

Integral's Quality of Life Initiatives

Integral is committed to participating in the rebuilding of urban centers by using revitalization strategies to weave physical, economic and social elements back into the fabric of communities. While offering a wide range of housing choices, our communities are also designed to serve families with children. Accordingly, we view our developments, in part, as the campus for neighborhood schools. In addressing the needs of families, a high performing elementary school, coupled with a first class learning program for children between 0 to 4 years old, is at the core of Integral's vision for a sustainable community.

Our model is based on our first rebuilding effort called Centennial Place. It is an inner city, mixed income, mixed use community that works. As we adapt the master planning and architecture of Centennial in other communities, we also seek to adapt the success at Centennial Place Elementary School, a replacement public school for Fowler Elementary School which, in 1996, was among the worst performing schools in the City of Atlanta. In 2005, Centennial Place Elementary is among the best performing schools in the City of Atlanta. We seek and work with the applicable school systems as a strategic matter, as we pursue the Centennial model which builds on three principles:

1. Designate the Elementary and Middle Schools that serve our campus as Reconstituted Schools
2. Collaborate to create an environment of high expectations, benchmarking our campus schools against the highest performing school in the local school district
3. Form a public/private collaboration to a) select the new principal and b) "fly air cover", lending political, economic and human resource support by:
 - Allowing that principal to select his or her entire staff
 - Giving the school flexibility to alter the school year
 - Permitting the school to select its educational program
 - Fostering partnerships with neighboring colleges, and universities to supplement the programs of the school, while simultaneously building partnerships with the pre-school programs

It is Integral's intent that the schools remain a public school.



Beyond the building related issues and school related issues, and given Integral's commitment to serving a wide range of incomes in its communities, its property management operation coordinates its efforts with the school and supporting agencies to provide the following sets of services for both students and parents:

1. Employment and/or training requirements tied to the Lease Agreement
2. Student attendance and punctuality requirements tied to the Lease Agreement for any residents receiving rental assistance
3. A fulltime Family and Supportive Services Coordinator located in the leasing office, who works closely with the School Administrators and staff to:
 - Reinforce rules regarding student absences and tardiness
 - Coordinate After-school, summer and other activities for youth
 - Coordinate work force participation for the unemployed and under employed adult heads of households
 - Provide references and referrals to parents
4. Resident Support to all demographic groups:
 - Support for all members of the family in their efforts to become successful.
 - Activities for early childhood, disabled, youth, adults and seniors

This seamless integration effort for all segments of the population is achieved through intentional design and focused attention on the elements that are necessary for the creation of healthy, viable community.