

## **Abstract**

Now, Improvement and Modernization Urban decay, one of the main concerns of urban management in our country is. While proven and extensive direct intervention in cities urban decay is very costly, however, considerable economic benefit for investors is on. But continued modernization projects, the social structure of the case and even neighborhoods adjacent residential neighborhoods have undergone enormous changes. For this reason, in many cases, resistance to social modernization schemes to be faced by the inhabitants of the cost of the project has also increased. Thus, the lack of cost savings for investment and the effects of modernization on social context - economic neighborhoods and the city has led to the current reconstruction of the initial interventions extensive government Neighborhoods decay imposes return gradually toward reform, participatory planning and the use of social capital is oriented neighborhoods. This study aimed to analyze the spatial relationship between social capital and program improvements urban decay and renewal (with an emphasis on rehabilitation) has Zabol. The research method is descriptive - analytical. Population, the 5th District of Zabol old texture with four general criteria (demographic, economic, physical and social) and 25 sub-indicators are used to measure the current status of 322 residents in five neighborhoods in the category of social capital components. Using Electre-TRI model and Entropy weight method to rank the areas of Zabol in social, economic, cultural and discussed. The results show that social participation , social trust , cooperation and collaboration with relation to the modernization and improvement of neighborhoods Urban decay and interest community, family and friend relationships due to poor communication with the renewal and improvement , not significant.

**Keywords:** Social Capital, Development, Urban Decay, Zabol