

## Research Paper

# Identification and prioritization of decline factors in Karaj distressed areas by applying the fuzzy analytic hierarchy process (FAHP)

V. Sedghi<sup>1</sup>, M. Nematimehr<sup>2,\*</sup>

<sup>1</sup>M Sc, Department of Architecture, Faculty of Urban Planning, Shahid Beheshti University, Tehran, Iran, Iran

<sup>2</sup>Assistance Professor, Department of Architecture, Faculty of Urban Planning, Shahid Beheshti University, Tehran, Iran

Received: 8 February 2015, Revised: 16 April 2016, Accepted: 11 May 2016, Available online: 29 December 2016

### Abstract

The problems of distressed urban areas are getting worse year after year. Due to limited resources and Amenities of municipal organizations for solving every problem concerning urban distressed textures, it is essential to determine the priorities of each area based on identified factors and criteria. In distressed areas, there are different circumstances and distinctive citizens with their needs and special expectations, so in this article we face many criteria with fuzziness. This study aimed to apply the fuzzy analytic hierarchy process (FAHP) to prioritize the most important issues for each urban distressed area in Karaj. For this purpose a hierarchical model with 4 main factors (social, physical, environmental and economic) and 17 sub factors were suggested. Four zones of the city (central Karaj, Hesarak, Mehrshahr and Fardis) were analyzed. The findings of the paper suggest that social factors with a weights of about 30% are the most significant problems cause in these areas and physical factors with 27% weight we're in second place. Among the areas, Fardis and Hesarak areas were most affected by social factors and Central Karaj and Mehrshahr had the most priority for physical factors.

**Keywords:** Fuzzy AHP, Distressed urban areas, Prioritizing, Karaj.

## 1. INTRODUCTION

The persistence of distressed areas weakens cities by impeding economic growth and increasing social injustice [1] and it presents pressing challenges to governments at all levels [2] that evokes passionate responses from neighborhood residents and city officials alike [3]. But the scale of the problem and the complexity of causes are two factors which have complicated the design and implementation of policies [4]. In this situation, it is reasonable to find the major problems (with priority) in each area to achieve higher satisfaction with the current shortage of resource and funding. In order to specify the top problems, a systematic and sophisticated method is required.

AHP method has been extensively applied by academics in this field [5, 6, 7, 37, 38, 39]. But pure AHP model is subject to criticism and has some shortcomings [8]. Fuzziness and vagueness are common characteristics in many decision-making problems [32] that AHP cannot tolerate. Considering that the fuzzy logic (first introduced by professor Zadeh in 1965) is suitable for decision making in uncertain and ambiguous situations, using this

method can reduce ambiguities and increase the effectiveness of decisions made [31]. In order to eliminate shortcomings, Chang (1999) combined fuzzy logic with conventional AHP, called as fuzzy AHP [40]. Therefore; this study chose to apply fuzzy AHP (FAHP) in dealing with this challenge.

The purpose of this article was to apply the Fuzzy AHP model in evaluation of distressed fabric of Karaj for identifying major problems based on urban decline factors. Firstly, the urban decline factors were expected by consideration of literature. Secondly, the hierarchical evaluation model was designed and some questionnaires was distributed among academic experts. Thirdly, the filled questionnaires were gathered and by using of fuzzy AHP model, the final weights and accordingly the ranking of problems were calculated.

## 2. LITERATURE REVIEW

A large amount of research has been conducted in an attempt to identify factors and causes of Distressed Urban Areas (here referred to as DUAs). The demographic profiles of DUAs often show similar problems including high levels of poverty, low educational achievement, and low rates of laborforce participation, high numbers of single-parent families and a greater incidence of health

\* Corresponding author: m\_nematimehr@sbu.ac.ir  
Tell: +9829902845; Fax: +9822431640

problems than experienced in other parts of the urban areas. Moreover, these areas often have inadequate access to shops and other services and households often lack adequate means of transport. Participation in democratic processes and community involvement tends to be low, resulting in increasing isolation from the broader society. The incidence of crime and vandalism is often high, leading to feelings of insecurity and enhancement of the sense of isolation [4] to such an extent that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without rehabilitation or redevelopment [12]. In Table 1, A number of important studies dealing with the issue is summarized with a special focus on distressed urban areas.

## 2.1. Theoretical Framework

### 2.1.1 Definitions and Concepts

### Distress

Distress means the inefficiency due to the passage of time and consequently the oldness and burnout. when the urban life in some parts of the city is facing recession due to any reason, its urban fabric starts to become distressed [41].

### Distressed Urban Areas (DUAs)

The term 'distressed urban areas' refers to areas where interlinked social, economic, and environmental decline occurs at a significant scale [7] that harm the city by reducing job opportunities, the quality of local public services, and other neighborhood amenities [10]. It also impairs retards the provision and substantially impair the sound growth of the municipality, retard the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare [11]. Therefore these areas can be traced to no single cause; rather they represent a combination of environmental, economic, and social circumstances that take spatial form in different parts of inner cities and suburbs.

**Table 1** Literature review on Urban Distressed Area and its characteristics

Author	Description
M.Conway, J.Konvitz(2000)	Meeting the Challenge of Distressed Urban Areas
G.Hellman,F.Wassenberg(2004)	The renewal of what was tomorrow's idealistic city. Amsterdam's Bijlmermeer high- rise
E.Glaeser, J.Gyourko(2005)	Urban decline and durable housing
LDUA Team (2006)	Understanding Large Urban Distressed Areas
Kazmierczak, Curwell, Turner(2007)	Assessment methods and tools for regeneration of large urban distressed areas
Stuart S.Rosenthal(2008)	Old Homes, Externalities, and Poor Neighborhoods: A Model of Urban Decline and Renewal
T.Ware and Associate(2007)	An Analysis of existing condition Relating to blight
J. L.Vigdor(2010)	Is urban decay bad? Is urban revitalization bad too?

## 2.2. Factors and Sub Factors of Distressed Urban Areas

The initial step for assessment of DUAs is to consider the areas, based on a set of factors and criteria. These criteria show the most inclusive issues and we can prioritize them by their prevalence and so they play an important role for urban planning [13]. Most of the criteria for analysis of the Distressed urban areas have been applied by North America and West Europe countries and other countries have localized them [14].

In the UK, various criteria and factors have been considered for assessment of DUAs, such as deprivation and decline, suburbia, decreased value of structure and facilities, abandoned housing [15]. McCarty (2007) accentuates on social factors and note 'social poverty' and 'demand' [16]. Perkins et al (1992) suggests that unplanned street and inaccessibility increase violence and crime in quarters [17]. Vigdor (2010) analyses the decline in DUAs with four factors: Abandoned housing, Bars on windows (sense of security), Streets in disrepair, Trash in street. Some researchers avoid specifying a physical border for DUAs and discuss these areas where the physical decline of housing accelerates the social problems and subsidence of the area population [18]. And others believe the geographical border of DUAs is equal to inner city which surrounds the Central Business District (CBD), and chose land value, nonresidential activities and need for

redevelopment for assessment of areas [19]. Yeatesed and Garner (1980) describe the characteristics of DUAs with aged building, change in social structure and transforming land use [20].

In United States, Philadelphia city planning commission listed the DUAs conditions in these factors: incomplete street (with no pavement or below the standards), numerous void or undeveloped land, existence of trash lands, undesirable land uses, and vacant lands which have bad effect on adjacent development and have no tax revenue, numerous empty lands and blocks (5% of whole redevelopment area), inefficient land uses, low property value (less than one third of the mean value of city property), high tax violations and unsuitable streets network [21]. Other criteria also can be found in Oregon urban planning constitution, vacant housing (10% of whole area), economic and social incompatible land uses, existence of trash and studding in the area [22]. In Cramer Hill redevelopment plan assessment of area was carried out with these criteria: high number of industrial land use, number of dilapidated spaces, vacant field and buildings with bad condition, areas without infrastructure and public services, environmental pollution [23]. California Health and Safety Code Section characterized these areas by the existence of the following: unhealthy Buildings for persons to live or work, Depreciated property values, abnormally high business vacancies, high crime rate that threatens the public

safety, obsolete design or construction of blocks and streets, existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes [12].

2.3. Factor and Sub-Factor Selection

Considering the above literature and review of existing

data in Karaj, factors which effectively present the conditions and problems of DUAs were selected. Some that were parallel in meaning and application, were omitted and finally the rest were classified into four main factors, each categorized the relevant sub factors. The selected list was given to academic experts and with some revision and supervision the final table of factors is shown in Table 2.

Table 2 Factors and Sub factors for assessment of Distressed urban areas

Main Factor	Sub Factor	Explanation/criteria	references			
1	Physical Factors	road Access	Appropriate link (without any preventive element) to secondary and main street, Suitable width for emergency access adequate means of transport			
				2	building Vulnerability	Appropriate condition against natural hazards Estate of building code violations
				4	Building age	sign of deterioration by long term neglect Physical decline in buildings Age of building
5	Social Factors	Population density	population in relation to area infrastructure Adequate population growth rate Rate of incidence of crime, vandalism, and feel of insecurity.			
				6	unsafety	Estate sense of place and social capital Vacant houses because of local neighbors Immigration
				8	Economic Factors	Labor force participation
9	Employment type	Number of labor force in Seasonal or inconstant job without pension or insurance				
			10			
11	Ownership	Type of ownership of properties shows their tendency or incentive for partnership				
			12	Environmental Factors	Land price	Value of lands and properties indicates the social class of habitat and their financial power incentive for rebuilding & added value prone for improving the living environments
13	Renewing rate	Rate of renewing the building in the area accumulation of trash in unplanned places and in streets				
15	Polluter structures	Air and sound pollution in a bothering way that threatens the health of citizens				
			16	water / sewer utilities	healthy water and collecting network are the basic needs of neighborhoods	
17						Vigdor, 2010; Philadelphia City Planning Commission, 2006; California Health and safety code section , 2005; perkins et al, 1992 Rosenthal, 2008; ley, 1991; lawless ,2006; Cramer Hill Redevelopment, 2004; kiefer, 1980 California Health and safety code section,2005; Glaeser, 2005;Turot et al, 2004 Rosenthal, 2008 ; kyuha, 2007 ; constantinus et al, 2005;kiefer, 1980 Bahi et al, 2008; Richardson & bae, 2000; Bonnes, 1991 Jones et al, 2010; perkins et al, 1992; kelling &coles, 1988; Taylor et al, 1985 Vigdor, 2010;Oregon constitution,2009;Philadelphia Planning Commission,2006;barad, 2006; Taylor,2001 Hurd,1997; weil,1997; Edward, 1996; ram,1982 lawless, 1996; Browder, 1995 ; Perlman,1986; Bourne, 1982; yeatesed & Garner, 1980 Rosenthal, 2008;mccarty, 2007; smith, 2004; balchin et al, 1988 Cummings et al, 2002; dipasquale and glaeser, 1999; sampson and raudebush, 1999 Xin lue, 2010; smith, 2004; Siram, 2003; huu phe,2002; tiwari, 1998;Lawless, 1996 Smith,2004;Bourne,1982;kiefer,1980 Vigdor, 2010; California Health and safety code ,2005; Philadelphia City Planning Commission , 2006 Oregon constitution, 2009; California Health and safety code section, 2005; Bourne, 1982; yeatesed and Garner,1980 Vigdor, 2010; California Health and safety code,2005

[ DOI: 10.22068/ijaup.26.2.173 ]

Downloaded from ijaup.iust.ac.ir at 16:21 IRST on Wednesday January 17th 2018

### 3. METHODOLOGY

#### 3.1. Research Method

Library and field survey methods were used in order to collect the required data. The main tool in this survey was questionnaire. On the other hand, indexes were identified and ranked by using the model of expert participatory planning (Delphi). Obtained results were included in the framework of fuzzy AHP. The main used analytical method is fuzzy AHP.

#### 3.2. FAHP Methodology

Analytic Hierarchical Process (AHP) is a multi-criteria decision making tool proposed by Saaty and is very suitable for complex social issues in which intangible and tangible factors cannot be separated [24]. But it is criticized for its inability to properly consider the inherent uncertainty of pair comparisons [25] that are associated with the mapping of human judgment to a number by natural language [26, 27].

The traditional approach of the method cannot reflect the human mind in a realistic way [28, 29, 30]. Decision makers often prefer to employ oral presentation than a numerical value. Due to the nature of pair wise comparisons, they cannot explicitly express their opinions about priorities [31]. These issues have caused the nature of decision making to be full of complexities and ambiguities in the most minor to most major cases. A good decision-making model needs to tolerate vagueness or ambiguity because Fuzziness and vagueness are common characteristics in many decision-making problems [32]. Therefore, considering that the fuzzy logic is for decision making in uncertain and ambiguous situations [40], using this method can reduce ambiguities and increase the effectiveness of decisions made [31].

FAHP method is used in this study. FAHP can be seen as a synthetic extension of the classical AHP method by taking into account the fuzzy set theory that was first introduced by professor Zadeh in 1965 [33]. FAHP is applied to resolve the expanded hierarchical issues [28].

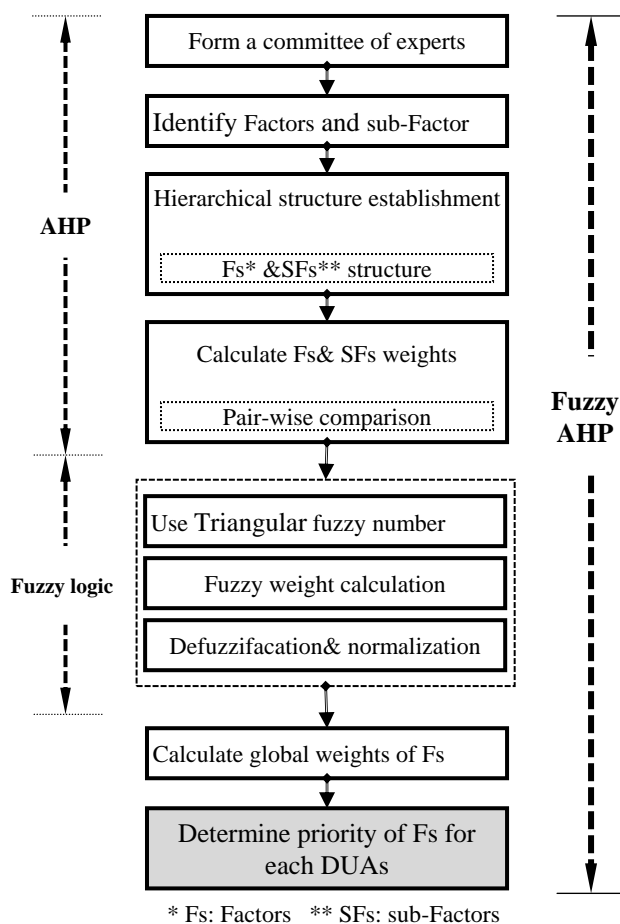


Fig. 1 Framework of the fuzzy AHP

In this study, we utilize Extent Analysis (EA) method for fuzzy AHP, as originally proposed by Chang (1996) [34] [35]. Also, in this study considering the calculated weights of factors, critical problem factors will be determined. In this method, for each pair rows of pair-wise

comparisons matrix, the amount of  $S_k$  which is a triangular number, is calculated as follows [31]:

$$S_k = \sum_{j=1}^n M_{g1}^j \left[ \sum_{j=1}^n \sum_{i=1}^m M_{g1}^j \right]^{-1} \quad (1)$$

K represents the number of rows and  $i$  and  $j$ , respectively, indicate alternatives and factors. In jomle moshkel dare. Bayad ba farsish motabeghat dade beshe mojadad tarjome beshe. A large degree on the  $M_1$  with  $M_2$  is indicated as  $(M_1 \geq M_2)$  which is

K represents the number of rows and  $i$  and  $j$ , respectively, indicate alternatives and factors. In EA method, after some  $S_k$  calculations, their large degrees must be compared with each other and then calculated. A large degree on the  $M_1$  with  $M_2$  is indicated as  $(M_1 \geq M_2)$  which is calculated as follows:

$$V(M_1 \geq M_2) = \sup \{ \text{Min} (\mu_{m_1}(x) \cdot \mu_{m_2}(y)) \} \quad (2)$$

$$V(M_1 \geq M_2) = \begin{cases} 1 & M_1 \leq M_2 \\ 0 & U_2 \leq L_1 \\ \frac{L_1 - U_2}{(M_2 - U_2) - (M_1 - L_1)} & \text{otherwise} \end{cases} \quad (3)$$

We also have: The large degree on the  $M$  with  $M_1, M_2, \dots, M_k$  is calculated as follows

$$V (M \geq M_1, M_2, \dots, M_k) = V[(M \geq M_1), (M \geq M_2), \dots, (M \geq M_k)] \quad (4)$$

Suppose that  $d(A_i) = \min V(S_i \geq S_k), k=1, 2, 3, \dots, n, k \neq i$ . Then the following weight vector is obtained.

$$A_1(i = 1, 2, \dots, n) \quad (5)$$

Where  $A_1 (i = 1, 2, n)$  are  $n$  elements. For normalization, the normalized weight vectors are as follows, where  $W$  is a non-fuzzy number:

$$W = [d(A_1), d(A_2), \dots, d(A_n)]^T \quad (6)$$

Here, we are not going to explain all the intricacies and details of the methodology due to space limitations. Below we give enough of the general approach to enable the reader to follow the paper with ease.

### 3.3. Application of FAHP

The purpose of this study is to determine the most important problem factors in each distressed area of Karaj based on the results of the previous step. The model to achieve the mentioned targets is composed of the following steps (Fig. 1).

**Step 1:** Form a committee of experts: an expert team with 10 members (university professors and city authorities) was formed.

**Step 2:** Identify the factors and sub-factors. After reviewing the literature and interviewing with experts, 17 sub-factors were identified, and categorized into 4 main factors (Demonstrated in Fig. 2).

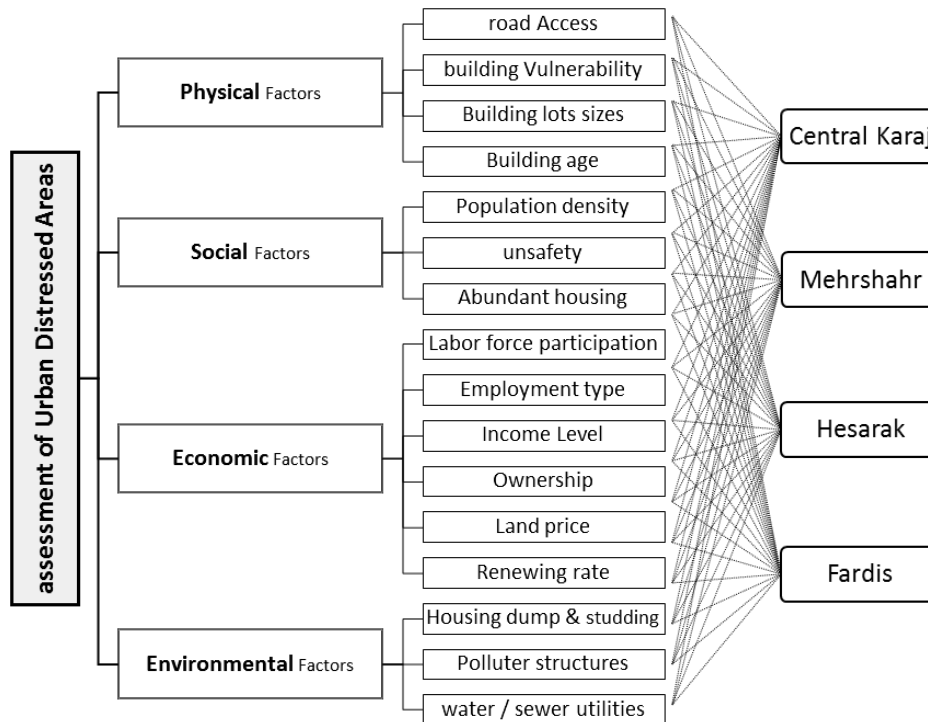


Fig. 2 Hierarchical structure of Factors and sub Factors of study

**Step 3:** Structure the hierarchy based on the factors and sub-factors identified in Step 2.

**Step 4:** Determine the local weights of the factors and sub-factors by using pair wise comparison matrices and calculate Fuzzy weights. A question form is used

involving pair wise comparisons of Factors or alternatives and filled by the experts on the subject. The traditional AHP pair wise comparison may not be appropriate [36] Hence, the scale is converted into linguistic scale as proposed by [29] (Table 3).

**Table 3** linguistic scale and their corresponding triangular fuzzy numbers (Kahraman, 2008)

Linguistic scale*	Triangular fuzzy scale	Triangular fuzzy reciprocal scale
Just equal	(1,1,1)	(1,1,1)
Equal dominance	(1/2,1,3/2)	(2/3,1,2)
Weak Dominance	(1,3/2,2)	(1/2,2/3,1)
Strong dominance	(3/2,2,2.5)	(2/5,1/2,2/3)
Very strong dominance	(2,2.5,3)	(1/3,2/5,1/2)
Absolute dominance	(2.5,3,7/2)	(2/7,1/3,2/5)

\*For pairwise verbal comparisons, dominance of element i over j may be interpreted as importance, preference, influence

**Step 5:** Calculate the global weights for the sub-factors. Global sub-factor. At these steps we changed the linguistic scale of experts' opinion to Triangular fuzzy scale and put the geometric mean of them into final pair-wise Tables (Table 4).

Equation (1) was used to calculate the fuzzy weight of Factors. Defuzzification weights were obtained by equation (3).

The Final weight of Factors was acquired with equation (5) and at last normalized. (Table 5).

**Table 4** Pair-wise comparison matrix of main-factors

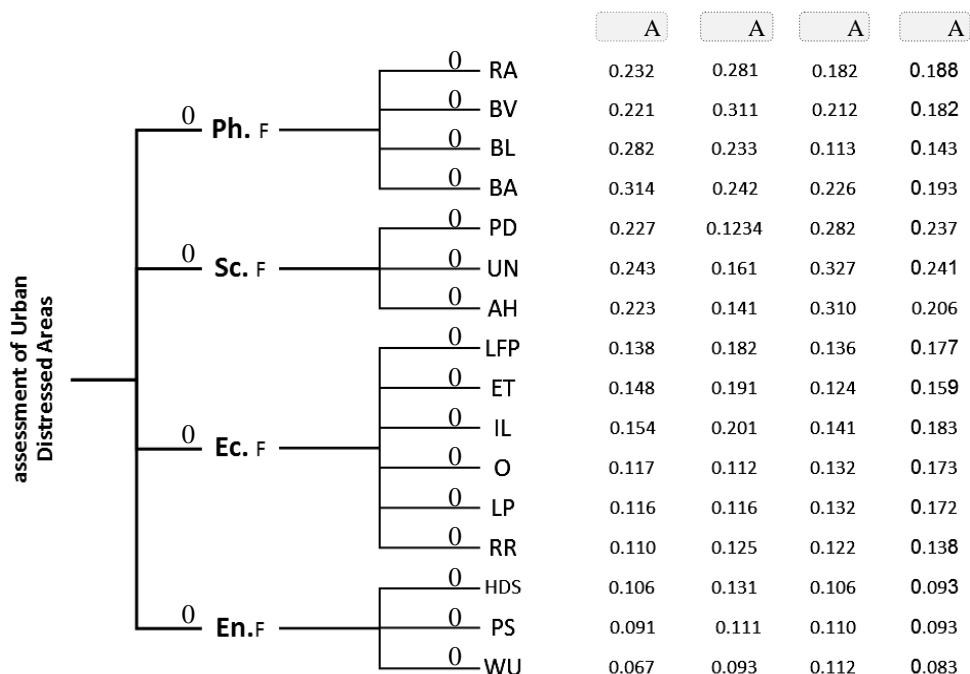
Item	En. F	Ec. F	Sc. F	Ph. F
En. F	(1,1,1)	(0/2,0/7,1/2)	(0/2,0/5,0/8)	(0/2,0/6,1)
Ec. F	(0/833,1/4286,5)	(1,1,1)	(0/2,0/7,1/2)	(0/5,0/8,1/2)
Sc. F	(1/25,2,5)	(0/833,1/4286,1)	(1,1,1)	(0/7,1/2,1/7)
Ph. F	(1,1/667,5)	(0/9091,1/25,2)	(0/833,1/4286,0/5882)	(1,1,1)

Note: Ph. F= Physical Factors, Sc. F= Social Factors, Ec. F= Economical Factors, En. F= Environmental Factors

**Table 1** Fuzzy weights, defuzzification weights and normalized weights of main-factors

Item	SUM	S <sub>k</sub> (Fuzzy weight)	W <sub>k</sub> (Defuzzification)	W <sub>k</sub> (normalized)
En. F	(1/6,2/8,4)	(0/04648,0/16366,0/35048)	0/59269	0/17499
Ec. F	(2/533,3/9286,8/3)	( 0/7358,0/2963,0/72725 )	0/86124	0/25427
Sc. F	(3/783,5/6286,12/7)	(0/1099,0/32899,1/11277)	1/000	0/29524
Ph. F	(3/4973,4/75,9/4286)	(0/1016,0/27764,0/82613)	0/9331	0/27550

Note: Ph. F= Physical Factors, Sc. F= Social Factors, Ec. F= Economical Factors, En. F= Environmental Factors



**Fig. 3** Finalized Weights of Factors, Sub Factors and Alternatives

**Note:** Ph. F= Physical Factors, Sc. F= Social Factors, Ec. F= Economical Factors, En. F= Environmental Factors  
 RA= Road Access BV=Building Vulnerability BL=Building Lots sizes BA=Building Age PD=Population Density  
 UN=UNsafety AH=Abandon Housing LFP=Labor Force Participation ET=Employment Type IL =Income Level O=Ownership  
 LP=Land Price RR=Renewing Rate HDS=Housing Dump PS=Polluter Structures WU=Water utilities

This process was applied to sub factors and alternatives as well, for avoiding perplexity, just final results of calculations are presented in Fig. 3.

**Step 6:** determine the priority of factors and sub factors for each area. Based on the weights calculated in previous step, the sub factors with higher weights in a certain area was determined as the most important problem factors. They are depicted in separate Tables (No. 6 to 9) for each area.

#### 4. DISCUSSION

Fig. 3 has provided a hierarchical decision model for prioritizing the most important factors. It can be observed that the weight of social factors is slightly higher than the others. Not surprisingly, experts emphasized more on social factors because distressed urban areas are often beset with social and physical problems, this phenomenon has instigated the urgent need for substantial improvement

in the performance of local urban regeneration projects especially for social realm.

Social factors with a weight of about 30% were the most important causes of problems in distressed urban areas of Karaj. Among the areas, social problems were the most prominent issues in Hesarak (Area 3). The rate of crime and vandalism in this area was high, leading to feelings of insecurity and enhancing the sense of isolation. The social costs of distressed urban areas are high. When people of different socioeconomic groups no longer share the same neighborhoods, they interact with each other less, understand each other less well and fear each other more [4].

Physical factors also had great effects on the problems in distressed urban areas of Karaj and were the second important factors. Central Karaj is one of the oldest areas in Karaj (Area 1) and building decline, small sized building lots and inappropriate access caused migration of local neighbors which leads to social problems was the second issue.

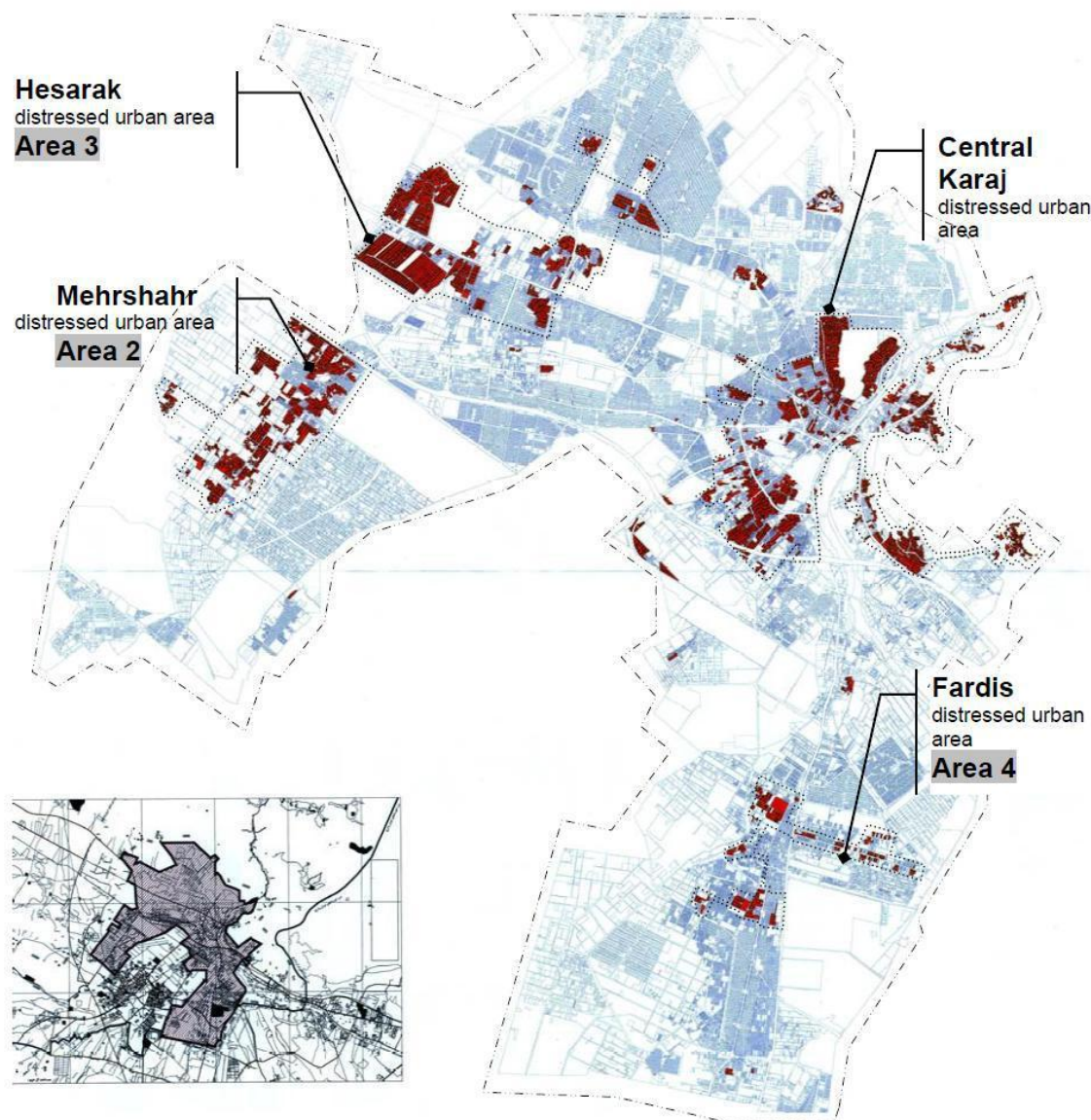


Fig. 4 Distressed Urban Areas of Karaj City

Mehshahr area (Area 2) also suffered most from Physical factors; a low quality compound in building structure without proper consistency caused concern about the long term viability in such housing. This deterioration in housing quality encourages the departure of better off residents, eventually generating areas of concentrated poverty and brings in the economic problems as the second

issue. In contrast with other areas, Fardis (Area 4) had the lowest weight in factors and sub factors, showing a better condition among the areas. But its most important issues originated from social factors and economic factors.

The most important factors and sub factors in distressed urban areas of Karaj are shown in Table 6 to 9.

**Table 2** priorities of Factors and sub Factors in Hesarak area

Area	Main factors	weight	priority	Sub factors	weight	priority
Hesarak	Social F.	0.295	1	Insecurity	0.041	1
				Abandon Housing	0.031	2
				Population density	0.025	3
	Physical F.	0.275	2			
	Economic F.	0.254	3			
Environmental F.	0.174	4				

**Table 7** Priorities of factors and sub factors in Fardis area

Area	Main factors	weight	priority	Sub factors	weight	priority
Fardis	Social F.	0.295	1	Insecurity	0.030	1
				Population density	0.021	2
				Abandon Housing	0.020	3
	Economic F.	0.254	2			
	Physical F.	0.275	3			
Environmental F.	0.174	4				

**Table 8** Priorities of Factors and sub Factors in Central Karaj area

Area	Main factors	weight	priority	Sub factors	weight	priority
Central Karaj	physical F.	0.275	1	Building age	0.018	1
				Building lot size	0.015	2
				Building vulnerability	0.014	3
				Road access	0.012	4
	Social F.	0.295	2			
Economic F.	0.254	3				
Environmental F.	0.174	4				

**Table 9** priorities of Factors and sub Factors in Mehrshahr area

Area	Main factors	weight	priority	Sub factors	weight	priority
Mehrshahr	Physical F.	0.275	1	Building vulnerability	0.020	1
				Road access	0.014	2
				Building age	0.014	3
				Building lot size	0.013	4
	Economic F.	0.254	2			
Social F.	0.295	3				
Environmental F.	0.174	4				

## 5. CONCLUSION

In this research, it has been tried to apply the Fuzzy AHP model in evaluation of distressed fabric of Karaj for prioritizing the problems based on urban decline factors. The methodology has been discussed throughout the paper in details. Looking at the process and results of implementation of the fuzzy AHP model with case study and comparing to the simplistic process of pure AHP, showed that there are some evident advantage. For instance, in obtaining factors weight from experts, it has more accuracy in calculating the weight according the mathematical equations and it can express the expert's viewpoint more precisely especially in situations were the

expert has some indecision, which classical AHP cannot handle. In this regard, using complicated and more accurate models discussed in this article will decrease the possibility of mistake, its consequences, and financial, social, and environmental damages. Therefore, it is recommended to all designers to analyze distressed areas coherently and comprehensively by utilizing fuzzy multi-dimensional measurement models.

With the factor weights found by using fuzzy AHP model (Fig. 1), it can be determined which factors have more effect on areas' problems. According to the findings, it is obvious that the social and physical factors have priority in distressed urban areas of Karaj. It means that the greatest benefit should be considered for owners,



residents, and users of spaces as a result of suggested development plans. The most influential sub-factors include: sense of Insecurity, Population density, Building age, Building vulnerability and using inappropriate material. The results of this study also suggest that Hesarak and Fardis areas have their most important issues from social factors that should be the focus of planning in these regions. Mehrshahr and central Karaj have their problems originated from physical factors.

## NOTE

This paper was extracted from the first author's dissertation, under supervision of Marjan Nematimehr and advises of Abbas Shoeibi in the Faculty of Architecture and Urban Planning of Shahid Beheshti University (SBU).

## CONFLICT OF INTEREST

The authors declare that there are no conflicts of interest regarding the publication of this manuscript.

## REFERENCES

- [1] Kazmierczak AK, Curwell SR, Turner JC. Assessment methods and tools for regeneration of large distressed urban areas, International Conference on Whole Life Urban Sustainability and its Assessment, Glasgow, USA, 2007.
- [2] McDonald S, Malys N, Malienė V. Urban regeneration for sustainable communities: A case study, Technological and Economic Development of Economy, 2009, Vol. 15, No. 1, pp. 49-59.
- [3] Rosenthal SS. Old homes, externalities, and poor neighborhoods, Journal of Urban Economies, 2005, Vol. 52.
- [4] Conway M, Konvitz J. Meeting the challenge of distressed urban areas, Urban Studies, Sage publication, 2000, Vol. 37, No. 4, pp. 749-774.
- [5] Saaty TL. The analytical hierarchy process: Planning, priority setting, resource allocation, McGraw-Hill, New York, 1980.
- [6] Cheng EWL, Li H, Yu L. The Analytic Network Process (ANP) approach to location selection: A shopping mall illustration, Construction Innovation, 2005, Vol. 5, pp. 83-97.
- [7] Glaeser E, Gyourko J. Urban decline and durable housing, Journal of Political Economy, Penn IUR Publications, University of Pennsylvania, Vol. 113, No. 2, pp. 345-375.
- [8] Banai R. Anthropocentric problem solving in planning and design, with analytic hierarchy process, Journal of Architectural and Planning Research, 2005, Vol. 22, pp. 107-120.
- [9] Yang CC, Chen BS. Key quality performance evaluation using fuzzy AHP, Journal of the Chinese Institute of Industrial Engineers, 2004, Vol. 21, No. 6, pp. 543-550.
- [10] Vigdor JL. Is urban decay bad? Is urban revitalization bad too? Journal of Urban Economic, 2010, Vol. 68, No 3, pp. 277-289.
- [11] Ware T. and Associate. An analysis of existing condition relating to blight, town of este spark, Urban Renewal Authority of Estes Park, Colorado, 2007.
- [12] California Health and Safety Code. Declaration of state policy, Blighted Area, California USA, 2005.
- [13] Greg A, Mohamed EH, Horner M. Using deprivation indices in regeneration: Does the response match the diagnosis? Cities, 2010, Vol. 27, No 6, pp. 476-482.
- [14] Etemad G, Sedaghat RK, Bidram R, Molaz J. Determining the criteria for recognition of urban distressed area, Spatial Planning Journal, 2010, Vol. 1, pp. 103-120. (In Persian).
- [15] Verhege R. Renewing urban renewal in France, the UK and the Netherlands: introduction, Journal of housing and Built Environment, 2005, Vol. 20, pp. 215-227.
- [16] McCarthy J. Partnership, collaborative planning and urban Regeneration, Ashgate, Aldershot, 2007.
- [17] Perkins DD, Meeks JW, Taylore RB. The physical environmental of street blocks and resident perceptions of crime and disorder, Journal of Environmental Physicalogy, Vol. 12, pp. 21-34.
- [18] Ley D, Bunting T, Filion P. The inner city, in structure of the city, Oxford university 14, Oxford university press Economic, 1991, Vol. 63, No 3, pp. 816-840.
- [19] Bourne L. The inner city: The changing character of an area under stress, Modern Metropolitan, Oxford University Press, USA, 1982, 2 edition,
- [20] Yeates M, Garner B. The North American city, 1980, Third.
- [21] Philadelphia City Planning Commission. Amendment to the East Wick Redevelopment Area Plan, City of Philadelphia Web Site, 2006.
- [22] The City's Urban Renewal Agency. The Urban Renewal Agency of the City of Lake Oswego, Oregon, 2009.
- [23] Cramer Hill Redevelopment Study and Redevelopment Plan. South Jersey legal services, 2004.
- [24] Lee GKL, Chan EHW. The analytic hierarchy process (AHP) approach for assessment of urban renewal proposals, Social Indicator Research Journal, 2008, Vol. 89, pp. 155-168, (DOI 10.1007/s11205-007-9228-x).
- [25] Wang TC, Chen YH. Applying consistent fuzzy preference relation to partnership selection, One Journal of Management Science, 2007, Vol. 35, pp. 384-388.
- [26] Sun CC. A performance evaluation model by integrating fuzzy AHP and fuzzy TOPSIS methods, Expert Systems with Applications, Elsevier, 2010, (doi:10.1016/j.eswa.2010.04.066).
- [27] Deng H. Multi criteria analysis with fuzzy pair wise comparison, IEEE Fuzzy Systems Conference Proceedings, Seoul, South Korea, 1999, pp. 726-731.
- [28] Kahraman C. Fuzzy multi-criteria decision making: theory and applications with recent developments, Springer Verlag, 2008, Vol. 16.
- [29] Kahraman C, CEebeci U, Ulukan Z. Multi criteria supplier selection using fuzzy AHP, Logistics Intormation Management, 2003, Vol. 16, No. 6. pp. 382-394.
- [30] Polychroniou P, Giannikos I. A fuzzy multi criteria decision making methodology for selection of human resources in a greek private bank, Career Development International, 2009, Vol. 14, No. 4, pp. 372-387.
- [31] Ertugrul I, Karakasoglu N. Performance evaluation of Turkish cement firms with fuzzy analytic hierarchy TOPSIS methods, Expert Systems with Applications, 2009, Vol. 36, No. 1, pp. 702-715.
- [32] Yu X, Guo S, Huang X. Rank B2C e-commerce websites in e-alliance based on AHP and fuzzy TOPSIS, Expert Systems with Applications, 2011, Vol. 38, No. 4, pp. 3550-3557.
- [33] Sofyalioğlu C, Kartal B. The selection of global supply chain risk management strategies by using fuzzy analytical hierarchy process - a case from Turkey, Procedia-Social and Behavioral Sciences, Elsevier, 2012, Vol. 58, pp. 1448-1457.
- [34] Chang D. Extent analysis and synthetic decision, Optimization Techniques and Applications, 1992, Vol. 1, No. 5, pp. 352.
- [35] Chang DY. Applications of the extent analysis method on fuzzy AHP, European Journal of Operational Research, 1996, Vol. 95, No. 3, pp. 649-655.

- [36] Yu CS. A GP-AHP method for solving group decision-making fuzzy AHP problems, *Computers and Operations Research*, 2002, Vol. 29, pp. 1969-2001.
- [37] Ayazi S. Identification of Decade Textures with Geographical Information Systems (GIS), *Geomantic Conference 2006*, Iran's Survey Organization, Tehran, 2006.
- [38] Behzadi G, Misaghi M, Bahrami F. Applying the GIS System in Determination of Urban Decayed Textures (Case Study: Mazandaran Province, Tonekabon City), *First Conference of Urban GIS*, North University, Amoll, 2007.
- [39] Alipour R, Khadami M, Senemari MM, Rafeiyan M. Surveying Environment Quality Indicators in Detection of Interfering Priorities in Eroded Urban Structures of Bandar Lengeh', *Baghe Nazar*, 2012, Vol. 9, No. 20.
- [40] Chang DY. A discussion on Extent Analysis Method and applications of fuzzy AHP, 1999.
- [41] Forouzandeh M. Neighborhood planning the old urban tissue based on New Urbanism approach (Case Study: Sanglaj Neighborhood of Tehran), *Master's Thesis in Urban and Regional Planning Urban Development*, Tarbiat Modarres University, Faculty of Arts and Architecture, 2012, pp. 37.
- [42] OECD. *Integrating Distressed Urban Areas*, OECD publications, Paris, France, 1998.

#### AUTHOR (S) BIOSKETCHES

**Sedghi, V.**, *M Sc, Faculty of Architecture and Urban Planning, Department of Urban Planning and Design, Shahid Beheshti University, Tehran, Iran, Iran*  
Email: [Sedghivahid@yahoo.com](mailto:Sedghivahid@yahoo.com)

**Nemati-mehr, M.**, *PhD, Assistant Professor, Faculty of Architecture and Urban Planning, Department of Urban Planning and Design, Shahid Beheshti University, Tehran, Iran*  
Email: [m\\_nemati-mehr@sbu.ac.ir](mailto:m_nemati-mehr@sbu.ac.ir)

#### COPYRIGHTS

Copyright for this article is retained by the author(s), with publication rights granted to the journal. This is an open-access article distributed under the terms and conditions of the Creative Commons Attribution License (<http://creativecommons.org/licenses/by/4.0/>).

#### HOW TO CITE THIS ARTICLE

*Sedghi, V., Nemati-mehr, M., (2016). Identification and prioritizing urban distressed areas factors by applying the fuzzy analytic hierarchy process (FAHP) in Karaj city. Int. J. Architect. Eng. Urban Plan, 26(2): 173-182, December 2016.*

URL: <http://ijaup.iust.ac.ir/article-1-207-en.html>

