

# **Analysis and Evaluation of the Effects of Housing Foundation Activities on Improving the Physical and Social Dimension of Development of Rural Settlements Case Study: Moghan County (Germi) Villages**

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## **Abstract**

Rural development has a close relationship with structural processes such as social and physical processes. Therefore, in this study, the effects of housing activities in two social and physical dimensions of villages in the city of Germi have been investigated. In order to know about the issues and the results of the preparation and implementation of these projects, it is necessary to study case studies of eligible villages, in this regard, to evaluate the plans of the rural municipality and villagers and the rural ownership document in the villages of Moghan (Germi) 55 villages of the city have been implemented. In this research, descriptive-analytic method has been used based on documentary studies and field operations (questionnaire, interview, etc.). Given the number of villages and the high number of households in rural areas, a sample size of 287 households was determined using the Cochran formula and distributed randomly among the households living in each village. The results of the research show that the relationship between the activities of the Housing Foundation and the social development of the villages is significant (the value is less than 0.05), the intensity of the relationship is 0.033, and the direct and the positive, as well as the relationship between the activities of the Foundation Housing and sustainable development of the villages are meaningful, (the value of which is less than 0.05), the intensity of the relationship is equal to 0.629, is direct and positive.

**Keywords:** Conducting schemes; Rural housing; Physical and social development; Moghan County (Germi)

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## 1 Introduction

Despite of the continuous decreasing of rural population in the recent decades, a remarkable population of the country lives in the rural regions. In census statistics accomplished in 2016, around 25.9% of country population lived in the rural regions. The rural regions play an important role in producing agricultural products, maintaining the environment, national economy, cultural inheritance, the continuation of urban development, political and security considerations. Having no neglect to villages and the role played by them in the national development result in aghabmandegi of developing countries and hurt them in irreparable ways (Molae Hashtjin, 2002). Schemes and rural developed projects whether in these schemes or short-term schemes via suggested purposes and policies were accomplished to create changes, development and to achieve desirable environmental conditions (monshizade and Rastegar, 2010).

Housing foundation of Islamic Republic of Iran is considered as a structure in recent years as a most important administrator and governmental body with a responsibility to reclaim villages. It is considered as a guiding structure of scheming and physical management in villages and helps rural development physically. Therefore, considering this structure in rural management is an essential different (economic, social and environmental-location) dimensions. In the rural scheming, the basic purpose is to create conditions in which it is tried to use all facilities in maximum and achieve to the assigned purposes i.e. the development of rural life (Moghadam, 1993). The impacts and results resulted from the analysis of housing foundation activities on the sustainable development of rural settlement can make impacts on sustainable development and necessary data can be provided by identifying strong and weak points to have a better management in a comprehensive and exact consideration of activities accomplished by housing foundation activities particularly in the analyzing of the effects of housing foundation activities (Anabestani, 2012).

Motiee Langroudi has considered the results of implementing the conducting scheme on the environment of residential habitations and the results indicated that this scheme was not successful environmentally. Therefore; the services presented by conducting scheme

should be reformed and environmental studies should be considered as a priority (Motiee Langroudi, 2010). In considering the economic statistics of implementing the conducting scheme, Azizpour has concluded that to implement this scheme results in enhancing the investment, employment and income for the rural (Azizpour, 2011).

In an evaluation on the space-physical impacts of conducting schemes in Pirkandi village of Khoy County, Mobarak concluded that the poor management in presenting loans to destroy housing units, abandoning an executive work for a short time, unsuitable discharging of surface waters in sidewalks, lack of complete asphalt and channels of alleys and streets, stimulated transferring of housing lands to several individuals, unequal development of village texture, not asking the rural opinions and low participation from the rural in providing and implementing phases of conducting schemes are the most important obstacles of implementing the conducting schemes in Pirkandi (Mobarak, 2011). The results of a study on physical development of rural habitations via a sustainable development approach accomplished by Pourtaheri and Naghavi indicate that by considering the applied structural problems of rural areas, the development of rural habitations face with some challenges such as poverty, unequal income, rural migrations and discharging of villages, lack of space-physical management and high vulnerability of rural habitations in a great extent. It is concluded that there is a weak relationship between sustainable approaches and physical development (Pourtaheri and Naghavi, 2011).

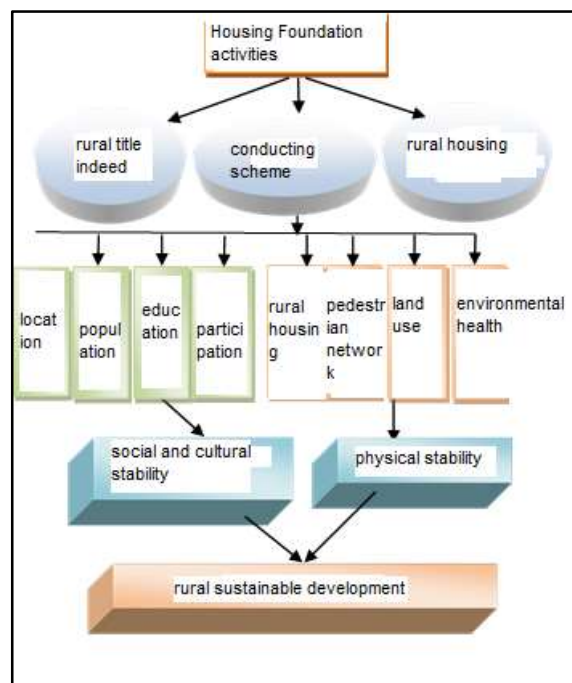
Anabestani has evaluated the conducting schemes and studied the role played by these schemes in physical development of villages in Jahrom County. The results suggested that the conducting scheme has imposed the highest and the lowest impact on renovating the rural pedestrian network and land use; respectively (Anabestani, 2012). Eslami et al. in the analysis of producing, confirmation and implementing processes of rural conducting scheme, desirability in Mazandaran province presented that the components of rural conducting scheme services did not meet the rural needs enough and some criteria were assigned to provide, collect and reform counselors in a suitable way (Ghorban Eslamirad and Yaser Ghasemi, 2013).

Among the 706000901 population of Moghan County (Germi), 45000279 (59%) lives in the villages (Statistical centre of Iran, 2016). By considering that 59% of the rural live in

rural habitations and in order to enhance qualitative and quantitative indices of rural habitations, physical organization of rural habitations to make social and economic justice should be considered. Therefore; by considering the presence and services and implementing of great projects to organize space-physical rural habitations by housing foundation of Islamic Republic, there is not much evidence on changes implemented by this revolutionary foundation.

According to the purposes of study, the present study is an applied one and the results can be applied in planning. Three dimensions for Housing Foundations activities (providing and implement of conducting scheme, rural housing and the rural title deed) and two dimensions for rural sustainable development (social and physical) were considered to achieve favorable results and to evaluate the Housing Foundations activities on sustainable development of rural habitations from case studies.

Figure 1 - The concept model of effects of Housing Foundations activities on social and physical development of rural habitations

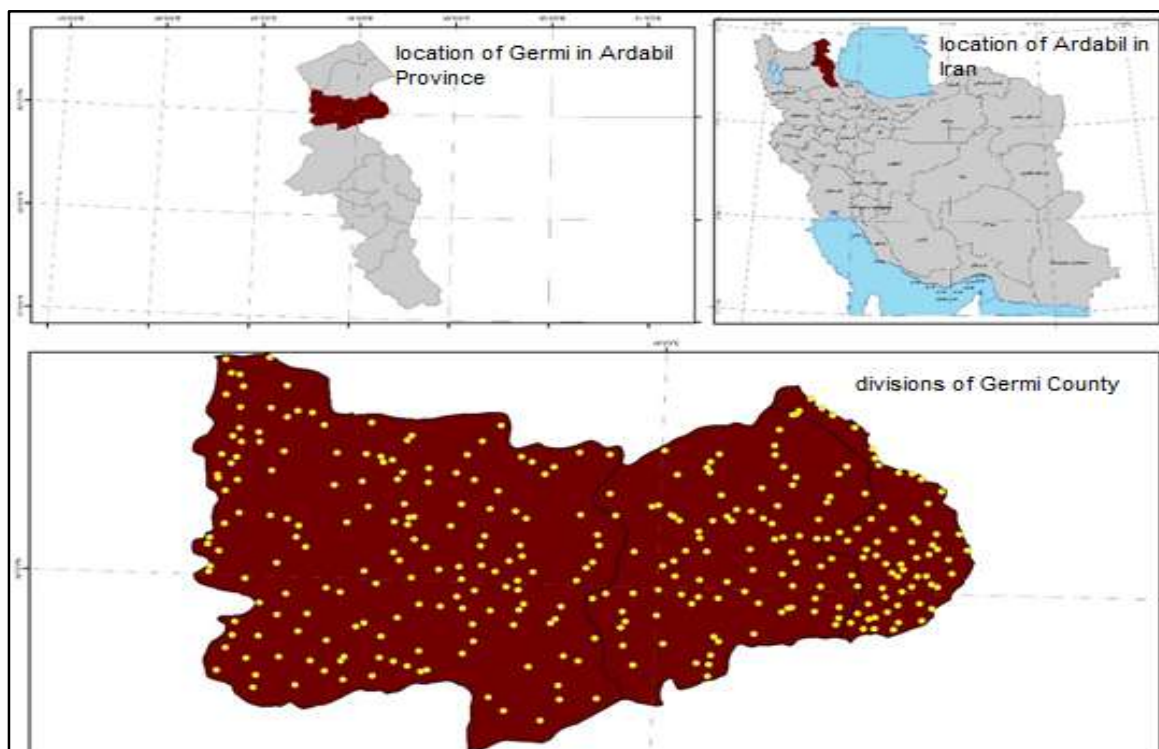


## 2 Material and methods

### 2.1 The situation of case study boundary

Germi is bounded from north to Bileh Savar and Parsabad from north, to Kaleybar and Ahar from west (East Azerbaijan), to Meshgin Shar from south and to Azerbaijan Republic- Jalilababd and Yardimli from east. It is bounded to Salavat mountains from south, to Khoroslou mountains from north, to Darehroud river from west and to Balehrod from east. Based on administrative division, Moghan is 2049 km<sup>2</sup> (figure 2).

Figure 2 - The situation of case study boundary



## 3 Methodology

A descriptive method was applied to study the impact of Housing Foundation activities on the development of rural habitations. By considering the research question, the present study is a survey, applied and descriptive-analytical based on the completion of questionnaire, purpose and methods; respectively. The statistical society is composed of

villages of Germi County. Among 317 villages, 55 ones were selected in which most activities included providing of conducting scheme, implementing of conducting scheme, issuing title deed and strengthening of houses in Moghan (Germi) County. At first, the qualified villages were classified in 4 groups, then according to the abundance 20% of villages (12 villages in each group) were selected randomly. Cochran formula was applied to select the sample volume. Via a variance resulted from pre-test, N=287 was calculated which was divided between families of villages via a systematic random method. First, provided schemes and evidences related to implement were studied, then the data on the rural views and influential people was collected through questionnaires. Via an exploratory method of effective variants on implementing of schemes were determined to provide a proper questionnaire. When the initial test was completed and reliability and validity were evaluated via 10% of the real sample, the final questionnaire provided. SPSS software was applied in the final analysis of inferential statistics particularly correlation, multi-variant regression.

## 4 Results

Via applying some questions in Likert format, two variants of Housing Foundation activities and sustainable development were considered. Both of these variants conclude some dimensions composed of components presented in the following table with abundance of each item with percentage in each question.

Table 1 - The abundance of selecting items of questions in questionnaire of part two in the evaluation of Foundation activities

Dimension	Component	Questions	Index	Too little	Little	Average	High	Too high
Rural housing	House reformation	The durability and quality of houses built by foundation	Abundance	2	2	26	123	142
			Percentage	0/7	0/7	8/8	41/7	48/1
		Satisfaction from the facade of houses built by the Foundation	Abundance	2	0	48	128	117

			Percentage	0/7	0/0	16/3	43/4	39/7
The renovation of houses	Family security before earthquake	Abundance	1	4	33	114	141	
		Percentage	0/3	1/4	11/3	38/9	48/1	
	Satisfaction from high quality materials	Abundance	3	2	37	131	122	
		Percentage	1/0	0/7	12/5	44/4	41/4	
The situation of house	Satisfaction from the infrastructure of residential units	Abundance	0	5	49	131	107	
		Percentage	0/0	1/7	16/8	44/9	36/6	
	Satisfaction from the number of bedrooms in rural housing	Abundance	0	12	80	131	69	
		Percentage	0/0	4/1	27/4	44/9	23/6	
Life quality	Satisfaction from the southern light	Abundance	2	16	60	122	94	
		Percentage	0/7	5/4	20/4	41/5	32/0	
	Enhancing the beauty of village view and environment by building a house	Abundance	6	22	48	85	130	
		Percentage	2/1	7/6	16/5	29/2	44/7	
Valuable texture	Passage network	Satisfaction from renovating passages in village by the Foundation	Abundance	13	13	55	138	74
			Percentage	4/4	4/4	18/8	47/1	25/3
		Satisfaction from easiness in availability to passages	Abundance	7	8	68	141	68
			Percentage	2/4	2/7	23/3	48/3	23/3
	Building gutters	Satisfaction from creating squares and boulevards and reformation of widths and lengths	Abundance	6	12	98	107	67
			Percentage	2/1	4/1	33/8	36/9	23/1
		Climatic situations and discharging of surface water	Abundance	13	30	89	114	42
			Percentage	4/5	10/4	30/9	39/6	14/6

	Development direction	Satisfaction from land use in physical development of village	Abundance	1	17	119	127	27
			Percentage	0/3	5/8	40/9	43/6	9/3
		Preserving of village physical identity in building residential units	Abundance	24	56	109	68	37
			Percentage	8/2	19/0	37/1	23/1	12/6
	Valuable texture	Satisfaction from preserving, reviving and renovating of textures and skeleton of village	Abundance	3	37	116	92	42
			Percentage	1/0	12/8	40/0	31/7	14/5
		Preserving of village physical identity in building residential units	Abundance	11	51	90	98	41
			Percentage	3/8	17/5	30/9	33/7	14/1
Title Deed	Economic	Price increasing of lands and houses by issuing a title deed	Abundance	3	2	30	81	175
			Percentage	0/1	0/7	10/3	27/8	60/1
		The effectiveness of issuing the rural title deed in attracting investment and facilities	Abundance	7	12	58	120	97
			Percentage	2/4	4/1	19/7	40/8	33/0
	Social	Effect of issuing title deed in helping	Abundance	5	12	42	94	141
			Percentage	1/7	4/1	14/3	32/0	48/0
		Decreasing of property disputes by issuing title deed	Abundance	2	4	24	53	212
			Percentage	0/7	1/4	8/1	18/0	71/9

By considering the quality of new houses, too high level can be observed (48.14%) in evaluation. By considering the questions, satisfaction from facet of houses built by Housing Foundation can be considered which is reported to be too high in most evaluations (43.39%). By considering family security before earthquake, too high level can be observed in houses built by Housing Foundation (48.12%). In considering the questions on satisfaction of the rural about the quality of materials, too high satisfaction is stated by people in most cases (44.41%). When questions on satisfaction from infrastructure of housing units are considered, an average satisfaction is stated in most cases (44.86%). By considering the questions on satisfaction from exploiting (using) southern light, too high satisfaction is



observed in most cases (41.5%). By a look at enhancing the beauty of country vies and environments, too high level can be observed in most cases (47.1%). When questions on satisfaction from renovation of pedestrian network by Housing Foundation are considered, too high satisfaction is reported in most evaluations (47.1%). By considering the questions on easiness in availability for pedestrians, too high satisfaction can be stated in most evaluations (48.29%). By considering the questions on creating squares, boulevards and reformation of width and length of passages, too high level of satisfaction can be observed in most cases (36.9%). Via a look at the climatic situations and discharging of surface water, an average satisfaction can be evaluated in most cases (39.58%). By considering satisfaction from land use in physical development of village, an average satisfaction as evaluated in most cases (43.64%). Via a look at changing agricultural lands to non-agricultural ones, too high level of satisfaction as evaluated (37.07%). By considering satisfaction from preserving, reviving and renovating of textures and skeleton of village by the Foundation, too high level of satisfaction can be observed (40%). Via considering the preserve of physical skeleton identity of village in building residential units, too high level of satisfaction has been reported (33.68%). By considering the price increasing in houses by issuing a title deed, too high level of satisfaction has been evaluated (60.14%). By considering the question on effectiveness of issuing the rural title deed on attracting investment and facilities, too high satisfaction can be observed in most evaluations (40.82%). Via considering the effectiveness of issuing the rural title deed, too high level of satisfaction has been stated in most evaluation accomplished (47.96%). By a look at decreasing of property disputes by issuing title deed, too high level has been reported (71.86%).

(Continue...)

Table 2 - The abundance of selecting items of questions in questionnaire of part two in the evaluation of sustainable development

Dimension	Component	Questions	Index	Too little	Little	Average	High
Social and cultural	Population	Migration from village to city	Abundance	90	99	46	46
			Percentage	8/30	9/33	15/8	15/8
		Repatriation	Abundance	68	83	77	52
			Percentage	23/3	28/4	26/4	17/8
	Education	Educating to farmers by entrepreneur structures	Abundance	44	47	98	82
			Percentage	15/3	16/3	34/0	28/5
		Satisfaction from educational quality from schools	Abundance	16	24	91	116
			Percentage	5/5	8/2	31/3	39/9
	Cooperation	Cooperation and participation among people in the election of council	Abundance	7	3	22	56
			Percentage	2/4	1/0	7/5	19/2
		The rural participation in rural improvement	Abundance	6	7	52	108
			Percentage	2/1	2/4	17/9	37/1
	Location	Tendency to stay in village	Abundance	8	5	43	71
			Percentage	2/7	1/7	14/7	24/2
		Belonging to the society of life	Abundance	2	8	27	71
			Percentage	0/7	2/8	9/3	24/5
	Services	People`s satisfaction from communicative ways	Abundance	8	10	73	140
			Percentage	2/8	3/5	25/4	48/8
		People`s satisfaction from health centre	Abundance	12	6	60	121
			Percentage	4/1	2/1	20/7	41/7

Physical		People`s satisfaction from water and electrics	Abundance	7	5	72	126
			Percentage	2/4	1/7	24/7	43/2
		People`s satisfaction from public transportation	Abundance	8	14	75	146
			Percentage	2/7	4/8	25/6	49/8
	Housing	Increasing of building houses	Abundance	21	12	32	88
			Percentage	7/2	4/1	11/0	30/2
		Satisfaction from strength of houses	Abundance	1	2	45	160
			Percentage	0/3	0/7	15/5	55/2
	Passage network	Satisfaction from availability to communicative services	Abundance	2	13	68	145
			Percentage	0/7	4/5	23/4	49/8
		Satisfaction from availability to passages	Abundance	4	23	107	101
			Percentage	1/4	8/0	37/0	34/9
	Land use	Satisfaction from location of educational, service and business use	Abundance	8	17	113	111
			Percentage	2/7	5/8	38/7	38/0
		Satisfaction from the place quality of use	Abundance	9	41	112	82
			Percentage	3/1	14/0	38/4	28/1

By considering migration from village to town, too high level can be observed (33.9%) in evaluation. By considering repatriation, too high level has been reported in most evaluations (28.42%). By considering the item of educating to farmers by entrepreneur structures, too high level can be observed (34.03%). In considering the questions on Satisfaction from educational quality from schools, an average satisfaction is stated by people in most cases (39.86%). When questions on cooperation and participation among

people in the election of council are considered, too high satisfaction is observed in most cases (69.86%). By considering the questions on the rural participation in rural development, too high satisfaction is announced in most cases (40.55%). By a look at the item of tendency to stay in village, too high level has been evaluated in most cases (56.66%). When questions on belonging to the society of life are considered, too high satisfaction is reported in most evaluations (62.76%). By considering the questions on people`s satisfaction from communicative ways, an average satisfaction has been stated in most evaluations (48.78%). By considering the questions on People`s satisfaction from health centre, an average satisfaction has been stated in most cases (41.72%). Via a look at People`s satisfaction from water and electrics, an average satisfaction can be observed in most cases (43.15%). By considering People`s satisfaction from public transportation, too much satisfaction has been evaluated in most cases (49.83%).

Via a look at the question of increasing of building houses, too high level of satisfaction has been announced in most cases (47.42%). By considering satisfaction from strength of houses, an average satisfaction can be stated in most cases (55.17%). Via considering satisfaction from availability to communicative services, too high level of satisfaction has been reported (49.83%). By considering satisfaction from availability to passages, too high level of satisfaction has been evaluated in most cases (37.02%). By considering satisfaction from location of educational, service and business use, too high level of satisfaction has been stated in most evaluation has been announced(38.7%). By a look at satisfaction from the place quality of use, too high level has been evaluated (38.36%).

Here, the descriptive indices of research variants have been presented separately for sample villages. By considering the evaluated average for this variant and its components, it is considered that Bill Dashi in all components and in this variant has got the most average and the best situation.

(Continue...)

Table 3 - The average of rural housing variant and dimensions in villages separately

<b>Village</b>	<b>Services</b>	<b>Location</b>	<b>Situation</b>	<b>Quality</b>	<b>Cooperation</b>
Omaslan	4.71	4.55	4.19	4.62	4.52
Gadeh	4.47	4.53	3.97	4.57	4.38
Kahriz					
Gilarlu	4.37	4.50	3.77	4.37	4.25
Azadlu	4.44	4.44	4.29	4.35	4.38
Parchin-e-Sofla	4.38	4.10	4.13	3.92	4.13
Tikanloo	3.98	4.20	3.59	3.70	3.87
Hacha Kand	4.21	4.21	3.88	3.50	3.95
Qasem	3.98	4.13	3.75	3.73	3.90
Kandi					
Kalan Sara	4.13	4.30	4.07	3.99	4.12
Ziveh	4.26	4.06	3.94	3.80	4.02
Aniye Vosta	4.41	4.36	4.61	4.50	4.47
Bildashi	4.82	4.91	4.68	4.64	4.76

The conducting scheme and its components have been presented in all villages, separately based on averages. By considering the evaluated averages for this variant and its components, it is conducted that Bill Dashi villages in all variants except shabakeye maaber (Omaslan is a village with the best situation) have got the most average and the best situation.

Table 4 - The average of conducting scheme and its dimensions in villages separately

<b>Village</b>	<b>Pedestrian network</b>	<b>Building gutters</b>	<b>Development direction</b>	<b>Valuable texture</b>	<b>Conducting scheme</b>
Omaslan	4.26	3.86	3.21	3.38	3.68

Gadeh Kahriz	3.93	3.53	3.10	2.60	3.29
Gilarlu	4.23	3.87	3.33	3.03	3.62
Azadlu	4.15	3.91	3.26	3.35	3.67
Parchin-e-Sofla	3.90	3.50	3.10	3.04	3.39
Tikanlo	3.69	3.48	3.30	3.06	3.38
Hacha Kand	4.00	3.79	3.16	3.13	3.52
Qasem Kandi	3.38	3.22	3.20	3.18	3.25
Kalan Sara	4.23	3.86	3.37	3.23	3.67
Ziveh	3.67	3.45	3.50	3.46	3.51
Aniye Vosta	3.52	3.41	3.68	3.86	3.61
Bildashi	3.68	4.05	4.00	4.18	3.98

In table 5, the average of title deed and its components in all villages has been presented separately. By considering the evaluated averages for this variant and its components, Parchin Sofla has got the highest average and the best situation in economic components while Azadlou has the highest average and the best location in social component and title deed.

(Continue...)

Table 5 - The average of title deed and its dimensions in villages separately

<b>Village</b>	<b>Economical</b>	<b>Social</b>	<b>Title indeed</b>
Omaslan	4.50	4.43	4.46
Gadeh Kahriz	4.07	4.50	4.28
Gilarlu	4.17	4.30	4.23
Azadlu	4.44	4.88	4.66
Parchin-e-Sofla	4.52	4.71	4.61
Tikanloo	4.13	4.20	4.17
Hacha Kand Darmanlu	4.39	4.61	4.50
Qasem Kandi	3.95	4.20	4.08
Kalan Sara	4.03	4.34	4.19
Ziveh	4.12	4.07	4.10
Aniye Vosta	4.07	4.55	4.31
Bildashi	4.50	4.77	4.64

In table 6, the average of physical development and its components in all case study villages has been presented separately. By considering the evaluated averages for this variant and its components, Bildashi in all components except housing (Omaslan has got the best situation) has got the highest average and the best situation.

Table 6 - The average of physical development and its components in all case study villages separately

<b>Village</b>	<b>Economical</b>	<b>Social</b>	<b>Indeed</b>
Omaslan	4.50	4.43	4.46
Gadeh Kahriz	4.07	4.50	4.28
Gilarlu	4.17	4.30	4.23
Azadlu	4.44	4.88	4.66
Parchin-e-Sofla	4.52	4.71	4.61

Tikanloo	4.13	4.20	4.17
Hacha Kand Darmanlu	4.39	4.61	4.50
Qasem Kandi	3.95	4.20	4.08
Kalan Sara	4.03	4.34	4.19
Ziveh	4.12	4.07	4.10
Aniye Vosta	4.07	4.55	4.31
Bildashi	4.50	4.77	4.64

In table 7, the average of social and cultural variant and their components in all case study villages has been presented separately. By considering the evaluated averages for this variant and its components, Omaslan in terms of population and social and cultural, Gadeh Kahriz in education, Hacha Kand Darmanlu in participation and Bill Dashi in services) have got the best situation.

Table 7 - The average of social and cultural variant and their components in all case study villages

Village	Populati on	Educati on	Participati on	Locati on	Servic es	Soci al and cultura l
Omaslan	3/79	3/55	4/62	4/33	3/62	3/98
Gadeh Kahriz	2/73	3/77	4/33	4/57	4/22	3/92
Gilarlu	3/16	253/	4/29	4/09	3/94	3/75
Azadlu	1/94	3/53	4/35	4/50	3/86	3/64
Parchi n-e-Sofla	2/35	3/35	4/54	4/67	3/78	3/74



Tikanlo o	2/28	3/13	4/22	4/09	3/66	3/48
Hacha Kand Darmanlu	1/84	3/04	3/73	4/75	3/66	3/40
Qasem Kandi	2/68	3/27	4/14	4/10	3/84	3/61
Kalan Sara	1/91	23/3	4/67	4/40	3/94	3/64
Ziveh	2/70	3/22	4/23	4/27	3/86	3/66
Aniye Vosta	1/48	2/64	4/45	4/70	3/67	3/39
Bildash i	1/91	2/68	4/50	4/23	4/59	3/58

By considering the importance and dependence of Housing Foundation activities on the development of rural habitations, the relationship between Housing Foundation activities and social development of villages will be considered in the whole sample and in all villages separately.

Table 8 - The results of correlation between social activities of villages and Housing Foundation activities in all villages

Village	Correlation coefficient	P value	Total
Omaslan	**609.	0/003	21
Gadeh Kahriz	*535.	0/040	15
Gilarlu	0/420	0/119	15
Azadlu	0/309	0/228	17
Parchin-e-Sofla	0/294	0/164	24
Tikanloo	*398.	0/040	27

Hacha Kand Darmanlu	0/068-	0/730	28
Qasem Kandi	**588.	0/001	30
Kalan Sara	0/014-	0/937	35
Ziveh	**609.	0/000	50
Aniye Vosta	*554.	0/007	22
Bildashi	0/012	0/973	11
Total	0/330**	0/000	295

As you can observe in the above table, there is a significant, positive and direct relationship between Housing Foundation activities and social development of villages in all whole of sample and in Omaslan, Gadeh Kahriz, Tikanloo, Qasem Kandi, Ziveh and Aniye Vosta. Therefore, as activities by Housing Foundation increases, social development will increase too and vice versa.

There is a significant, positive and direct relationship between Housing Foundation activities and physical development of villages in all whole of sample and in Omaslan, Azadlu, Parchin-e-Sofla, Tikanloo, Hacha Kand Darmanlu, Ziveh and Aniye Vosta. Therefore, as activities by Housing Foundation increases, physical development will increase too and vice versa (table 9).

Table 9 - The results of correlation between physical activities of villages and Housing Foundation activities in all villages

Village	Correlation coefficient	P value	Total
Omaslan	.738**	0/000	21
Gadeh Kahriz	0/324	0/239	15
Gilarlu	0/196	0/484	15
Azadlu	.775**	0/000	17
Parchin-e-Sofla	.580**	0/003	24
Tikanloo	.773**	0/000	27

Hacha Darmanlu	Kand	.614**	0/001	28
Qasem Kandi		0/202	0/284	30
Kalan Sara		.516**	0/002	35
Ziveh		.646**	0/000	50
Aniye Vosta		.795**	0/000	22
Bildashi		0/012	0/973	11
Total		0/629	0/000	295

## 5 Conclusion

By considering and implementing of rural conducting schemes, the reformation of rural housing and issuing title indeed in about three decades some basic actions have been taken in organizing a space for rural activities in the rural environments of the country considered as effective actions to improve the physical development of rural. The rural conducting scheme has been considered in village as an organizational tool by providing an essential bed for development and growth. The physical and unphysical dimensions of these actions can be observed via considering and studying multidiscipline activities of housing foundation particularly in providing and implementing of rural conducting schemes, reformation of rural housing and issuing title indeed. The effects of housing foundation activities on sustainable development of rural housing can be strengthened and become sustainable through collecting data and presenting necessary information to manage schemes effectively.

The study results indicate that the results of housing foundation activities on the physical development of rural housing were studies based on analytical results of agent in four forms of factors: housing, pedestrian network, land use and environmental health. Based on these studies, it was concluded that there is a significant relationship between housing foundation activities and sustainable development of villages ( $\pi$  is less than 0.05). The direct and positive relationship has been considered to be 0.629. Therefore; fourth hypothesis is confirmed via a 95% accuracy. The results of this study are in concordance with various

studies accomplished by Ali Akbar Anabestani (2017), Ahamdi et al. (2017), Asghari et al. (2016), Sadeghi Bouger (2015), Shams-aldini et al. (2015), Fazli et al. (2014), Rezaee and Safa (2014), Anabestane et al. (2014), Zargar et al. (2014), Einali et al. (2014), Ekrami (2014), Golpaigani et al. (2014), Rezaee et al. (2013), Ejdehayi et al. (2012), Muhammadi Yeganeh et al. (2012), Behrouz Muhammadi et al. (2012), Anabestani (2012), Anabestani et al. (2012), Pourtaheri et al. (2011), Mobarak (2011), Bahrami (2011), Nasiri (2009), Samimi Sharmi (2009), Moradi et al. (2009) and Abedi (2006).

The study results suggested that the impact of housing foundation activities on the social development of rural habitations considered based on the agent`s analytical results of these effects on five agents included population, education, participation, location and services. Based on these considerations, there is a significant relationship between housing foundation activities and social development of villages ( $\pi$  is less than 0.05). There is a 0.330 direct and significant relationship between housing foundation activities and the social development of rural habitation. Therefore; second hypothesis is confirmed via an accuracy of 95%. The results of this phase are in concordance with the studies accomplished by Ahmadi et al. (2017), Anabsetani (2017), Sadeghi Bouger (2015), Rabiee et al. (2015), Shirini (2014), Fazli et al. (2014), Anabestani (2014), Ghasemi Ardehai et al. (2013), Muhammadi Yeganeh et al. (2013), Saeedi et al. (2013), Badri et al. (2013), Rostam Saberifar (2013), Ghorban Eslami et al. (2013), Roh-Allah Rezaei et al. (2013), Anabestane et al. (2013), Share`pour (2013), Muhammadi et al. (2012), Nader Nastaran (2012), Ardehaie et al. (2012), Zarabi and Parikhani Eslami (2011), Maleki (2011), Pourtaheri et al. (2011), Moteie Langroudi (2010), Borzoo et al. (2010), Moteie Langroudi (2010), Moradi et al. (2009), Abedi (2006), Dadalpour Muhammadi (2000).

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