place, to increase the level of taking advantage of urban services	Improving the environmental situation of place and increasing the environment health
Strategies	<p>Increasing security in unsafe spaces and eliminating or controlling the unsafe spaces and providing their safety (especially at night). The use of well-educated and talented people to make culture with the approach of changing the outer negative view to positive.</p> <p>Various cultural programs to demonstrate the different capacities and talents of neighborhood. Using local communities to organize different training courses to local managers to change view of the managers of the neighborhood.</p> <p>Promoting and improving cultural and social situation in the neighborhood.</p> <p>Providing free or low-cost services by sport centers around the environment for the residents of neighborhood.</p> <p>Various training classes. Neighborhood Council.</p> <p>Reduction and prevention of social damages.</p> <p>Establishing neighborhood home.</p> <p>Increasing the funding agencies to provide the welfare of the people.</p> <p>Establishing NGOs.</p>	<p>Intervention of cooperation office for employment creation and development of employment-creating cooperatives.</p> <p>Supporting the local domestic industry in the form of cooperatives and eliminating the intermediary.</p> <p>Increasing residents' job skills through technical training and professional entrepreneurship courses and training.</p> <p>Provide self-employed loans with low interest for the applicants for quipping and developing local markets.</p> <p>The use of technical centers to improve the professional skills of people, especially the educated people, heads of households, women and youth.</p> <p>Development of local markets in the economic empowerment of residents.</p>	<p>Using uncultivated lands to provide the necessary services of neighborhood.</p> <p>Upgrading and modernization of roads and sidewalks.</p> <p>Improvement and modernization of infrastructure.</p> <p>Increasing traffic safety in the traffic axis of neighborhood and it's nearby.</p> <p>Renovation of residential units in different ways by the residents (aggregate, mortgage, interest subsidy, etc.)</p> <p>Increasing telephone booth, posing address, trash, chairs waiting for the bus, etc.).</p> <p>Using the lands around and in the neighborhood to create different services and compensate the lack of capitation.</p> <p>Converting official document to written promise.</p> <p>The use of cultural and sports centers around the</p>	<p>Making Environment Organization and different urban and people managements more involved to increase and improve the environmental status of neighborhood.</p> <p>Mechanization of managing waste collection.</p> <p>Renovation and repair of dwellings.</p> <p>Sewage network.</p> <p>Providing environmental targeted and futuristic program for city and neighborhood.</p> <p>Usage of health stations in and around the neighborhood to provide health services.</p> <p>Informing local residents of the environmental dangers by education and Information, monitoring and control.</p> <p>Moving and organizing workshops annoying and polluting the neighborhood.</p>

Identify and organize informal habitats (Case study: Boroujerd Ebrahim Abad neighborhood)

	<p>The use of national youth organizations and local institutions and organizations to enable young people. Encouraging local and supportive authorities to intervene more in improving the neighborhood. Increasing function of mosques for holding different classes. Using the capacity of improving the participation of residents in different dimensions in order to improve the place status. The creation and development of literacy classes in the neighborhood. Entrepreneurship and training sessions.</p>	<p>Usage and support of the usability and potential skills of residents in order to increase the economic potential of residents. Establishing cooperation of women employment.</p>	<p>neighborhood, according to the economic conditions of residents. The use of mosques for religious and cultural services to the residents.</p>	<p>The use of local existing communities to help and cooperate with the organizations involved in environment.</p>
<p>Combined strategies (general strategies)</p>	<ul style="list-style-type: none"> ➤ Upgrading and renovation of the neighborhood ➤ Creating and setting up economic cooperatives, and supporting the development of local markets and local handicrafts <ul style="list-style-type: none"> ➤ Increasing the job capacity and the skills of job employment of residents ➤ Increasing local environmental health ➤ Providing suitable facilities of social security and social welfare of residents ➤ Making authorities more involved local in improving the neighborhood and coordination between local institutions and government <ul style="list-style-type: none"> ➤ - Providing training services for the promotion of urbanization 			

Source: Consultant studies

4.2. The approaches for preventing the formation and expansion of new informal neighborhoods in the city of Boroujerd

Given the importance of preventing the establishment and expansion of new informal neighborhoods in the city of Boroujerd, it is necessary to study approaches in this regard. Informal urban neighborhoods are the result of series of factors and circumstances that play different roles proportionate with every city. In other words, each of these factors and conditions acts in each city different from other cities and plays different role in the physical formation and expansion of informal neighborhoods. For this reason, it is not possible to have the way of formation and continuity of these neighborhoods similar in all cities, but, there are many similarities in all of them. Of course, the impacts of these common factors in all cities are not common also. In this way, it is possible to consider the general and specific factors in the creation of informal neighborhoods of every city. For example, the poverty (rural and urban) and the problems of urban lands law that actually paved the way for the development of informal neighborhoods can be named that have undeniable role in all cities in all of these aspects and cities. Besides, a series of specific factors and circumstances of every city is also very effective in creating and development of its informal neighborhoods. However, with regard to the content and considering the experiences gained from this phenomenon, it is possible to present approaches to prevent physical formation and expansion of these neighborhoods. Informal settlements in the city of Boroujerd are not separate from it. Approaches preventing formation and expansion of informal neighborhoods in Boroujerd City can be summarized as follow:

4.2.1. Economic approaches

- Boosting and strengthening the production and employment-creating activities in Lorestan and Boroujerd city, and especially, improving livelihood of rural people and city poor groups with the goal of decreasing migration to the cities and improving the urban poor groups.
- Development of agricultural, livestock farming activities and relevant activities especially handicrafts in villages, especially the villages of the city in order to improve livelihood of villagers with the goal of decreasing migration to Boroujerd City.
- Accelerating the implementation of projects approved by the Cabinet in order to promote activities in the city of Boroujerd.
- Special attention to the inhabitants of informal neighborhoods and defining and implementation of employment-creating programs and especially setting up firms of return soon in these neighborhoods.
- Granting loans and facilities necessary for the relevant applicants to establish employment cooperation in different parts of industry, agriculture and services in these neighborhoods, proportionate with needs and applicants' requests.
- To strengthen economic and farmers with giving low-interest loans for them to improve the quality and quantity of agriculture in villages and especially the city villages to decrease the migration to Boroujerd City more.
- More attention to the scientific promotion of agriculture and relevant activities in villages especially city villages by the Jihad Agriculture Organization in order to improve the quality and quantity of these activities and prevent rural migration.

4.2.2. Social-cultural approaches

- Increasing the literacy rate of villagers and urban poor groups through holding literacy classes in villages and slums of Boroujerd
- Strengthening the social and cultural dimensions of city and establishment of cultural and social centers in proportionate with needs and creating and developing different non-governmental organizations for more cultural development of city and relevant neighborhoods.
- More active support institutions such as Relief Foundation and Welfare Organization and other private and public ones to help strengthen the poor urban groups
- Feasibility of ways of cultural improving the quality and quantity in Boroujerd and its informal neighborhoods.
- Holding cultural education courses and classes in informal neighborhoods to improve the culture of the residents
- Attention of cultural institutions and organizations to the sense of confidence in the residents of neighborhoods and positive view to it.
- Making close and friendly relation between staffs and residents of the city neighborhoods and paying attention to their problems and attempting to solve them.

4.2.3. Planning and management approaches

- Necessary changes in urban lands law, in proportionate with country and city conditions.
- Deciding land area and suburbs and preventing any construction outside the framework of the law.
- Special attention to rural development under the supervision of the Housing Foundation.
- Development of city with a program in different ways according to the needs of the city through planned towns and preventing any spread of the city.
- Coordination between the different levels of the program, especially with other levels of local planning.
- Efforts to take part in the decision-making process of planning and so, entering the different groups of people in the process of decision-making.

Identify and organize informal habitats (Case study: Boroujerd Ebrahim Abad neighborhood)

- Special attention to different issues and problems of city by urban management and removing them by help of themselves.
- Adoption of strategies by the urban management to prevent construction in restriction areas, city boundaries, danger areas and etc.
- Defing and implementation of organization program of dwelling in Boroujerd by Mehr Housing with attention to poor and low-income and mass construction with the aim of preventing unsuitable and illegal construction around the city.

Fortunately, in the current situation, the possibility of existence of other informal neighborhoods in Boroujerd is weak. But, this issue does not discard the control and supervision of urban management institutions, especially municipality on construction around the city and uncultivated lands.

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