

Purpose Built Communities

Revitalizing Neighborhoods to
Break the Cycle of Poverty

Thursday, June 25, 2015

Purpose Built Communities is working to break the cycle of poverty

Our holistic approach uses East Lake as a **basis for a model that has proven results**



Neighborhood Transformation that is both **place based and people centered**

East Lake Meadows - 1995



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Safety

- 18x national crime rate
- 90% of families victims of a felony each year
- \$35 million a year drug trade

Housing

- 100% public housing
- 1400 residents in 650 apartments
- 40% of units unlivable

Employment

- 13% employment
- 59% of adults on welfare
- Median income of ~\$4,500

Education

- One of lowest performing schools in Georgia
- 5% of 5th graders meet state math standards
- 30% graduation rate

Villages of East Lake - Present

Safety

- 73% reduction in crime
- 90% lower violent crime

Housing

- High-quality, privately managed housing
- Mixed-income (50% public housing, 50% market rate)
- 1400 residents in 542 apartments

Employment

- 75% employment in public housing, remainder in job training, elderly or disabled
- Median income of ~ \$20k in working public housing households

Education

- ~1700 in Pre-K through 11th
- 98% meet or exceed state standards
- A top performing school in Atlanta and the state

The East Lake transformation gave rise to a replicable model



Purpose Built is working to transform neighborhoods across the country

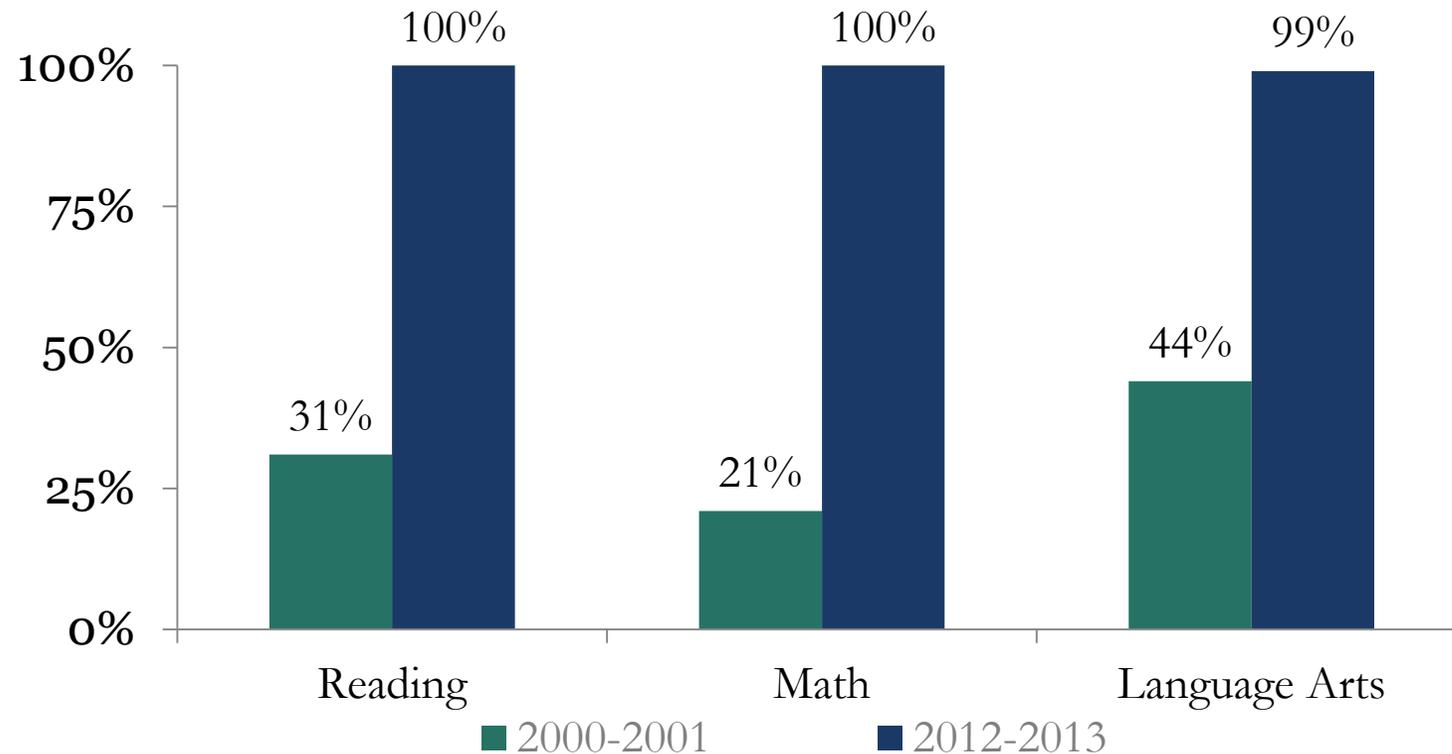


Representative Sample of Conversations Underway

A.	Miami, FL	F.	Philadelphia, PA	J.	Detroit, MI	N.	Kansas City, MO
B.	Orlando, FL	G.	Newark, NJ	K.	Austin, TX	O.	Salt Lake County, UT
C.	Athens, GA	H.	Memphis, TN	L.	Dallas, TX	P.	Sacramento, CA
D.	Salisbury, NC	I.	Cleveland, OH	M.	Tulsa, OK	Q.	Honolulu, HI
E.	Wilmington, DE						

Drew students have shown tremendous improvement.

Percentage of Drew 4th graders who meet or exceed standards (2013)

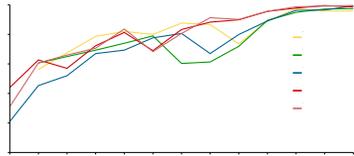


Drew moved from being the **69th ranked** school (last place in 2000-01) in the APS system to one of the state's top ranked schools.

Source: GA Department of Education (CRCT scores – 2013);



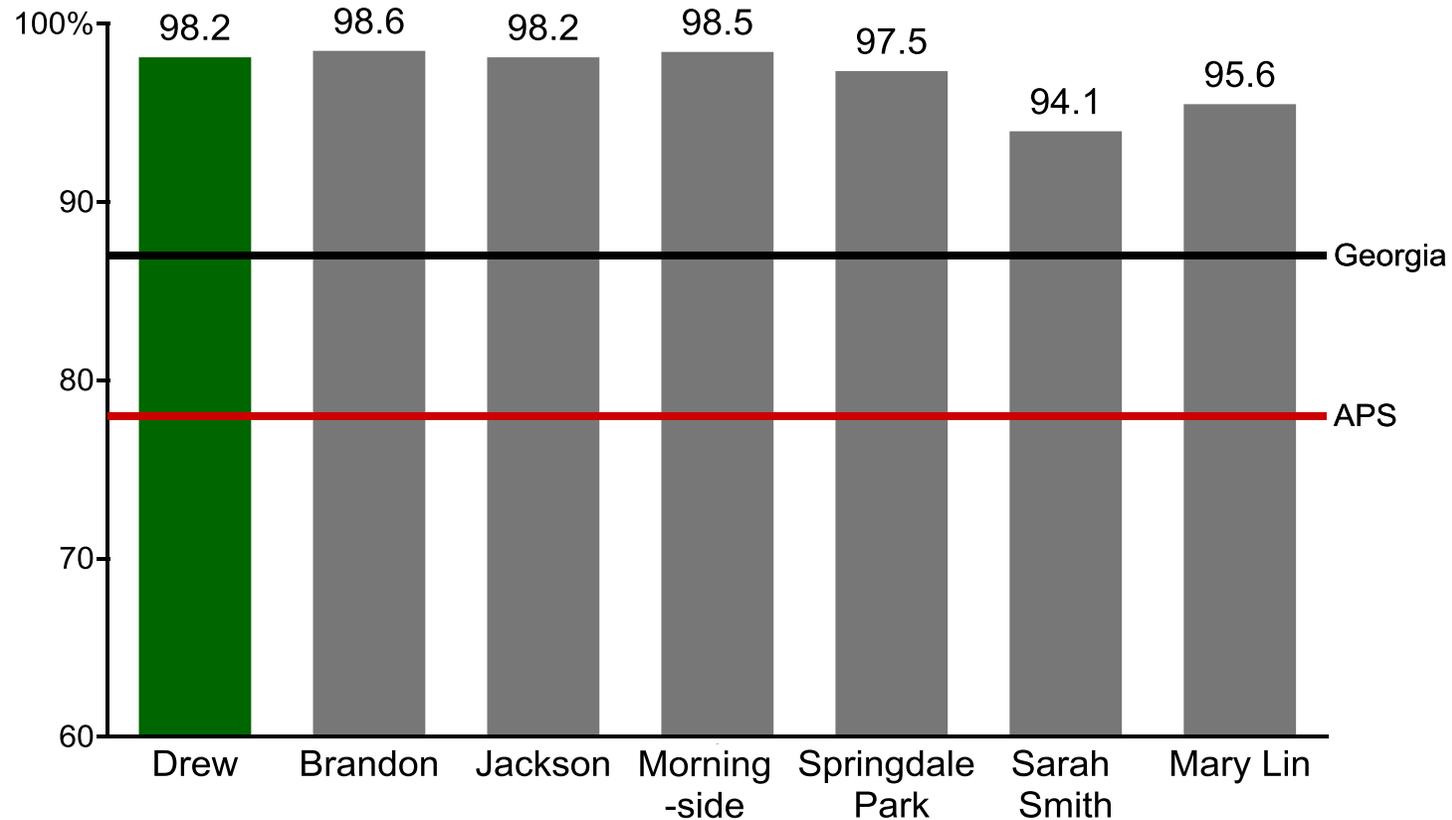
Drew's improvement over time has been consistent, slow and steady.



Since 2010, Drew's CRCT performance across all subjects **has reached and maintained the highest levels.**

Drew students perform on par with the highest achieving schools in Atlanta.

% Meets or Exceeds on the CRCT
 Elementary school (grades 3-5), all subjects
 2012-3



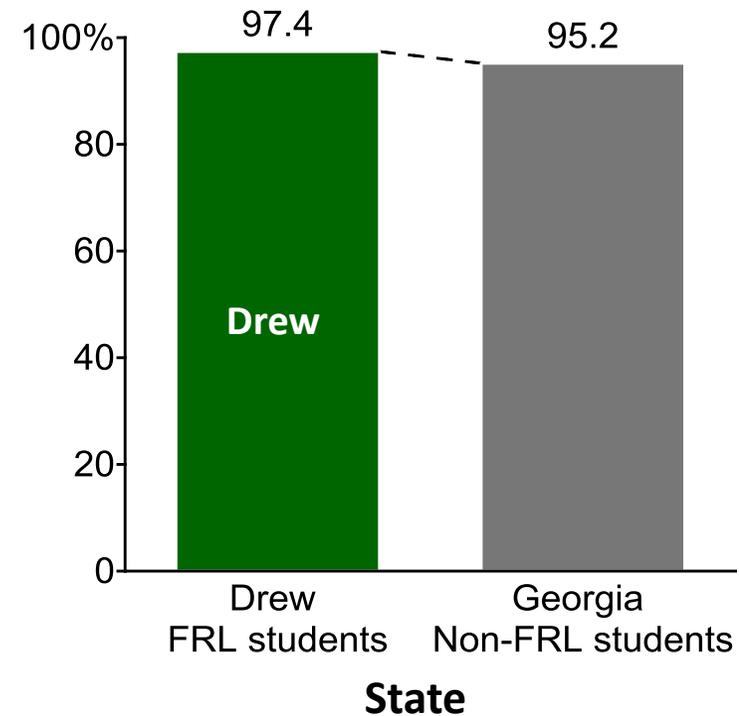
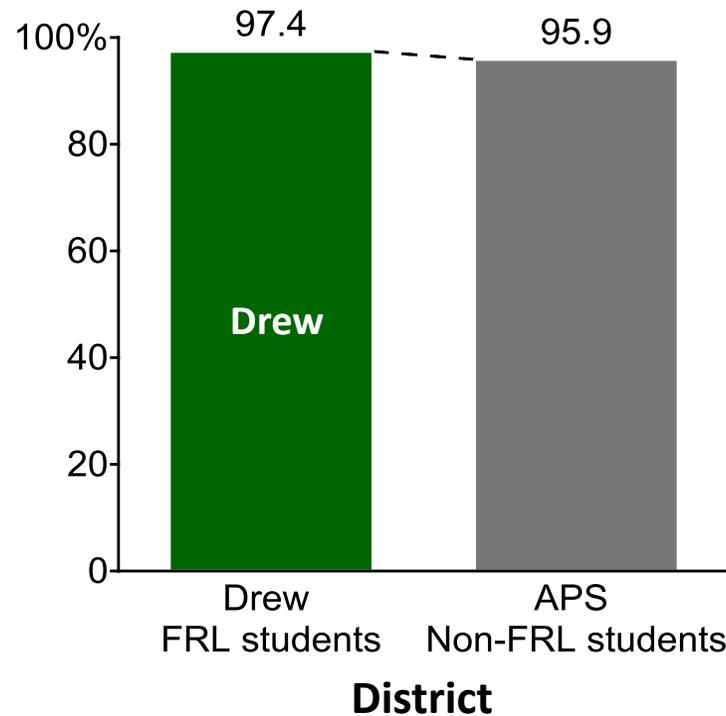
FRL %	61.7	10.8	7.3	7.8	15.0	19.1	12.5
Average List Price	268K	1.8 M	1.8 M	457K	649K	1.2 M	484K

Source: GA Department of Education CRCT data, Governor's Office of Student Achievement, enrollment data, 2012-3
http://www.trulia.com/real_estate/Atlanta-Georgia/09/18/2014



Drew's FRL students outperform APS and the state's *non-FRL* students, effectively eliminating the achievement gap

% Meets or Exceeds on the CRCT
Elementary School (grades 3-5) all
subjects, 2012-3



Drew is one of only 67 schools of the 1712 schools in Georgia with available CRCT data for which FRL students outperformed the state non-FRL average

Note: 1712 schools with CRCT data includes elementary and middle schools, CRCT assesses students in grades 3 – 8)
Source: GA Department of Education CRCT data, Governor's Office of Student Achievement, 2012-3

