

## Recognizing and Evaluating the Ruling Dimension in Collective Housing after the Islamic Revolution in Tehran, with a Look at the Discourses that Emerged in each Government

Nahid Poursaeidi Mahani<sup>a</sup>, Vahid Ghobadian<sup>b\*</sup>, Reza Afhami<sup>c</sup>

<sup>a</sup>*Department of Architecture, Central Tehran Branch, Islamic Azad University, Tehran, Iran*

<sup>b</sup>*Department of Architecture, Central Tehran Branch, Islamic Azad University, Tehran, Iran*

<sup>c</sup>*Department of Art Research, Tarbiat Modares University, Tehran, Iran*

Received 10 February 2023; revised 25 March 2023; accepted 16 April 2023

---

### Research Article

---

#### Abstract

After the glorious Islamic revolution, there were unique and diverse discourses to solve existing problems and shortcomings, and each of these discourses have manifested themselves in collective housing in these periods. This research uses a combined method to achieve this. How those discourses have appeared in collective housing in each government and to what extent each of them had a contribution in the field of collective housing by using nest by nest method by examining the views of collective housing designers (etic) and by interviewing and extracting indicators and the views of users. The spatial (emic) has been done with a questionnaire. This research has a qualitative and quantitative approach and for the interview and the output of the cascade software from the Atlasti software and the quantitative software used in this research is NCSS, in which factor analysis is done in the Varimax method. The results show that in the physical dimensions of the national housing variable with a value of (0.974), the highest influence is related to the assignment of land in less developed areas with a value of (0.974) and in the spatial dimension, the increase of interactive space with a value of (945.0) 0) and the lowest standard revival is necessary to minimize the construction time (0.561). In the social dimension, studies on failed collective housing (0.814) have the most impact and the standardization of collective housing (414) has the least impact. In the economic dimensions, the highest growth in liquidity and the increase in the ratio of materials (0.811) and the least support for the housing of the former (0.325), in the cultural dimension, the presence of unpleasant odors in the open space (0.223), the least and the most

---

\* Corresponding author. Tel: +98- 09121889277.

E-mail address: [v\\_ghobad@yahoo.com](mailto:v_ghobad@yahoo.com)

related to the training of the workforce Maher is (0.691). In service-climate, the use of contextual architecture (0.491) and attention to the basics of sustainability in design and implementation (0.161) are the most and the least.

**Keywords:** Collective Housing; Post-Revolutionary Government; Indicators of Collective Housing; Mixed Method

## 1. Introduction

After the victory of the Islamic Revolution under the leadership of Imam (RA) in 1978, concepts such as religious democracy, Islamic human rights, jurisprudence, *ijtihad*, *ummatism* versus nationalism, defense of the deprived and oppressed appeared in the discourse of the revolution. (Akhwan Kazemi, 2010: 101) From the negative aspect, the Islamic revolution drew a line of negation on many political-social relationships in the country, and from the positive aspect, it established new relationships and by changing the attitude of Iranians and other people of other societies towards the world, human beings, changed the end of life, government and political system, etc. The result of these events was the generalization of a discourse that has its own coordinates (Hosseinzadeh, 2007: 91). Before the Islamic revolution, the people of Iran were not in control of their own destiny in any way, and Iran was a colonized country in which the Americans interfered in all its affairs. It was for this reason that the return of people's sovereignty was one of the demands of the revolutionary forces; Of course, along with this request, the slogan of Islam was also raised; That is, the people demanded a republic based on Islam, that is, they did not accept the rule of the people without the rule of Islam; Because they wanted a policy that, in addition to the administration of the society being considered one of its basic pillars, the guidance of the people towards excellence is also achieved in it (Akhwan Kazemi, 2010: 74). From the point of view of the Iranian people, guidance towards excellence is definitely achieved in the discourse of the Islamic Revolution; Because it provides a basis for creating moral virtues in society. They saw that before the revolution and during the reign of the Shah, all moral virtues had disappeared; Therefore, they believed that in order to guide and achieve the worship that God has made the purpose of creation, moral virtues must be created and spread in the society and moral vices must be destroyed (Grincer, 2016: 84). To achieve this and follow the signs of the Islamic Republic, after the imposed war and the existing conditions, governments came to work, each of which was created due to the conditions and was in response to the prevailing situation. Each of the governments that have come to work, in a way, in order to support the central signs of their discourses and according to the support of the existing situation, they are trying to make some kind of policy that will achieve success both inside and outside the country. With the aim of extracting sub-discourses and super-discourses from the theoretical foundations and the emergence of how they appear in collective housing, the research tries to see which aspects of these housings were more effective and had a decisive role in their formation. It seems that according to the objective observations in the space and the types of houses built in different governments, the most effective aspect is the body of the space and its related parts.

## 2. Theoretical Foundation

### 2.1. Discourses of Islamic Revolution

The central sign of the Islamic Revolution discourse lies in the slogans that the people raised in Tasua and Ashura referendums in 1978. At that time, the people wanted to return to Islam and the sovereignty of the people; In other words, they raised the issue of independence, freedom and republic, which in their opinion meant returning to the sovereignty of the people and determining

the country's destiny on behalf of the people and their participation in determining their own destiny. They used to mention that "Allah does not allow us to be different, even if we are different from ourselves" (Isenstadt and Rizvi, 2018: 179). Before the Islamic revolution, the people of Iran were not in control of their own destiny in any way, and Iran was a colonized country in which the Americans interfered in all its affairs. It was for this reason that the return of people's sovereignty was one of the demands of the revolutionary forces; Of course, along with this request, the slogan of Islam was also raised; That is, the people demanded a republic based on Islam, that is, they did not accept the rule of the people without the rule of Islam; Because they wanted a policy that, in addition to the administration of the society being considered one of its basic pillars, it would also lead the people to excellence (Hosseinzadeh, 2007: 143). From the point of view of the Iranian people, guidance towards excellence is definitely achieved in the discourse of the Islamic Revolution; Because it provides a basis for creating moral virtues in society. They saw that before the revolution and during the reign of the Shah, all moral virtues had disappeared; Therefore, they believed that in order to guide and achieve the worship that God has made the purpose of creation, moral virtues must be created and spread in the society and moral vices must be destroyed. Iranian people saw that because there are no moral virtues in the society, the moral conscience of the people has not been strengthened and this issue has caused the Iranian society to be caught in political-social problems (Paul, 2005: 711). According to them, the way to strengthen people's moral conscience was to take God and the Hereafter seriously in society; In other words, the people of Iran had become aware of the fact that in order to realize this problem, they must return to themselves so that people can achieve those moral virtues and find the way of guidance. They saw that without divine leaders being at the head of the society, it is not possible to realize this problem. During their history of 2500 years, these people had realized that when kings enter any country, they bring corruption there (An al-Muluk Adha Dakhlawā Quriya Afsduha) (Zarifinia, 1999: 99). For this reason, the rejection of the kingly and royal government was one of the people's wishes to reach God, the Hereafter, guidance and worship, which they knew the way to reach it only if divine leaders came to rule. At that time, the people considered these divine leaders who should be at the head of the government, with the discourse that Imam Khomeini (R.A.) carefully put forward, as jurisprudents of all the conditions. From their point of view, it was in this way that guidance, worship and moral virtue were created in the society and people progressed their evolution towards the perfect human being.

## 2.2. Effective Discourses in Collective Housing During the Construction Period

After the first decade of the revolution and the problems caused by it as well as the imposed war, the movement towards the growth and development of the country was followed by the programs. Although a plan for 1983-87 was formulated, it was not implemented due to the economic and political pressures caused by the war. From now on, housing programs continued in the form of development programs. During the construction period, the first and second development plans were compiled and implemented. As mentioned earlier, the first development program is associated with the establishment of the construction government headed by Hashemi Rafsanjani and adjustment policies in the economy. The program is compiled and implemented in a situation where the damages resulting from the imposed war, economic liberalization policies and reduction of government intervention in various economic sectors and privatization are discussed. This view, i.e. reduction of government intervention and economic liberalization, has influence in the housing program. The government is trying to stay away from populist policies in the economy and housing sectors as much as possible (Ehtashami, 2018: 73). Economic liberalization is placed on the agenda

of housing programs and economic adjustment and privatization policies are applied in the housing market. The government withdrew from the housing market and subsidized loans with preferential rates eight percent cheaper than the market are available to housing builders. It was placed in the private sector. The building materials that were sold in the black market at high prices were given to the private sector at the government price, and the most land and housing subsidies were given to the applicants in this period. The second plan is actually a continuation of the first plan with more emphasis on economic liberalization, single rate of currency, freedom of import and reduction of government intervention and attention to market-based policies. In this program, the intensity and intervention of the government in the housing market was reduced. This program was compiled and implemented while the activities of the construction and housing sector during the second program faced relatively severe fluctuations, so that the prosperity of the said sector began in 1994 and its price jump continued until the second half of 1996. After that, due to the stagnation of transactions and the decrease in effective demand, investment in this sector decreased, which ultimately led to a decrease in housing production (Grigor, 2013: 119).

The policies related to the housing sector in the second program are mainly based on the three axes of "savings, accumulation and downsizing" in the form of free, supportive and social housing production. Although the development of social housing was proposed in the second program, what was realized in the form of social housing and the rental plan in Iran was to support the provision of real estate housing for low-income groups, which is experienced the history of social housing in Western countries and other countries, i.e. "cheap rental system", is different. The history of social housing in Western countries and other countries, i.e. "cheap rental system", is different, although it has similarities with it. Housing for low-income groups tends to provide private housing and not rental housing, and the concept of rental in the phrase "renting under the condition of ownership" actually refers to the period of paying installments for the purchase of social housing (Rahmani, 1996: 142). In fact, what is proposed as social housing in Iran is different from the interpretation of this policy in Europe and Canada or Singapore and Hong Kong. In those countries, social housing is equivalent to the "cheap rental" system, that is, rental housing owned by the public or non-profit sector that is used by low and middle income groups (Ministry of Economy and Financial Affairs, 2014:104). although it has similarities with it. Housing for low-income groups tends to provide private housing and not rental housing, and the concept of rental in the phrase "renting under the condition of ownership" actually refers to the period of paying installments for the purchase of social housing (Rahmani, 1996: 142). In fact, what is proposed as social housing in Iran is different from the interpretation of this policy in Europe and Canada or Singapore and Hong Kong. In those countries, social housing is equivalent to the "cheap rental" system, that is, rental housing owned by the public or non-profit sector that is used by low and middle income groups (Ministry of Economy and Financial Affairs, 2014: 104).

### 2.3. Summary of Effective Performance and Discourses in Collective Housing During the Reform Period

In the Khatami government, the housing program was formulated and implemented in the form of the third development program. This program was developed when housing was stagnant. In the law of the third program, chapter 19 is specific to housing. Article 55 states that 3 percent of the legal deposits of banks with the Central Bank of the Islamic Republic of Iran based on the percentage of 2017 will be given to agricultural, housing, industrial and mining banks (1 percent for each bank) to provide facilities to projects Agriculture and animal husbandry, construction of buildings and housing, completion of industrial and mining projects of the non-governmental

sector, whose main feature is job creation (Vezi, 2008: 39). Article 138 states: In order to increase the share of mass production of housing from the total construction of the country and also to increase the production of small residential units, builders (private and cooperative) of residential complexes with three residential units and more in rural areas, five residential units and more in cities with a population of less than 250 thousand people and ten residential units and more in other cities, they are supported as follows:

A. Builders subject to this law are exempted from paying the tax on the first definitive transfer of real estate, and the taxable income of these units will be determined by the Ministry of Economic Affairs and Finance in accordance with the infrastructure levels of each and regardless of their number.

B. The Ministries of Energy, Petroleum, as well as municipalities and other competent authorities are required to regulate the method of collecting fees for the supply, transmission and branching of water, electricity, gas and construction permit fees within the framework of the approved density according to the master plan in such a way that The per capita costs received for each residential unit built subject to this law should be at most equal to the costs received from individual builders.

Article 139 of the third plan law indicates that in order to support housing applicants and in order to strengthen their financial capacity and simplify the use of bank facilities for buying or building housing (Kamrava, 2016: 218).

A. The monthly installments of housing credit facilities from banks are deducted from the taxable income of the recipients of the facilities and the balance of the earned income is included in the tax calculations. The use of this tax exemption is allowed only once for each family or married persons and it will include units with a maximum useful area of 120 square meters.

B. Insurance policies issued by insurance institutions will be valid as collateral for receiving bank facilities.

C. Regarding the families of martyrs and veterans, twenty-five percent and above and freedmen will be granted bank facilities to buy or build housing with minimal fees and long-term installments (Habibi, 2006: 174).

In this program, as in the previous programs, the solution of low-income housing and the liberalization of the housing market are emphasized. Support for miniaturization and massification is also emphasized. Attention has been paid to monetary policies and the facilitation of mortgage lending conditions. Staggering repayment installments of bank facilities for loan recipients and gradual payment of facilities for the phased construction of housing for low-income groups are among the most important policies proposed in the third development plan. For the purpose of financial liberalization, the central bank has been obliged to formulate the necessary regulations to grant more freedom of action to commercial banks in determining the mortgage interest rate (Jalaipour, 2000: 11). Encouraging housing savings cooperatives was put on the agenda. In

order to support mass builders, these people in the program were exempted from paying taxes and the cost of water, electricity and gas supply and construction permit issuance fees up to a maximum equivalent of the fees received from individual builders.

The lack of rental housing units on the one hand and the special characteristics of the applicants for these units on the other hand, made the government, by strengthening the law to encourage and build rental housing units, only model the construction of these units and not directly interfere in the construction. During the third plan, 85,000 rental housing units were built in the country, which constitutes only 4% of the urban housing production during this period (Rafipour, 1998: 63). This is despite the fact that at the beginning of the program, the government was obliged to construct 10%

of the produced housing in the cities on a rental basis. In general, the main goal of the government in the field of building rental housing, which was to set a model for the private sector, was not realized, and its implementation moved more towards the construction of rental units, instead of moving towards renting with the condition of ownership, and even the government itself, like the private sector, has a tendency to rent. He did not show himself. During the third plan, the activity trend of the construction and housing sector has faced relatively severe fluctuations, so that the boom of the said sector began in 2000 and this trend continued until the end of 2002, and after that due to construction restrictions, especially in the city of Tehran, the increase in the cost of construction and the significant growth of transaction prices of housing, the activity of this sector entered a recession cycle (Soltani, 2004: 89). During the third development program, the added value of the building and housing sector grew by 2-4% annually, which shows a low performance compared to the 9.9% target set in the program. The share of the added value of this sector in the GDP was 4.8%, and there was not much success in providing housing for low-income people and solving their housing problem, and the housing situation of these people was degraded and informal housing was added.

#### 2.4. Effective Discourses in Collective Housing During the Justice-Oriented Government Period

The 9th government, with the establishment of the 4th plan, started the central justice in housing policies and programs. Distribution of cheap land among the people through housing cooperatives, as well as providing cheap loans for land preparation and housing construction, are among the strategies in this period. The dominant policy of this period in the field of housing goes back to the Mehr Housing Plan, which was implemented by the 9th and 10th governments. The Ministry of Housing and Urban Development, in order to provide suitable housing for the people and especially the needy, in 2004, prepared a comprehensive housing plan using the views and opinions of researchers and researchers of the housing sector, and its executive strategic document in 2005, consisting of 55 programs. And it was summarized in 9 axes. One of the main axes of the comprehensive housing plan is to pay attention to the provision of housing for low-income groups. Mehr Housing Plan" has been prepared and developed based on the comprehensive housing plan and the same axis (providing housing for the needy).

Mehr housing project in the form of construction of 1.5 million residential units in Note 6 of the 1386 budget law and the "Bill to organize and support housing production and supply" in 2008 became legal and was recognized. With the finalization of the executive strategic document of the comprehensive housing plan and the presentation of its 55 programs in 9 axes, it has been presented for the society to deal with it in a balanced way (Leach, 2013: 314).

Increasing the capacity of housing production and investment through the establishment of support, facilities and provision of other required institutions, establishment and support of housing provision programs for low-income groups and vulnerable groups, and paying attention to the quality issues of housing construction in the country Clause "D" under Note 6 of the 2006 budget law of the whole country has put serious emphasis on providing suitable housing for the people, especially the low-income groups, and proposed several solutions to achieve the set goals. In this regard, the Mehr housing project has been designed and implemented as the most important and central program of the housing sector since 2006. In this plan, the provision of housing for low-income groups with the approach of reducing the cost of housing through the elimination of land prices, paying direct subsidies, granting subsidized facilities, covering part of the construction costs, including density fees and building permits, branches, High supervision and... for the subject

tithes, as well as strengthening the government's sovereign right in the housing sector and achieving social justice and empowering low-income groups, is desired (Mirsalim, 2007: 154).

In paragraph 2-1 of note 6 of the budget law of 2016, it is stated that the Ministry of Housing and Urban Development is obliged to transfer suitable land to qualified persons in the form of a long-term lease of up to 99 years in order to reduce the price of residential units. In Article 11, paragraph "B" of the second chapter of the implementation instructions of the Housing Supply Program in 2006 regarding Mehr housing, it is stated that the housing and urban development organizations are obliged to allocate the city quota for housing construction in the form of assigning the right to exploit the land according to the indicators. The need for housing, the available facilities of the land, should be determined and approved by the housing headquarters of the province (Moslinejad, 2008: 48).

Mehr housing projects were first proposed in the form of development plans on marginal lands under the authority of the government and the Ministry of Housing and Urban Development, but due to the lack of any facilities and the high costs of these lands, other projects including Mehr housing, in worn-out urban contexts and Mehr housing in new cities were taken into consideration (Azizi, 2004: 109), and quick exploitation of projects helps (Naji, 2015: 153).

In general, the goal of Mehr's housing project should be the realization of social justice. Realization of justice through providing suitable housing for low-income and poor groups and making them own houses is the main slogan of Mehr Housing. However, about 10 years have passed since the beginning of this plan, the conditions have become such that this plan has not reached its goals. What has been built under the name of Mehr housing in cities like Parand and Pardis lacks the minimums of a suitable housing. The implementation costs do not read at all with what was originally promised to the applicants. Brokers and intermediaries have diverted the plan. All this has led to the fact that not only this official housing welfare policy does not help to improve the lives of the poor, but it turns into a mechanism that is more based on the stock market, and as a result, most of its benefits go to the pockets of capitalists and power institutions, and it cannot meet the needs of the urban population.

## 2.5. Effective Discourses in Collective Housing During Moderation Period

The first year of Hassan Rouhani's administration coincides with the final year of the fifth development plan (2018-2019). In the fifth plan, the most important official policies in the field of housing can be listed as follows;

1. Implementation of Mehr housing program, 2. Implementation of rural housing renovation plan, 3. Documentation of rural residential units, 4. Compilation of resettlement program of official settlements and 5. Providing a package of renovation loans (Deputy Planning and Supervision, 2019: 406).

In the comprehensive housing plan (revision), it has been said that the benefits of these policies include: meeting the housing needs of a part of the households and speeding up renovation in worn-out structures. But the negative consequences of these policies have been more than their benefits: lack of cross-sector coordination to provide infrastructure, inappropriate location of Mehr housing, injection of inappropriate financial resources in the form of a central bank credit line, abandonment of the land management system and increase in land prices, capital drift. the private sector and the replacement of banking and government resources instead, the reduction of land supply and the lack of coordination between urban and land development programs. The policies of the housing sector of the 11th government by revising the comprehensive housing plan, planning financial development in this sector and implementing the program of social housing and supportive housing

has been followed by the approval of the government board. To be more precise, the macro policy of the Ministry of Roads and Urban Development in the housing sector, revision and updating of the comprehensive housing plan as a road map of the housing sector until the horizon of 1404, planning for the financial development of the housing sector and finally developing a joint program (social housing) between The Ministry of Roads and Urban Development is with the Ministry of Cooperation, Labor and Social Welfare (Aghaei, 2016: 56).

In the review and update section of the housing master plan as a road map for the housing sector until the horizon of 1404, the proposed programs in the form of the seven axes of the master plan are mainly divided into two parts, institution building programs and operational plans, in order to develop a road map for the housing sector. Launching a land and building investment fund, launching escrow accounts to strengthen the housing pre-sale market, launching a guarantee plan for housing installment sales transactions, drafting instructions on how to issue mortgage bonds in the secondary mortgage market, issuing the first phase of housing mortgage bonds amounting to 3 thousand billion Rials, regional housing savings fund in order to help revitalize the inefficient fabric of Tehran, develop new cities and implement programs in the area of Makran coast housing, develop the regulations of Article 14 of the law on organizing and supporting the production and supply of housing, use Leasing companies in the housing sector, developing an optimal tax package for the housing sector and finally launching real estate funds are among other activities that are considered in the planning of the financial development of the housing sector, and a major part of them is also It has been implemented (Arjomand, 2019: 214). In the section of the joint program for the implementation of the social housing plan between the Ministry of Roads and Urban Development and the Ministry of Cooperation, Labor and Social Welfare, with the approval of the social housing and supportive housing plan, the implementation of this program was put on the agenda. The government, the plan of social housing and supportive housing that was created by the plan and budget and with the cooperation of relevant institutions while studying and analyzing the policies applied in the country in the field of providing housing for low-income groups, which often focus on providing government housing and not using the capacities of non-governmental organizations and relying only on the construction of private housing has been and by using successful global experiences, he has prepared a plan for a new movement in this field and approved it (Ehteshami, 2016: 32). Also, in this regard, the Minister of Roads and Urban Development explained the different dimensions of social housing approved by the Cabinet and emphasized: low-income households are the priority of the social housing plan.

The social housing plan, which was approved by the cabinet at the end of 2015, consists of several parts, one of which is paying low-cost loans and providing land to housing developers. Part of the credits of the social housing project is provided from the government budget, and another part is obtained through obtaining facilities from banks, where the government pays the bank interest subsidy (Najafi, 2015: 81). With the continuation of Mr. Rouhani's government, the current trend based on responding to consumer needs in the housing sector will continue.

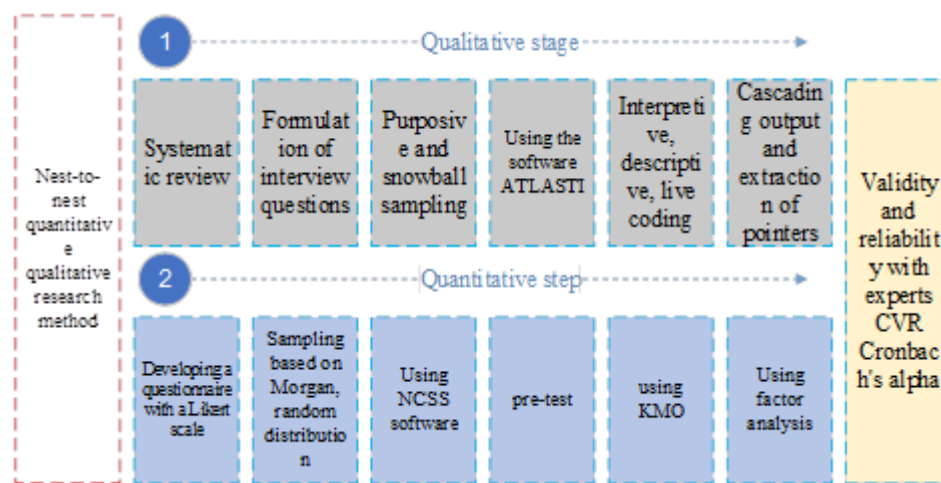
### 3. Research Method

This research is theoretical-developmental in terms of type, and in terms of the nesting method, it was qualitative and quantitative. The nested research design is a design of mixed methods in which a data set provides a supporting and secondary role based on the primary data of another type (Clarck, 2008: 210). Existing documents of ruling discourses and its components are extracted. Then, semi-structured interviews are used for the type of influence and areas of influence as well as indicators of collective housing. At this stage, the questions are extracted from theoretical bases and



the interviewees are university professors who are proficient in this subject and have at least two scientific research articles and are selected as a snowball. Then, in the interview results, interpretive, descriptive and live coding are used for analysis and labeling as well as data reduction. The results are displayed with the help of waterfall charts. And for this, ATLASTI software is used. In this step, looking from the outside (etic) is the answer.

In the next step, after extracting and categorizing the indicators, a questionnaire with a Likert scale is compiled and provided to the space users. Their number is selected based on the upper limit of Morgan's table, which is 384 people. And the results are extracted in the form of factor analysis with NCSS software, the sampling was random and experts were used for validity in the qualitative stage and the CVR formula was used in the quantitative stage, and its value was 0.75. And reliability was obtained with Cronbach's alpha. It was found that its value was 0.72. The diagram of the research process is as follows;



**Fig 1** Research process

#### 4. Characteristics and Features of the Studied Area

In this research, among all the collective housing introduced in Tehran, the following are selected, to examine the samples in each period of the government, the geographical area of Tehran is chosen because Tehran is the capital of Iran and has the highest amount of budget for construction in Iran, and sub-discourses and hyper-discourses are better there. The most successful and the most unsuccessful among the introduced collective housing were selected by experts according to the above table in this research.

**Table 1** Introduced collective housing selected by experts

	Name of the collective housing	Government period	Kendall coefficient	Construction number	Justice oriented number	Number of corrections	Number of moderation	Favorites
Upto 6 floors	Nasim Danesh	Building	0.415					most unsuccessful
	Saman region 2	Justice oriented	0.528					

	Prophecy	Building	0.625					most successful
	flowers	Justice oriented	0.611					
	Shahrak-e Vali Asr	Building	0.117	7	4	4	4	
	spring	Justice oriented	0.483					
	City arrow	Building	0.501					
	Gulnar	Building	0.517					
	Mountain	Moderation	0.312					
	Apadana	Moderation	0.321					
	City culture	Constructive	0.374					
	Lotus	Justice oriented	0.765					
	College students	Moderation	0.625					
	Kush	Building	0.544					
	Ferdows town	Reforms	0.109					
	Breeze	Construction - Reforms	0.577					
	Zahtabi	Moderation	0.854					
	Tulip	Reforms	0.548					
7-12 floors	Shell	Building	0.625					
	Ferdows	Justice oriented	0.601					
	Sinai	Construction - Reforms	0.522					
	Flowers	Reforms	0.475					
	Purple	Moderation	0.415					
	Behjatabad	Building	0.385					
	Mehr Hashtgerd housing	Moderation	0.155	6	3	5	6	
	Akbatan	Moderation	0.329					
	Writers	Reforms	0.298					
	Mission	Reforms	0.299					
	Star	Building	0.322					
	Tisophon	Justice oriented	0.388					
	Arian	Moderation	0.398					
	Academics	Moderation	0.496					
	Campus	Justice	0.140					

	housing	oriented						
	Ashrafi	Constructive	0.422					
	Mahani	Construction -Reforms- Moderation	0.415					
Above 12 floors	Sweet	Reforms	0.582					
	Hope	Justice oriented	0.352					
	Pasargad	Justice oriented	0.425					
	Ibn Sina	Reforms	0.412					
	Golestan	Justice oriented	0.455					
	Pars	Justice oriented	0.421	6	9	6	3	
	Sattarkhan	Building	0.411					
	Venk Pars	Building	0.325					
	Twenty	Reforms	0.369					
	Glory be to you	Justice- oriented reforms	0.349					
	Prince Park	Building	0.325					
	All the time	Justice- oriented reforms	0.477					
	Mehstan	Justice- oriented reforms	0.488					
	Cute cedar	Building	0.842					
	Hope	Building	0.485					
	Iran land	Justice- centered moderation	0.577					
	Sarvistan	Moderation- justice oriented	0.258					
	Mehstan	Building	0.358					
	Hafez	Reforms - Moderation	0.453					

## 5. Findings

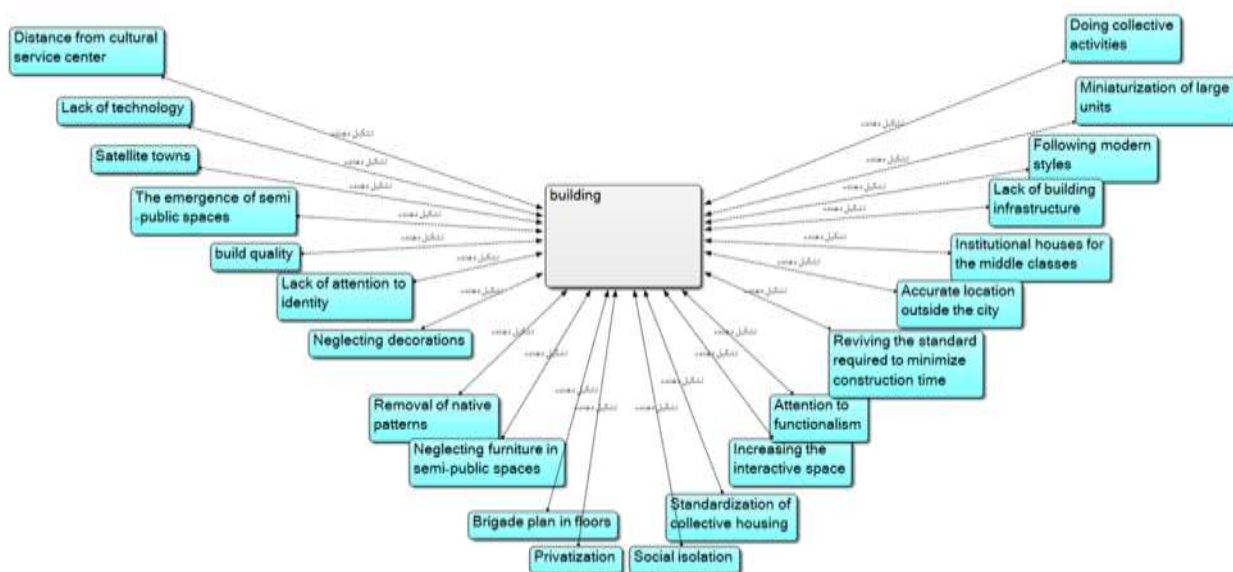
### 5.1. Qualitative Findings

At this stage, based on the type of building selected from the most successful and unsuccessful ones, as well as the principles derived from the systematic review of experts, an interview is conducted, some of which are shown below for each dose.

An example of an interview during construction;

During the period of construction, the use of the slogan caused more attention to be paid to the speed of construction, which could eliminate the existing consequences of the war, which was excessive destruction, and this caused Mr. Rafsanjani's government to use this sign all over. This sign affected all the different dimensions in collective housing, it was necessary for the young population to become home owners on a large scale (coding: speed of construction...).

During this period, two groups of collective housing emerged, the collective housing that appeared in the form of satellites around the city, which were supposed to be built and their infrastructures at the same time, but over time, some of the infrastructures were not completed, and actually some of these settlements. They encountered many problems for service delivery, from asphalt roads to sewage system, there are various things that are included in this field (code: Shahrek Aqmari).

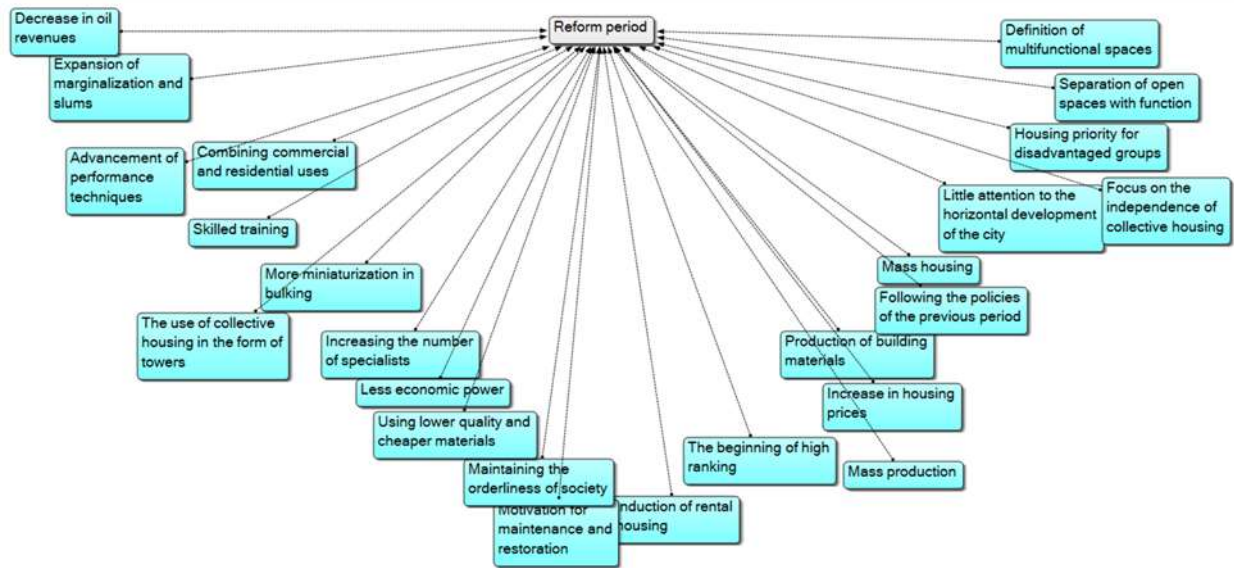


**Fig 2** Coding of the factors that emerged from the central sign in the field of housing in the state of construction

### 5.2. An Example of an Interview During the Reform

During this period, the housing policies of the previous period are supported and mass housing is developed. Emphasis on accumulation in housing becomes mass housing itself. With its construction, a large number of people can own houses (open code: following the policies of the construction period, etc.).

A large number of people in the society are considering becoming home owners, but due to the economic pressures and the increase in inflation and devaluation of the currency, this becomes a risk and causes rental housing to be suggested. that you can own a house with much less money than buying a house (open code: decrease in oil revenues, etc.)

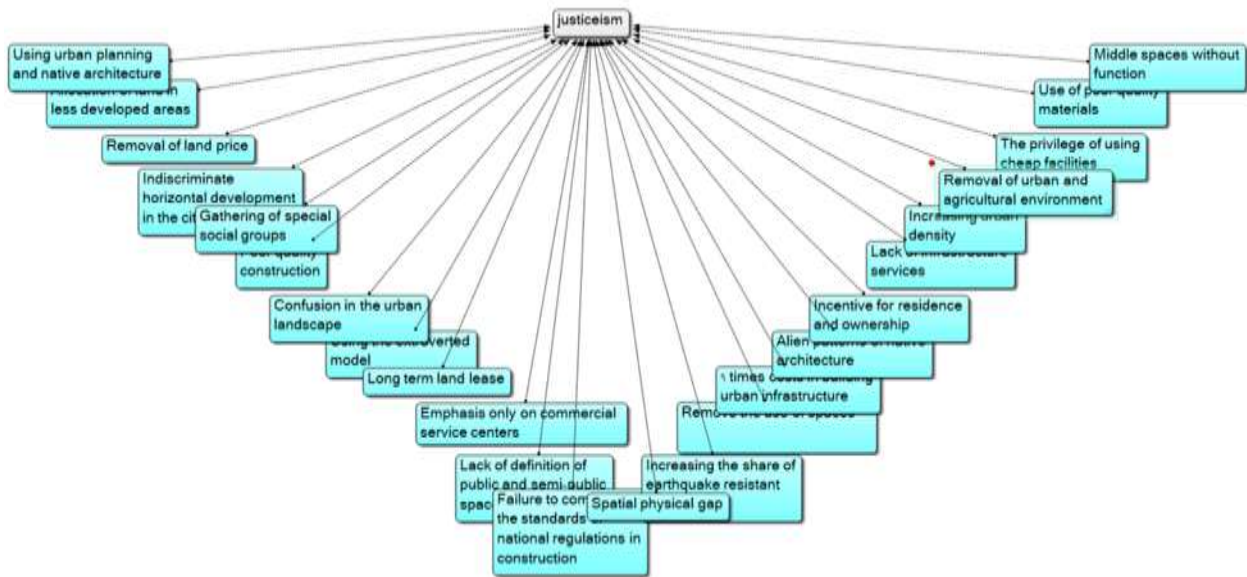


**Fig 3** Coding of the factors that emerged from the central sign in the housing sector of the reform government

### 5.3. An Example of an Interview in the Era of Justice

Ahmadinejad's era has emphasized on low-income housing and Mehr housing. During this period, the expansion of the city continued to different parts and the development of the city continued horizontally in various directions. Also, in some parts, due to the acquisition of cheap agricultural land near the city, it caused their removal and destruction (open coding: indiscriminate horizontal development in the city,...).

Due to the use of facades without identity and without decorations and with minimal shapes, urban facades in sated collections had a huge difference from their neighbors, and western patterns and modern architecture were used in the construction of these buildings. Many functions are due to small construction of spaces and non-compliance with some standards were removed (open code: chaos in the city...).

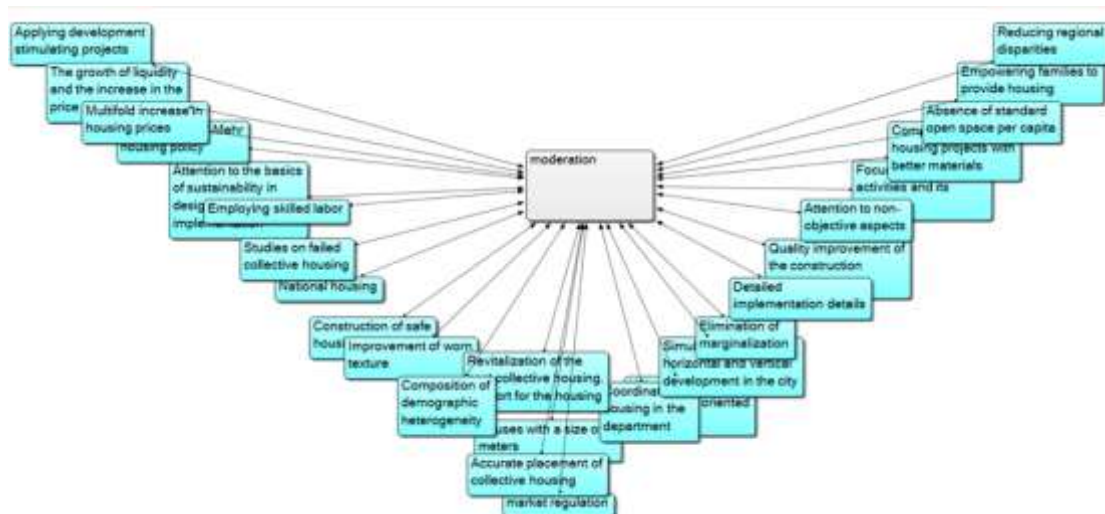


**Fig 4** Coding of the factors that emerged from the central sign in the area of justice government housing

#### 5.4. An Example of an Interview During Moderation

During the Rouhani period, the way of looking at housing changed a bit, on the other hand, the economy decreased due to sanctions and the added value of goods and land increased. For this reason, the issue of smaller sized houses of around 25 or 30 meters that only meet physical needs was raised (Open code: National housing...).

In the failed Mehr housing projects, extensive studies were conducted and an attempt was made to eliminate these problems in the future collective housing projects, the marginalized people in the cities were invited in, and in the location of national housing, attention was paid to the fact that People were called in and by this means a heterogeneous population composition was created to put all the strata together (open source: studies in failed collective housing...).



**Fig 5** Coding of the factors that emerged from the central sign in the area of moderation

## 6. Factor Analysis

In order to measure the indicators that emerged from the discourses after the Islamic revolution and to determine the amount of factor contribution and factor analysis are used. The first step in the factor analysis method, after extracting the desired criteria and indicators from the relevant authoritative texts, is to form the initial matrix of information. In this treatise, a matrix with 8 collective dwellings as matrix rows and 101 pis was found, and indicators were formed as matrix columns in the initial information matrix.

## 7. Checking the Common Values of Each Variable with other related Variables

One of the first outputs of the factor analysis method is the table of commonalities for each variable, which shows how much common variance a variable has with other variables used in the analysis. The higher its value in each index, it shows that that index has a greater relationship with other indicators used in the subject. At this stage, in order to identify the indicators that are most related to the subject, the indicators whose numerical values are less than 0.4 are removed from the calculation process to increase the value of KMO and increase the explanatory power of the model. In this study, the first factor analysis method was carried out with 101 indicators and privatization, floor plan, lack of technology, the emergence of collective modern spaces, from the construction and decrease of oil revenues, increase in housing prices, mass housing, less economic power, increase in expert staff, Focusing on the independence of collective housing from the period of reforms, the goal of using open spaces, confusion in the urban landscape, emphasis on commercial service centers, lack of definition of public and semi-public space in residential complexes from the period of justice and market regulation, support for primary housing. completion of Mehr housing projects with better materials, heterogeneous composition of the population, attention to non-objective aspects, coordination of housing in the target sector, reduction of regional disparities, employment of skilled labor was excluded from moderation due to the low value of KMO So that the number of shares increases and the amount of KMO reaches the optimal level. The 20 indicators removed from among the 101 indicators were the indicators that had the least commonality with other indicators based on the mathematical logic of factor analysis. The table below shows the amount of shared variance between a variable and other variable used in the analysis after removing three relevant indicators and is called the table of commonality.

**Table 2** Commonalities of output variables of discourses in collective housing by each state

	Variables	Initial	Extraction	Variables	Initial	Extraction	
Building	Neglecting decorations	1.000	0.800	Physical-spatial gap	1.000	0.617	Justicism
	Increasing the interactive space	1.000	0.606	Alien pattern with native architecture	1.000	0.589	
	Lack of attention to identity	1.000	0.853	Poor quality materials	1.000	0.716	
	Accurate location outside the city	1.000	0.745	Using urban planning and native architecture	1.000	0.573	
	Reviving the standard	1.000	0.816	Middle spaces without	1.000	0.618	



	required to minimize construction time			function			
	Distance to medical service centers	1.000	0.907	Failure to comply with the standards of national regulations in construction	1.000	0.642	
	Institutional houses for the middle classes	1.000	0.832	Lack of infrastructure services	1.000	0.517	
	Doing collective activities	1.000	0.809	Poor quality construction	1.000	0.728	
	Standardization of collective housing	1.000	0.880	Using a progressive model	1.000	0.713	
	Miniaturization of large units	1.000	0.766	Gathering of special social groups	1.000	0.718	
	Neglecting furniture in semi-public spaces	1.000	0.653	Incentive for residence and ownership	1.000	0.846	
	build quality	1.000	0.746	Removal of land price	1.000	0.719	
	Removal of indigenous and cultural patterns	1.000	0.732	Long term land lease	1.000	0.697	
	Satellite towns	1.000	0.573	Allocation of land in less developed areas	1.000	0.951	
	Social isolation	1.000	0.629	Using poor quality materials	1.000	0.871	
	Attention to functionalism	1.000	0.525	Increasing urban density	1.000	0.781	
	Following modern styles	1.000	0.580	Focusing on collective activities and its definition	1.000	0.764	
Reforms	Follow the policies of the construction period	1.000	0.695	Using native architecture and context-oriented architecture	1.000	0.873	
	Use of high-rise collective housing	1.000	0.750	National housing	1.000	0.769	
	Using lower quality and cheaper	1.000	0.694	Studies on failed collective	1.000	0.745	



	materials			housing			Moderation
	Advancement of performance techniques	1.000	0.681	Simultaneous horizontal and vertical development in the city	1.000	0.768	
	Definition of multifunctional spaces	1.000	0.712	Detailed implementation details	1.000	0.872	
	Combining commercial and residential uses	1.000	0.846	Applying development stimulating projects	1.000	0.689	
	Separation of open spaces with function	1.000	0.837	Attention to the basics of sustainability in design and implementation	1.000	0.847	
	Maintaining the orderliness of society	1.000	0.692	Completion of Mehr housing projects with better materials	1.000	0.823	
	The beginning of high ranking	1.000	0.827	Supporting the housing of the first	1.000	0.874	
	Expansion of marginalization and slums	1.000	0.849	Revival of the past collective housing	1.000	0.863	
	More miniaturization in bulking	1.000	0.711	Improvement of worn texture	1.000	0.745	
	Little attention to the horizontal development of the city	1.000	0.674	Empowering the family to provide housing	1.000	0.724	
	Motivation for maintenance and restoration	1.000	0.643	Absence of standard open space per capita	1.000	0.823	
	Housing priority for disadvantaged groups	1.000	0.684	Quality improvement of the construction industry	1.000	0.566	
	Induction of rental housing	1.000	0.547	Houses with a size of 25 meters	1.000	0.914	
	Production of building materials	1.000	0.782	Continuation of Mehr housing policy	1.000	0.735	
	Skilled training	1.000	0.633	market regulation	1.000	0.744	
	Mass production	1.000	0.772	Construction of safe housing	1.000	0.655	
	Indiscriminate	1.000	0.846	Liquidity	1.000	0.718	

	horizontal development in the city			growth and increase in the ratio of materials			
	Increasing the share of earthquake-resistant units	1.000	0.719	Multifold increase in housing prices	1.000	0.855	
	The privilege of using cheap facilities	1.000	0.697	Accurate placement of collective housing	1.000	0.625	
	9 times costs in the construction of urban infrastructure	1.000	0.784	Employing a skilled workforce, having favorable views in the open space	1.000	0.743	
	Removal of urban and agricultural environment	1.000	0.917				
Extraction Method: Principal Component Analysis.							

## 8. Checking the Values of Kaiser-Meier-Olkin, Bartlett's Test of Sphericity and Correlation Matrix

The value of KMO is always between 0 and 1. If the desired value is less than 0.5, the data will not be suitable for factor analysis, and if the value is between 0.5 and 0.69, factor analysis should be done with more caution; But if this value is more than 0.7, the existing correlation between the data will be suitable for data analysis. On the other hand, Bartlett's test should be used to ensure the suitability of the data for factor analysis. Bartlett's test tests the hypothesis that the observed correlation matrix belongs to a population with discrete variables. For a factorial model to be useful and meaningful, variables must be correlated.

**Table 3** Kaiser-Meier-Olkin and Bartlett values in the measurement of collective housing indicators

Kaiser Meyer Olkin and Bartlett values		
Kaiser-Meier-Olkin Sampling Adequacy Values		0.513
Bartlett's sphericity test	Chi-square	74.196
	Degrees of freedom	36
	Significance level	0.000

Bartlett's test is significant when the dependent probability is less than 0.05. If Bartlett's test is significant, there is a risk that the correlation matrix is a single matrix (with diagonal elements of 1 and non-diagonal elements of zero) and it is inappropriate for further analysis. In factor analysis method, factors are constructed in several ways, one of which is Decomposing into main components is the same method used in this research. Table 3 presents Bartlett's sphericity test and KMO coefficient for the analysis in this thesis. The above table shows that the corresponding KMO value is higher than 0.5 and they are suitable for the factor analysis of the relevant data.

## 9. Investigating the Explained Variance of the Subject and Determining the Number of Selected Factors

In connection with the final determination of the number of factors (dimensions) explaining the indicators of the phenomenon from each state, three conditions must be observed statistically, the first condition is to pay attention to the point that the special values related to all the indicators of each discourse in collective housing must be higher than 1. The second condition is to comply with the value of the cumulative variance, that the sum of the cumulative variance of the final extracted factors must be higher than 60, and the third condition is that the explained variance of each factor alone must be higher than 10, so that the relevant factor is recognized as the representative factor of each discourse in the collective housing (Zarifinia, 1999).

Examining the above conditions in Table 4 shows that six factors are known as influential factors of the discourse in the studied collective housing. The reason for this is that the eigenvalues of each of the above factors were higher than 1, and this value was 4.665 in the first factor, 3.463 in the second factor, 1.634 in the third factor, 1.527 in the fourth factor, 1.317 in the fifth factor, and 1.107 in the sixth factor. Examining the second condition shows that the cumulative variance explained by the relevant factors in the studied range is 94.472, which shows that the relevant factors express 94.472% of the markers that emerged from the discourses after the Islamic Revolution. Examining the third condition also shows that each factor independently explains more than 10% of the variance until the value of this issue is 24.946% in the first factor and shows that the most important factor lies in it.

**Table 4** Determining the number of factors

Variance percentage and specific values of different factors									
Components	Initial eigenvalues			Explained variance of factors whose eigenvalues are greater than one.			Set of extracted factor values after rotation		
	Total	Percentage of variance	The cumulative percentage	Total	Percentage of variance	The cumulative percentage	Total	Percentage of variance	The cumulative percentage
1	3.927	24.946	24.946	3.927	24.946	24.946	3.326	22.583	22.583
2	2.746	20.697	45.643	2.746	20.697	45.643	2.713	20.567	43.15
3	1.950	14.487	60.13	1.950	14.487	60.13	1.897	14.590	57.74
4	1.442	12.296	72.426	1.442	12.296	72.426	1.439	12.278	70.018
5	1.376	11.029	83.455	1.376	11.029	83.455	1.357	10.964	80.982
6	1.289	11.017	94.472	1.289	11.017	94.472	1.238	10.276	91.258
Extraction Method: Principal Component Analysis.									

The developed factor matrix and the determination of the relationship values of the indicators with the selected factors for naming and interpretation;

After determining the variance of each of the factors, the factor matrix is rotated so that each of the relevant indicators have the highest correlation with the relevant factors and facilitate the conditions for naming and identifying the relevant factors with the help of the score of each index of the factor. In fact, this matrix is the factor matrix whose factors were extracted by decomposition into principal components and rotated by varimax rotation.

The first factor: this factor explains 24.946 percent of the total variance and based on the final filtered matrix with the variables of neglecting decorations, locating outside the city, construction quality, satellite settlements, following modern styles, using lower quality materials. and cheap price, the improvement of implementation techniques, the start of high-rise construction, little

attention to the horizontal development of the city, production of building materials, massification, excessive horizontal development in the city, increasing the share of earthquake-resistant units, eliminating the urban and agricultural environment, physical-spatial gap, foreign model with native architecture, poor quality materials, using extroverted model, giving land in less developed areas, using poor quality materials, national housing, simultaneity of horizontal and vertical development in the city, completion of Mehr housing project with He named better materials, construction of safe housing, construction of poor quality building, detailed implementation details under the title of physical characteristics.

The second factor: This factor explains 20.697% of the total variance and based on the final filtered matrix with the variables of increasing the interactive space, restoring the standard necessary to minimize the construction time, the distance to the medical service centers, neglecting the furniture in semi-public spaces, paying attention to functionality, defining multi-functional spaces, combining commercial and residential use, separating open spaces with functionality, expanding marginalization and slums, middle spaces without functionality, non-compliance with national regulations standards in construction, increasing urban density, improvement of dilapidated fabric, 25-meter houses, accurate placement of collective housing, miniaturization of large units are related. Based on this, the second factor can be named as spatial characteristics.

The third factor: This factor explains 14.487% of the total variance and based on the final filtered matrix with the variables of institutional houses for the middle classes, performing collective activities, standardization of collective housing, social isolation, use of tower collective housing, Aggregation of specific social groups, focus on collective activities and its definition, studies on failed collective housing, revitalization of past collective housing are related. Based on this, the third factor can be named under the title of social characteristics.

The fourth factor: This factor explains 12.296% of the total variance and based on the final filtered matrix with the variables of land price removal, long-term land lease, further reduction in massification, induction of rental housing, credit of using cheap facilities, 9-fold costs in building urban infrastructures, removing land prices, long-term land leases, supporting housing for the first-born, empowering families in providing housing, liquidity growth and increasing the ratio of materials, multiple-fold increase in housing prices are related. Based on this, the fourth factor can be named under the title of economic characteristics.

The fifth factor: This factor explains 11.029% of the total variance and based on the final filtered matrix with the variables of not paying attention to the nature, removing local and cultural patterns, following the policies of the construction period, maintaining the beauty of the society, motivation for maintenance and restoration, the training of skilled manpower, the use of urban planning and native architecture, the motivation of residence and ownership, the continuation of Mehr's housing policy, the use of skilled manpower, the presence of pleasant smells in the open space are related. Based on this, the fifth factor can be named under the title of cultural characteristics.

The Sixth factor: This factor explains 11.017% of the total variance and based on the final filtered matrix with the variables of using local architecture, the use of development stimulating projects, paying attention to the basics of sustainability in design and implementation, the absence of standard per capita. Open space, market regulation, building quality improvement are related. Based on this, the sixth factor can be named as service-climatic characteristics.

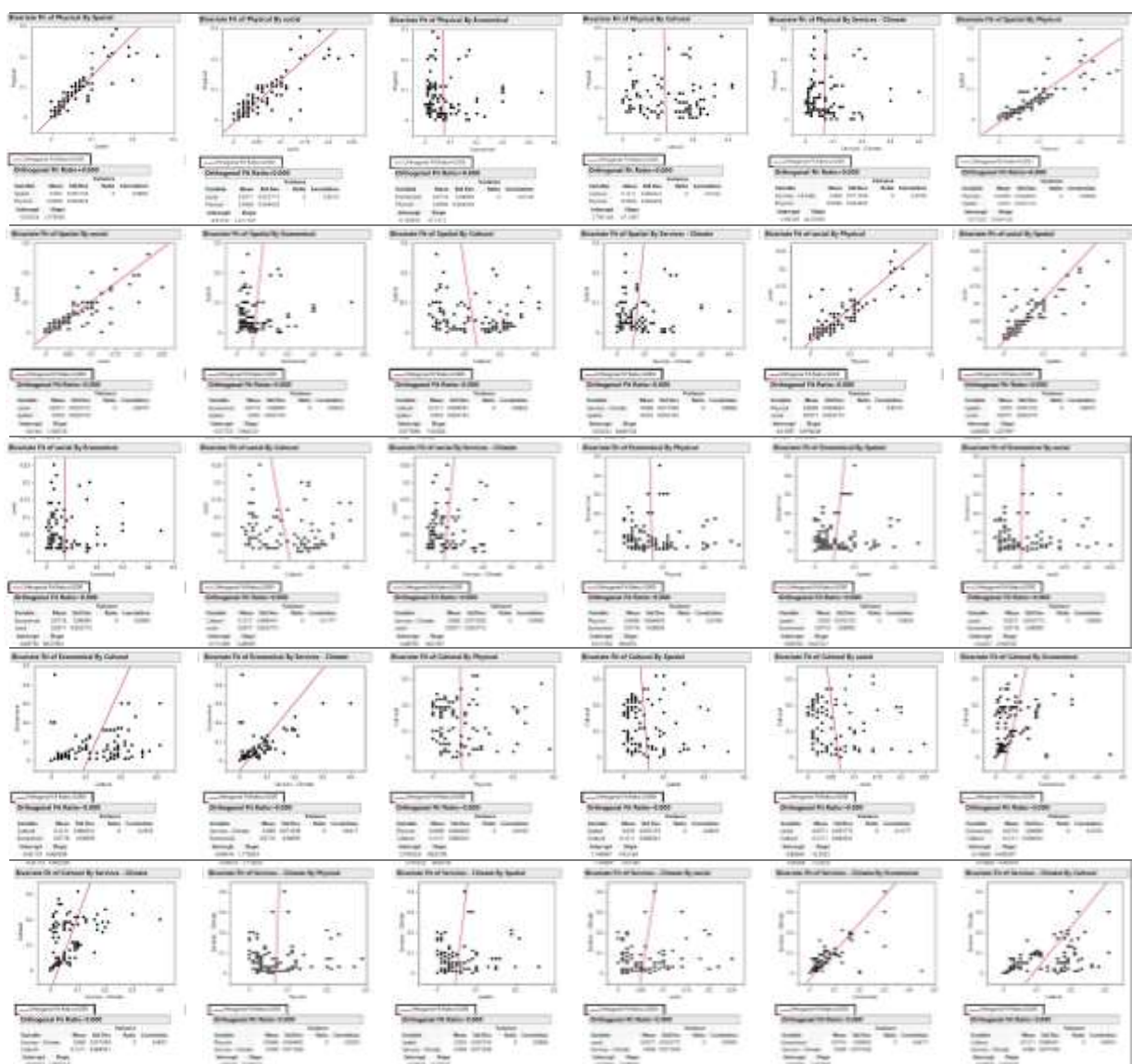
**Table 5** The correlation of six factors

Indicators	Factor load	Percentage of changes	Agent name
Ignoring decorations	0.918	<b>24.946</b>	<b>Physical</b>
Location outside the city quality construction	0.890		
Satellite towns	0.700		
Following modern styles	0.753		
Using lower quality and cheaper materials	0.772		
Advancement of performance techniques	0.912		
The beginning of high ranking	0.934		
Little attention to the horizontal development of the city	0.917		
Production of building materials	0.872		
Mass production	0.973		
Indiscriminate horizontal development in the city	0.837		
Increasing the share of earthquake resistant units	0.939		
Removal of urban and agricultural environment	0.816		
Physical-spatial gap	0.864		
Alien pattern with native architecture	0.679		
Poor quality materials	0.716		
Using the extroverted model	0.837		
Allocation of land in less developed areas	0.971		
Using poor quality materials	0.876		
National housing	0.974		
Simultaneous horizontal and vertical development in the city	0.764		
Completion of Mehr housing project with better materials	0.867		
Construction of safe housing	0.842		
Poor quality construction	0.942		
Detailed implementation details	0.863		
Increasing the interactive space	0.945	<b>20.697</b>	<b>Spatial</b>
Reviving the standard required to minimize construction time	0.561		
Distance to medical service centers	0.697		
Neglecting furniture in semi-public spaces	0.834		
Attention to functionalism	0.814		
Definition of multifunctional spaces	0.575		
Combination of commercial and residential use	0.869		
Separation of open spaces with function	0.834		
Expansion of marginalization and slums	0.937		
Middle spaces without function	0.871		
Failure to comply with the standards of national regulations in construction	0.715		
Increasing urban density	0.843		
Improvement of worn texture	0.752		
Houses with a size of 25 meters	0.812		
Accurate placement of collective housing	0.788		
Miniaturization of large units	0.892		
Institutional houses for the middle classes	0.575	<b>14.487</b>	<b>Social</b>
Doing collective activities	0.414		
Standardization of collective housing	0.396		
Social isolation	0.541		
Use of high-rise collective housing	0.749		
Gathering of special social groups	0.661		

Focusing on collective activities and its definition	0.715	<b>12.296</b>	<b>Economical</b>
Studies on failed collective housing	0.814		
Revival of past collective housing	0.802		
Removal of land price	0.485		
Long term land lease	0.668		
More miniaturization in bulking	0.489		
Induction of rental housing	0.743		
The validity of using cheap facilities	0.361		
9 times costs in the construction of urban infrastructure	0.497		
Removal of land price	0.554		
Long term land lease	0.616		
Supporting the housing of the first	0.335		
Empowering the family in providing housing	0.723		
Liquidity growth and increase in the ratio of materials	0.811		
Multifold increase in housing prices	0.619		
Failure to pay attention to the nature	0.347	<b>11.029</b>	<b>Cultural</b>
Removal of indigenous and cultural patterns	0.387		
Follow construction period policies	0.542		
Maintaining the orderliness of society	0.634		
Motivation for maintenance and restoration	0.579		
Skilled training	0.691		
Using urban planning and native architecture	0.346		
Incentive for residence and ownership	0.235		
Continuation of Mehr housing policy	0.432		
Employing skilled labor	0.532		
The presence of pleasant smells in the open air	0.223		
Taking advantage of the native architecture of contextualism	0.498		
Applying development stimulating projects	0.368	<b>11.017</b>	<b>Service - climate</b>
Attention to the basics of sustainability in design and implementation	0.161		
Absence of standard open space per capita	0.543		
market regulation	0.452		
Quality improvement of the building	0.812		

Then a correlation is taken between all the dimensions according to the results obtained from the above table of the physical dimensions of the national housing variable with a value of (0.974) the most effective and the least related to the transfer of land in less developed areas with a value of (0.974) In the spatial dimension, the increase of the interactive space with the value (0.945) and the least revival of the standard necessary to minimize the construction time is (0.561). Collective (414) have the least impact. In the economic dimensions, the highest growth in liquidity and the increase in the ratio of materials (0.811) and the least support for the housing of the former (0.325), in the cultural dimension, the presence of unpleasant odors in the open space (0.223), the least and the most related to the training of the workforce Maher is (0.691). In service-climate, the use of contextual architecture (0.491) and attention to the basics of sustainability in design and implementation (0.161) are the most and the least. In the next step, to check which dimensions can better predict other dimensions from linear regression and curve fitting drawing in NCSS software, the results show that physical-spatial and economic-service climate dimensions with a coefficient above 0.8 can Explain each other's behavior. And the lowest is related to the negative correlation between the variables of physical and cultural dimensions with the value (-0.04).

**Table 6** The existing correlation between the governing variables in each dimension and the drawing of the fitting diagram in it



## 10. Conclusion

In various governments after the Islamic revolution, dealing with housing and improving its conditions has always been an election slogan, but after the coming of governments and severe economic conflicts as well as foreign policies, many of the mentioned issues have not been realized. Or due to not being fully realized, it has caused problems that have reduced the quality of these residential and living places. Based on this research, it was determined that the influential areas in this research included physical, spatial, social, economic, cultural and service-climate. And the improvement of the situation or the decrease in quality has occurred in these dimensions. Based on the studies, it was found that the economy has affected all dimensions of the indicators obtained from the government's discourses. It was also found that most of these collective housings are for the target community of the middle social classes and Downside is made from an economic aspect.

The following strategies can be suggested to solve the problem of the phenomenon in collective housing.

**Table 7** Suggested strategies to solve collective housing problems

Design of conceptual urban elements	Providing visibility as elements of the identity of the urban sector	Use of durable and resistant materials
Applying regulations for proper separation of land	Using visual elements such as water and vegetation to enhance visual corridors created towards memorable elements	Highlighting memorable elements by creating a contrast with similar elements in terms of physicality and performance
Using government financial aid to improve collective housing	Creating identity elements to increase readability	The use of light in different houses in order to indicate them and the element of identity
Using local patterns in decorations and building walls	Reproduction of horizontal and vertical rhythms in the main bodies of the neighborhood	Creating a harmonious and integrated skyline
Creating parks and green spaces	The use of physical elements inducing a sense of place, attachment to a place and...	Using materials suitable for the climate and with a useful life
Creating a connection between the spaces of pause and movement	Creating the required housing according to the number of households	Creating required educational applications
Improvement of roads at intersections	Using the difference in height in order to prevent interference between riders and pedestrians	Creating spatial openness in the place of population-absorbing uses
Using the participation of people to improve the level of environmental health	Creating collective spaces for social interactions	Moving or removing incompatible uses in the neighborhood
Creating spatial vitality	Determining a clear legal border in order to reduce the entry of people into the place	Using the element of light in private spaces in order to induce a sense of security
Increasing the economic power of the household	Private sector investment in order to attract active young people to work	Creating jobs suitable for the existing classes in collective housing to strengthen the sense of foot territory

## References

- Aghaei, S. D. (2016). *The European Union and the Foreign Policy of the Islamic Republic of Iran*. Tehran: Sarai Adalat Publishing House.
- Akhwan Kazemi, B. (2010). Looking at the twenty-year vision document and its political components. *Islamic government*, 38, 56-75.
- Azizi, M. M. (2004). The position of housing indicators in the housing planning process. *Fine arts magazine*, 17.
- Arjomand, S. A. (2019). *After Khomeini: Iran under His Successors*. Oxford: Oxford University Press.
- Ehteshami, A. (2016). *After Khomein: The Iranian Second Republic*. New York: Routledge.
- Ehtashami, A. (2018). *Iran's foreign policy during the period of construction*. Tehran: Revolution Documents Center.
- Grigor, T. (2013). *Tehran: An Urban History of Revolution*. Retrieved from: <http://www.farhang.org/events/tehran-an-urban-history-of-revolutions>.



- Grincer, D. (2016). *Architecture as Cultural and Political Discourse: Case studies of conceptual norms and aesthetic practices*. New York: Routledge.
- Habibi, S. M. (2006). *Description of the currents of architecture and urban planning in contemporary Iran with an emphasis on the time period of 2007-2008*. Tehran: Cultural Research Office.
- Hosseinzadeh, M. A. (2007). *Discourses governing post-revolutionary governments in the Islamic Republic of Tehran*. Center for Islamic Revolution Documents.
- Isenstadt, S., & Rizvi, K. (2018). *Modernism and the Middle East: Architecture and Politics in the Twenties Century*. Seattle: University of Washington Press.
- Jalaipour, H. (2000). *Hidden government, sociological investigation of the threatening factors of the reform movement (1999-2000)*. Tehran: New design.
- Kamrava, M. (2016). *Iran's Intellectual Revolution*. Cambridge: Cambridge University.
- Leach, N. (2013). *Architecture and Revolution: Contemporary Perspectives on Central and Eastern Europe*. New York: Routledge.
- Moslinejad, A. (2008). Analysis of political culture in contemporary Iran based on critical theory. *Political studies*, 5, 47-60.
- Mirsalim, S. M. (2007). *Cultural currentism after the Islamic revolution of Iran (2007-2008)*. Tehran: Center for Recognizing Islam and Iran.
- Ministry of Economy and Financial Affairs. (2014). *The 20-Year National Vision of the Islamic Republic of Iran for the dawn of the Solar Calendar Year 1404 [2025 C.E.]*.
- Naji, K. (2015). *Ahmadinejad: The Secret History of Iran's Radical Leader*. University of California Press.
- Najafi, B. (2015). Measuring the contribution of factors affecting the supply of housing in the urban areas of the country during the years 2015-2016. *Housing Economics Quarterly*, 37 and 38.
- Paul, H. (2005). *Space & Power; Politics, War and Architecture*. Cambridge: Polity Press.
- Rahmani, M. (1996). Evaluation of the housing sector in the form of economic and social development programs. *Collection of articles of the third seminar on housing development policies in Iran*, Tehran, University of Tehran.
- Rafipour, F. (1998). *Development and contradiction: an effort to analyze the Islamic revolution and Iran's social issues*. Tehran: Publishing Company
- Soltani, A. A. (2004). *Power, discourse and language, mechanisms of power flow in the Islamic Republic of Iran*. Tehran: Ney Publishing.
- Vezi, Y. (2008). *Political and social developments after the Islamic revolution in Iran*. Tehran: Arouj publishing house.
- Zarifinia, H. (1999). *Autopsy of political factions in Iran 1979 to 1999*. Tehran: Azadi Andisheh.

