



REVITALIZED
— COMMUNITIES —

Building Internal Capacity for Community-Centered Development

The ALIGN Development Partnership Framework

Train your staff. Strengthen your process.
Build better projects.



TRADITIONAL DEVELOPMENT

Late input.
Missed opportunities.
More conflict.
Weaker outcomes.



BETTER COMMUNITY OUTCOMES

Stronger projects.
Greater trust.
Lasting impact.

ALIGN is a practical, repeatable framework that equips your staff with the tools, skills, and confidence to identify community priorities, guide stronger partnerships, and achieve better development outcomes.

Where Policy Meets Place



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Why Even Well-Managed Projects Encounter Problems

Communities deserve better outcomes. Yet too many development projects face delays, opposition, redesign, and missed opportunities because key issues are not addressed early.

Common challenges public agencies face:



Input comes too late

Community input is often gathered after major decisions have already been made.



Departments work in silos

Lack of coordination leads to inconsistent messaging and missed opportunities.



Meetings become reactive

Conversations are frequently shaped by opposition instead of informed collaboration.



Benefits are negotiated after expectations harden

This leads to conflict, delays, and weaker community outcomes.



Staff use different engagement approaches

Inconsistent practices make it harder to build trust and long-term partnerships.



Opportunities for long-term impact are missed

Without early alignment, projects may not address the community's highest priorities.



**EARLY ALIGNMENT
LEADS TO BETTER
OUTCOMES.**

76%

of community leaders say
early engagement leads to
stronger, more trusted
outcomes.

68%

of public agency leaders say
projects are delayed or
redesigned due to
late-stage concerns.

*Sources: IAP2, America Speaks, and
public sector planning reports*



ALIGN provides a better way forward.

It helps your staff identify community priorities early, build stronger partnerships, and guide projects toward shared expectations—before major decisions are made.

The earlier we align, the better the outcome for everyone.

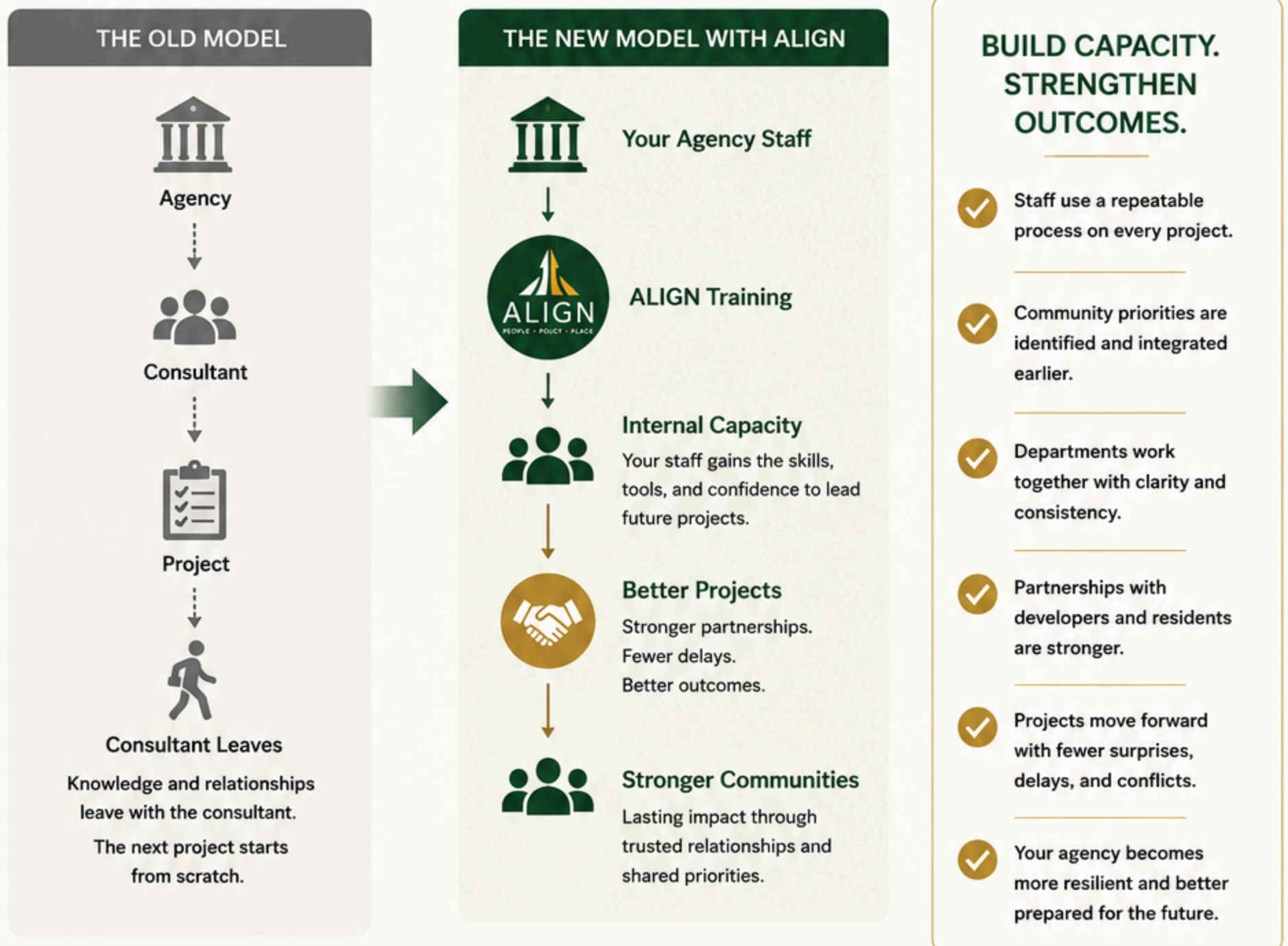
Building a better process. Delivering better places.



ALIGN Is a Tool— Not Another Consulting Project

Too often, projects rely on outside consultants to manage engagement and alignment.
When the project ends, the knowledge leaves with them.

ALIGN changes that by building lasting internal capacity.



We don't replace your staff—we strengthen them.

ALIGN becomes part of your development toolbox, helping your agency lead community-centered development with confidence.

Learn it. Use it. Call us in when you need support.



Three Ways to Work Together

Choose the level of support that fits your agency’s needs, timeline, and goals. Each step builds your staff’s ability to lead community-centered development.



1. ALIGN FOUNDATIONS WORKSHOP

Begin with a shared understanding and alignment around a better way to do development.

- Executive overview of ALIGN
- Why early alignment matters
- Roles of staff and departments
- Community-centered development in practice
- Q&A and discussion



Outcome: Your leadership team understands the value of ALIGN and is ready to move forward.



2. ALIGN STAFF TRAINING

Equip your team with practical tools, skills, and confidence to apply ALIGN on real development projects.

- Hands-on training on the ALIGN framework
- Application to your actual projects
- Tools, templates, and exercises
- Cross-department collaboration
- First project planning



Outcome: Staff leaves with a repeatable framework they can use on future projects.



3. IMPLEMENTATION SUPPORT

Get expert support when you need extra capacity or for specific project needs.

- One-on-one coaching
- Facilitation of meetings
- Community interviews
- Community benefit development
- Community-centered design
- Negotiation support
- Full project implementation when needed



Outcome: Projects are delivered with strong partnerships, clear benefits, and lasting community impact.



Start small. Build skills. Grow capacity.

Most agencies begin with a workshop and training, then apply ALIGN on a pilot project. As your team gains confidence, you can handle more projects internally—with support from Revitalized Communities when and where you need it.

This is how lasting capacity—and better outcomes—are built.



Why ALIGN Makes a Difference

ALIGN is more than a process—it's a practical framework that helps your staff build stronger relationships, make better decisions, and deliver lasting results.

YOUR STAFF GAINS:



ONE REPEATABLE PROCESS

A clear, consistent framework your team can use on every project.



EARLIER COMMUNITY ALIGNMENT

Identify priorities and build trust before major decisions are made.



BETTER CONVERSATIONS & RELATIONSHIPS

More productive engagement with residents, businesses, and developers.



STRONGER COORDINATION

Departments work together with clarity, sharing information and goals.



MORE CONFIDENCE IN DECISIONS

Make decisions that are transparent, defensible, and rooted in community priorities.



BETTER PROJECT OUTCOMES

Fewer delays, fewer surprises, and stronger, more sustainable results.



LONG-TERM CAPACITY & RESILIENCE

Your agency becomes more self-sufficient and better prepared for future opportunities.

THE ALIGN FRAMEWORK

Five connected steps.
One better way forward.



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ALIGN has helped our staff be more consistent, our conversations with the community have improved, and our projects are moving forward with stronger support and better outcomes.

PLANNING DIRECTOR
Midwest Municipality



Built on Experience. Designed for Results.

Developed from more than three decades of experience in redevelopment, brownfield, environmental justice, historic preservation, and community engagement at the local, state, and federal levels.

Proven in practice. Ready for your team.



Where Policy Meets Place

ALIGN helps your agency build the internal capacity to create stronger partnerships and deliver better places for everyone.



Start Building Internal Capacity

Whether your agency is preparing for its first major redevelopment project or looking to improve an established development process, ALIGN can help your staff build a stronger foundation for community-centered decision making.

THREE WAYS TO BEGIN



1. SCHEDULE AN ALIGN READINESS CONVERSATION

A no-obligation discussion to explore your goals, challenges, and how ALIGN can help.

- Understand how ALIGN fits your projects
- Identify opportunities for early alignment
- Discuss next best steps



2. HOST AN ALIGN FOUNDATIONS WORKSHOP

Bring your leadership team together for a half-day session to build alignment and vision.

- Executive overview of ALIGN
- The business case for early community alignment
- Build shared understanding and commitment



3. DISCUSS STAFF TRAINING

Equip your team with the skills, tools, and confidence to apply ALIGN on real projects.

- Hands-on training
- Tools, templates, and exercises
- First project planning and application



You don't have to do it all at once.

Start with a conversation. Build understanding. Strengthen your staff. Deliver better places.

We're here to help you every step of the way.

Let's Build Better Places—Together.



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Chicago, Illinois

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