



data-driven
strategic
decisions for
vacant properties

The Relocal Tool

Legacy cities face many diverse challenges, with limited resources available to address them. Making strategic decisions about how to allocate those resources is essential for helping neighborhoods become more vibrant, stable, and sustainable – and creating a healthier city.

The Relocal tool provides a data-based framework for tackling vacant and abandoned properties. Drawing on information from the parcel level to the citywide scale, **Relocal lays out sustainable long-range uses for neighborhoods and vacant properties.** And it makes targeted, practical recommendations for how vacant buildings and empty lots can contribute to neighborhood revitalization.

RELOCAL GETS RESULTS

- » Property-level strategies for vacant buildings and empty lots
- » Decisions based on real, comprehensive data
- » Community input on neighborhood priorities
- » Efficient allocation of time and public dollars
- » Strategic decision-making for governments, nonprofits, civic groups, land banks, and private partners

Relocal quantifies distinctive neighborhood strengths and challenges using between 75 - 85 metrics across 8 categories. Each category measures a different neighborhood quality using information from municipal and county governments, federal and state databases, and field surveys. The resulting framework highlights existing assets such as walkability, quality building stock, and resident engagement, with metrics that analyze issues such as falling property values, unemployment, and crime. A community survey is used to gather residents' priorities for their neighborhood and influence categories' importance.

prior Relocal projects

LITTLE ROCK, AR
CINCINNATI, OH
MUNCIE, IN

RELOCAL CATEGORY	WHAT IT MEASURES
<i>Real Estate</i>	Past disinvestment and prospective reinvestment
<i>Stability</i>	Population trends and related quality-of-life issues
<i>Neighborhood Character</i>	Built environment qualities; Sense of place
<i>Walkability</i>	Proximity to local assets and amenities
<i>Fiscal</i>	Economic costs & contributions of infrastructure investments
<i>Economic Opportunity</i>	Wealth-generating opportunities for residents
<i>Engagement</i>	Resident participation in neighborhood
<i>Environment</i>	Past land uses, current quality-of-life factors, natural resources

Analysis of metrics across the 8 categories results in parcel-level recommendations for every vacant building and empty lot. Relocal's recommendations are then aligned with existing local, state, and federal tools + best practices from around the country to ensure realistic implementation.

Relocal is a flexible, forward-looking framework for making local decisions. Based on local data and resident feedback, Relocal is uniquely grounded in a city's current conditions and opportunities.

RELOCAL

- » Is designed to work in cities where planning, reinvestment, and demolition decisions can be highly politicized
- » Recommends tools to capitalize on every neighborhood's strengths
- » Incorporates community priorities into long-range thinking about neighborhood uses
- » Sets a course for every block and neighborhood to be more stable and sustainable through strategic decisions at the property level

In situations with complex challenges and limited resources, collaboration is key – and Relocal provides a solid framework for effective partnerships.

