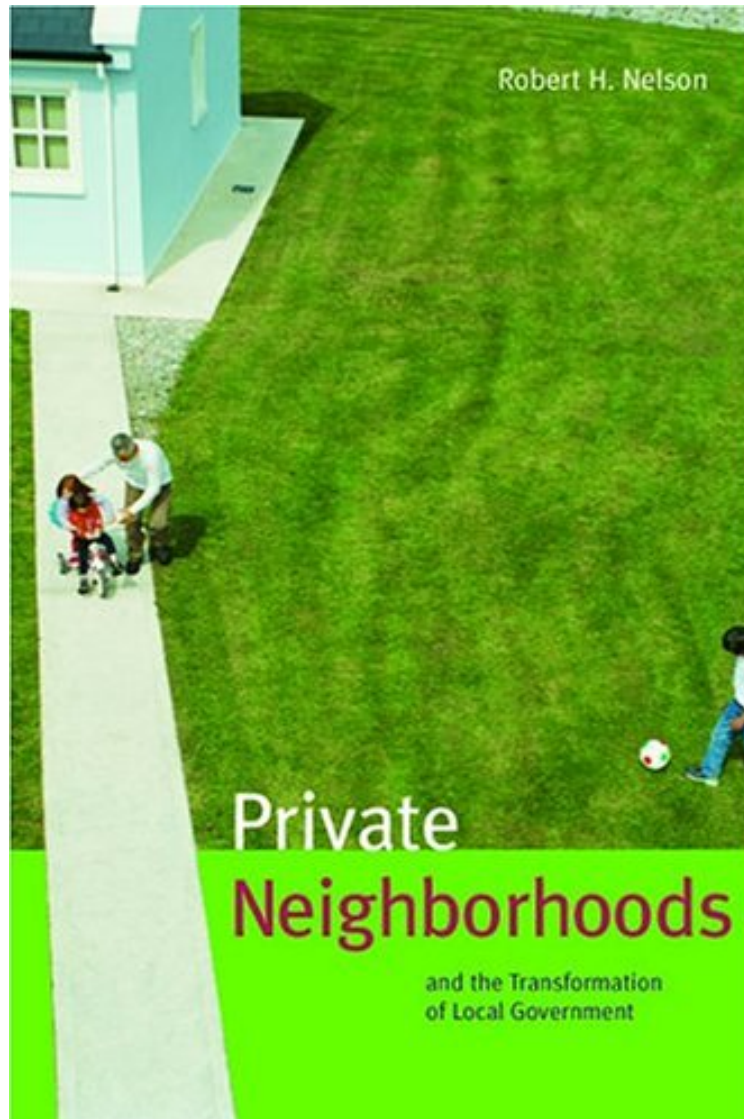


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## Private Neighborhoods and the Transformation of Local Government (Urban Institute Press)

*Robert H. Nelson*

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**Robert H. Nelson : Private Neighborhoods and the Transformation of Local Government (Urban Institute Press)** before purchasing it in order to gage whether or not it would be worth my time, and all praised Private Neighborhoods and the Transformation of Local Government (Urban Institute Press):

6 of 7 people found the following review helpful. Must have for HOA activistsBy John GrayThis book is a treasure

drove of data, history, recommendations, and positive speculation on the phenomena of Homeowners' Associations and their exciting and promising effect on our democracy. I would have given Nelson's work a 5.0 except for the fact that, as the Forward points out, the book is really several books in one. As a result I found it somewhat repetitious (OK - I got it on the effect of the Progressive Era on land use!) and not particularly an easy read - at least front to back. It just seems too chopped up from an organizational standpoint. (My opinion is probably jaded by the fact that just before reading Private Government I had whizzed through Evan McKenzie's 1994 work Privatopia, practically in one sitting - even though I disagreed wholeheartedly with most of McKenzie's negative take on Homeowner Associations.) Readability notwithstanding, as a very active member in my neighborhoods association - I just completed a three-year term as President - I heartily endorse Private Governments as a must have for anyone wishing to get a comprehensive view of what promises to be an ever-expanding feature of our democracy. 0 of 2 people found the following review helpful. Great Seller By TechmanProduct delivered as promised, great condition, on time for a fair price. 9 of 10 people found the following review helpful. The Emerging Future By Alex McGrady I give this book the five-star rating because it opens up a subject that is little remarked yet may well be the way that will revolutionize our way of living in the future. Nelson reveals that perhaps 20% of Americans now live in private homeowner associations that constitute self-governing communities. Although we consider secession to have been put down forever in 1865, the fact is that many Americans are quietly withdrawing into their own self-governing communities based on private property ownership -- a condition that the independence-resistant federal government still feels Constitution-bound to protect. There now are more than 250,000 such private associations, and thousands more on the way. If you want to get a sense for the ongoing revolution in the "American Way," this book is a fine primer.

From 1980 to 2000, half the new housing in the United States was built in a development project governed by a neighborhood association. More than 50 million Americans now live in these associations. In *Private Neighborhoods and the Transformation of Local Government*, Robert Nelson reviews the history of neighborhood associations, explains their recent explosive growth, and speculates on their future role in American society. Unlike many previous studies, Nelson takes on the whole a positive view. Neighborhood associations are providing the neighborhood environment controls desired by the residents, high quality common services, and a stronger sense of neighborhood community. Identifying significant operating problems, Nelson proposes new options for improving the future governance of neighborhood associations.

"...[E]ssential reading for those interested in land use policy and the future of neighborhoods." -- Lee Anne Fennell, associate professor of law, University of Illinois College of Law "...[G]ives an excellent discussion of the economic reasons for private neighborhoods...." -- Gordon Tullock, professor of law and economics, George Mason University "...[T]he finest and most exhaustive discussion yet on one of the most profound institutional innovations in recent years." -- Peter Gordon, professor of real estate economics and public policy, University of Southern California "Bob Nelson is one of the nation's most insightful and provocative authors on local government today." -- William A. Fischel, professor of economics and Hale Professor in Arts and Sciences, Dartmouth College "Robert Nelson has written two powerful books in one." -- Robert W. Poole, Jr., founder, Reason Foundation "...[E]ssential reading for those interested in land use policy and the future of neighborhoods." Lee Anne Fennell, associate professor of law, University of Illinois College of Law "...[G]ives an excellent discussion of the economic reasons for private neighborhoods...." Gordon Tullock, professor of law and economics, George Mason University "...[T]he finest and most exhaustive discussion yet on one of the most profound institutional innovations in recent years." Peter Gordon, professor of real estate economics and public policy, University of Southern California "Bob Nelson is one of the nation's most insightful and provocative authors on local government today." William A. Fischel, professor of economics and Hale Professor in Arts and Sciences, Dartmouth College "Robert Nelson has written two powerful books in one." Robert W. Poole, Jr., founder, Reason Foundation About the Author Robert H. Nelson is a professor at the School of Public Policy at the University of Maryland. His writings have appeared in many professional journals, and he is the author of seven books, including *Zoning and Property Rights* (1977), *Public Lands and Private Rights: The Failure of Scientific Management* (1995), and *Economics as Religion: From Samuelson to Chicago and Beyond* (2001). Mr. Nelson has written for the *Washington Post*, *Wall Street Journal*, *Los Angeles Times*, *Financial Times*, and many other publications. From 1993 to 2000, he was a columnist for *Forbes* magazine. Prior to joining the faculty of the University of Maryland, Mr. Nelson worked in the Office of Policy Analysis of the U.S. Department of the Interior the principal policy office serving the Secretary of the Interior from 1975 to 1993.