Introduction

Improvement and modernization of urban worn fundamental concern of the managers and urban planners at national and local levels and sustainable urban development is a major challenge facing the idea. An appropriate strategy to solve problems and difficulties implementing efficient planning is worn texture. Despite the passage of more than a decade of reform and modernization plan of urban worn, and considering this as an opportunity to develop within the urban texture. Witness the growing exhaustion and lack of implementation of these projects are in cities. One of the most important factors influencing the development of burnout and desolate urban worn and implementation of modernization projects, and non-economic factors is an investmentt. Problems and bottlenecks in the field of financial resources and lack of urban worn renovation projects financed have resulted in the identification of good practices. Renovation projects are faced with a shortage of funds. And do not have the ability to run. According to recent estimates there are more than 65 thousand hectares of old texture needs more than 6,500 trillion rails in order to improve reliability and texture repair worn.

Problems mentioned in the shadows and scrutinizing the methods of financing can be solved, and diversify their economy-driven approach to the reconstruction. So far, studies on the characteristics and conditions of the financing of the project are done. Aalthough various aspects of the study, results have been good, but failed to use the opportunity to review the problems and obstacles, and guidelines for the elimination of these barriers.

Materials and Methods

The study "analytic - descriptive" is. Survey, "field" with "the discovery and analysis" was used. Data is collected using this method. And analyze the information sharing and ease of implementation for each of the evaluation methods of financing was measured. In this study, a multi-stage cluster sampling is. The population of residents aged textured Hamzeh Abad district 20 in Tehran.

Under the proportional allocation of approximately 214 households, for example, the head of the household as the unit of analysis chosen. Another part of the research population city managers associated with the renovation of this Neighborhood. The questionnaire consisted of 30 managers and experts in the modernization of district 20 of Tehran were studied. , The renewal and modernization of Tehran and Municipality area 20 distributors and mothers were assessed.

For ease of analysis, implementation and evaluation of public participation in urban management practices, funding for each of the data collected was entered in SPSS. The relationships between variables were analyzed using the Friedman test. The following methods and related parameters used to assess the best way to finance renovation projects have been worn areas.

Findings and Results

To prioritize funding methods, using the nonparametric Friedman test was used to index and internal rate of return.

It seems that the majority of households in the lower income levels are more likely to engage in civic participation that way. In fact we can say more prosperous residents of the Hamzeh neighborhood low savings, the ability to repay loans or bonds are bought.

The city managers meters of housing sold in the first quarter of ways to finance renovation projects in Hamzeh Abad. Next is the BOT method. In fact, the city managers who are associated with the renovation of the neighborhood, this method can be used in its refurbishing.

Calculate the internal rate of return on invested capital, each of the methods discussed in this research was funded by the Economic CAMFAR III software is doing. This software can compute the interest rate for financing the development and contributing in various ways. Check the requirements for each application CAMFAR financing methods discussed in this study, the following results were obtained.

Prioritized according to the method of financing the project internal rate of return for each of these methods is the Bonds, and sale yards, BOT, civic participation and loan institutions and banks inside.

Conclusions

In the current economic issues in aging textures, urban management has become a major challenge. Residents of the textures due to low income and lack of savings are enough to be able to repair with minimum standards. Limited resources, the government can not provide the repair costs. The need for private sector participation in the modernization of internal textures appears worn. 6 This method of financing that can be used in urban worn under renovation projects. According to the results of the research analyzed the participation of neighborhood residents, Hamzeh Abad is relatively popular. Average rating test used in analysis of data indicated that the relative contribution of H. Abad is a neighborhood renewal funding. Using the method of financing of civic participation is the highest rank next in order of credit, project stakeholders, yards and bonds are sold. Most residents in the study area are low income. The economy of income deciles of the population are considered to be among the lowest socioeconomic levels. These participatory methods as a way to finance the project by residents Hamzeh Abad correspond. A family living in the neighborhood, because of the project does not have the ability to repay the loan or purchase of shares. They tend to have their participation in the event (land, small savings etc.) as part of the project partners.

The results indicate that the mode of urban management and urban management in the currently best selling meters of land in terms of ease of implementation. Bonds and other methods in terms of the second and third methods are implemented. It seems that the city managers of private participation methods - such as public urban renewal BOT method can be used in the renovation of old texture metropolitan Tehran. Due to the efficiency and profitability of the project feasibility important factor in any investment, in this research project to modernize and improve the efficiency of Hamzeh Abad district, for each of the methods of financing respectively. Calculations showed that the diffusion of software to help return the bonds to finance the project is

the best way. Meters selling methods, BOT, civic participation, loans from domestic banks and institutions, stakeholders in the project in terms of economic performance has been rated later.