

WILLOW BRANCH APARTMENTS BROWNFIELDS REVOLVING LOAN FUND CLEAN UP AWARD

Decide DeKalb Development Authority BRLF Program

The Decide DeKalb Brownfields Revolving Loan Fund (BRLF) Program provides loans or subgrants for up to 80% of eligible remediation costs to clean up environmental contamination and prepare for the redevelopment of properties located in DeKalb County. Decide DeKalb, the County's Development Authority, sets the loan interest rates and repayment terms. A Qualified Environmental Professional (QEP) provides an oversight of all cleanup activities to ensure they are conducted in accordance with all applicable regulations and an abatement work plan approved by EPA.

What is a Brownfield?

A brownfield is a real property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant; petroleum or petroleum-related products; asbestos and mine-scarred lands. Brownfields typically include former industrial sites, gas stations, landfills, and dry-cleaning establishments, and may include buildings built prior to 1973 that may have asbestos and/or lead materials.

History

The Willow Branch Apartments (Willow Branch) is located at 822 N. Indian Creek Drive in Clarkston, Georgia. The property is 13.7 acres and includes 186 units across 14 multifamily rental buildings, a leasing office and community building, paved surface parking and driveways, with a creek running through a portion of the center of the property. Willow Branch has maintained multifamily residential use since construction in 1971, undergoing moderate renovations in 1996.

Project Overview

The Housing Authority of DeKalb County (HADC) proposes to acquire the property and complete extensive abatement and renovations, reserving



100% of the units for households earning up to 55% of area median income (AMI). Willow Branch is one of eight (8) Star-C Properties in metro Atlanta, partnering with property owners and managers to provide affordable apartment residents with wrap-around services to reduce transiency, provide academic support, and improve quality of life for individuals and neighborhoods.

This redevelopment will preserve and improve naturally occurring affordable housing in DeKalb County, supported by a 4% low-income housing tax credit (LIHTC) award from Georgia Department of Community Affairs. HADC has applied to Decide DeKalb for BRLF funding to support this redevelopment project.

Identified Hazardous Building Materials

In July 2024, a Phase I Environmental Site Assessment was performed and did not identify any recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

In November 2024, a hazardous materials inspection of the property identified asbestos containing materials (ACM) in various building materials including textured ceilings, drywall and joint compound, door caulking, black mastic and sink undercoating.

Cleanup Documents

As part of BRLF process, an Analysis of Brownfield Cleanup Alternatives (ABCA) has been prepared and made available for public review and comment. Additionally, a Community Involvement Plan (CIP) has been prepared and made available for public review. These documents are posted on the Decide DeKalb project website: [Willow Branch - Decide DeKalb](https://www.decidedekalb.com/projects/willow-branch)

Community Involvement

Comments and questions regarding the ABCA, as well as general questions may be sent to Brownfields@decidedekalb.com, or by contacting Diana Pitcher-Williams at (470) 973-2918. The public comment period starts October 6th, 2025 and ends November 5th, 2025.