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# **Studying Effective Factors in Sense of Ownership and Its Influence on City Development Strategy (Case study: Municipality of Guilan Province)**

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**The City Development Strategy (CDS) is one of the two key approaches within the Cities Alliance. The Cities Alliance was conceived in 1999 as a coalition of cities and their development partners, committed to promote citizen participation and good urban development. The aim of this study was to investigate the factors influencing the sense of ownership on the city strategies development. The population consisted of Gilan province municipalities that at the time of the study there were 52 numbers. In this study, we used 260 questionnaires for analyze the data. Each of the research variables was described using descriptive statistics and then analyzed through the structural equation model. The current study seeks to answer the question "what factors affect sense of ownership on city strategies development in municipalities of Gilan province. It is a descriptive study in terms of methodology and an applied regarding target. Also, the data were collected by field study. The results of the hypothesis test revealed that there is a positive relationship between the leadership and the capacity building, the leadership and the institutionalization, the leadership and the financial perspective, the capacity building and institutionalization, the institutionalization and the financial perspective, the institutionalization and the stakeholder, the financial perspective and ownership. However, there was no positive relationship between the stakeholders and the ownership, and it could be because of not involving all stakeholders and not considering their benefits in the planning process. Therefore, this study was identified the factors affecting the sense of ownership in implementing the city development strategy process, as well as, at a more practical level, these findings can help the implementation of the city development strategy in Iran.**

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**Keywords : City Development Strategy (CDS), Ownership, Balanced Scorecard**

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