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The authors examine:

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- how strategic planning can help assess dangers
- how some suburbs have stabilized or revived
- how interactions between residential mobility and the age, size, and location of housing can help policy makers anticipate dangers and opportunities facing neighborhoods and jurisdictions

**William H. Lucy** is professor in the Department of Urban and Environmental Planning at the University of Virginia and author of *Close to Power* (Planners Press, 1988).

**David L. Phillips** is associate professor in the Department of Urban and Environmental Planning at the University of Virginia.

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