In globalized knowledge society, changes in economic, political / administrative, social and spatial organization of the cities occur. Cities, outside of planning organization and especially by the upper scale dynamics develop fastly and frantically. Planning has become partial by urban renewal projects and that projects bring urban segregation with it.

In our country, Gypsy neighborhoods which are breakdown and the high rents field in city centers are popular headlines owing to urban renewal project, recently. Gypsies has the low level of such as education, income, the physical environment standards and urban integration. Therefore, they are to live each dimension of urban deprivation and social exclusion. Appropriate to the socio-cultural way of life of Gypsies with existing urban renewal projects, accessible housing options can not be provided and adequately solution to their problems of multi-dimensional social exclusion can not be produced.

In this paper, the dynamics that trigger our country's urban renewal processes will be discussed, planning and design issues of the current renewal project will be evaluated and, finally, "poverty and deprivation reduction based" sustainable and equitable urban renewal principles and processes will be described for the Gypsy neighborhoods.