

### ***Prevalance of Gated Communities, PLS 592, Dluhy***

- ✍ 1997---20,000 communities.....almost all since 1979. Increasing
- ✍ 3 million units
- ✍ in all regions but heavier in sunbelt states like Florida, Texas, Arizona, and California
- ✍ 8 out of every 10 new developments are gated
- ✍ one third UMC and UC, one third retirement, one third WC, MC

see table on page seven

### ***Data on Gated communities***

- ✍ Crime and Gates, no clear advantage
- ✍ Property values and gates, no clear advantage
- ✍ Sense of security and privacy higher in gated
- ✍ Sense of community responsibility, participation, and the “commons” no clear advantage
- ✍ Sense of satisfaction higher in gated
- ✍ Community feeling higher in gated
- ✍ Political Apathy, no differences

### ***Key Terms***

***Municipal Policy on Gating***

***Traffic Calming***

***Sustainability***

***CPTED***

***Crime prevention, p.164***

***Natural surveillance ( Jane Jacobs)***

### ***Some Examples of Gated Communities:***

- ✍ Fisher Island, Indian Creek near Miami Beach, moated cities
- ✍ Pointe Vedre, outside of Jacksonville, fragmentation, no commons in region
- ✍ Naples, FL., no commons in region
- ✍ Coconut Grove, everything but gates

### ***Arguments for Gated Communities:***

- ✍ Public Choice, that is what people want
- ✍ People feel more secure and are less fearful (perceptions only)
- ✍ Access to amenities
- ✍ Trust in community develops quicker
- ✍ Protects life style

### ***Against Gated Communities:***

- ✍ Threats to Democracy, especially Home Owner's Associations. 150,000 in 1992. Growing at rate of 10,000 per year. Ie. Almost 300,000 today. One Household One Vote, Some own multiple lots in early stages
- ✍ Diminish support for the larger community and region, ie., the commons
- ✍ Vote disproportionately against tax and bond issues for mega projects and capital improvements in the larger community and region
- ✍ Limited access to pristine space, recreational areas, and other natural environments----land is made private space
- ✍ Segregation by race, ethnicity, income, and age and the costs of not living in an integrated community
- ✍ Creates "vigilantism"