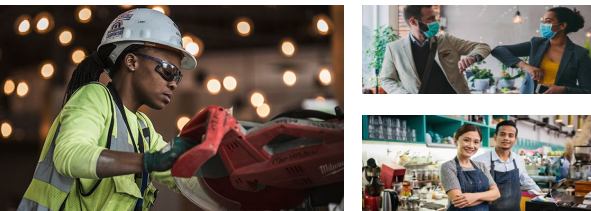


WILLOW BRANCH APARTMENTS EPA BROWNFIELDS REVOLVING LOAN FUND

Housing Development Corporation
Asbestos-Containing Materials Abatement/Cleanup

May 26, 2026





Decide DeKalb
Development Authority



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COMMUNITY ENGAGEMENT MEETING AGENDA

Opening Remarks & Introductions

Tiffany Wills
Decide DeKalb
Vice President, Redevelopment & Strategic Initiatives

Brownfields RLF Overview

Diana Pitcher-Williams
Decide DeKalb
Redevelopment Manager

Renovation Plan

Keri Taylor-Spann
Latrice Morgan
Renee Bonds
Tim Johnson
Housing Development Corporation

Questions & Answers

Decide DeKalb
Housing Development Corporation
Corporate Environmental Risk Management (CERM)



Qualified Environmental Professionals



Corporate Environmental Risk Management, LLC (CERM) is an environmental, engineering and program management firm, established in 1995 and headquartered in Atlanta, GA. With their award-winning staff of engineers, scientists, surveyors, planners, and technicians CERM can tackle even the most challenging and large-scale projects.

Services:

- Environmental & Due Diligence
- Engineering
- Surveying & Mapping
- Program Management & Construction Management
- Abatement & Remediation

Darryl Edler, Jr.

Environmental Project Manager



Based in Metro-Atlanta, Georgia, Reliance Consulting Company, LLC is a consultancy practice focusing on environmental, management and strategy, started in 2020. With over 25 years of professional consulting experience within the industry, Reliance builds up their past success by partnering with private and public sector organizations including local government, law firms, landowners, investment companies, developers, non-profits, and larger consulting businesses, to drive the development of environmentally focused projects and larger-scale programs.

Services:

- Executive Leadership
- Environmental Consulting
- Land Reuse Strategy
- Real Estate Development Consulting
- Project and Program Management
- Funding Evaluation
- Regulatory Consulting

Dustin Heizer

President and Principal



Housing Development Corporation



Housing
Development
Corporation

an  ARG company

The Housing Development Corporation (HDC) is a nonprofit real estate company that specializes in revitalizing neighborhoods through acquisition, development and management of affordable and workforce housing.

Services:

- Construction Management/Owner Representation
- General Construction
- Real Estate Services
- Property Management
- Project Pre-development Analysis
- Site Utilization and Design
- Financial Feasibility Analysis
- Entitlement and Governmental Approval
- Infrastructure Development
- Assist residents with moving and other relocation services

Creating **SUSTAINABLE
COMMUNITIES**
that enhance lives.

Keri Taylor-Spann

Vice President of Development

Latrice Morgan

Real Estate Development Project Manager

Renee Bonds

Development Associate / Relocation

Tim Johnson

Senior Construction Manager



EPA Brownfields Program



Background

- The US Environmental Protection Agency (EPA) Brownfields Program supports states, communities, and other stakeholders to **assess, clean up, and sustainably reuse** brownfield sites.
- A brownfield is a property that is difficult to use or redevelop because it *may* contain hazardous materials or other pollution. Some examples include:
 - *abandoned or vacant properties,*
 - *gas stations or UST sites,*
 - *some buildings constructed with materials before the late-1970s,*
 - *landfills, and*
 - *dry cleaning facilities, etc.*



Brownfields Revolving Loan Fund (BRLF)

- Funding is awarded as loans and subgrants to property owners
- Encourages cleanup and redevelopment activities at brownfield sites
- When loans are repaid, funds are awarded to other borrowers, providing an ongoing source of capital within a community.
- Initial awards must be committed to projects within 5 years, unless supplemental funding is awarded by EPA.
- Properties do not have to already be designated as a “Brownfield” to apply for BRLF funding.
- The program aims to:
 - Improve quality of life for residents
 - Revitalize neighborhoods and encourage Brownfield redevelopment
 - Increase the County’s tax base
 - Protect human health, natural resources and the environment



Willow Branch Apartments: Past, Present, Future

- **Built in 1971**

186 units including 1-, 2-, and 3-bedroom apartment homes.

- **Star-C Property**

One of eight multifamily housing communities in the metro Atlanta area which provides wraparound services for children and families, including health & wellness programs, on-site community gardens, and *free* after-school care and summer camp programs.

- **Naturally Occurring Affordable Housing**

Willow Branch will remain an affordable housing option for families. This will become a mixed income community with the average income for all households not to exceed 60% AMI.

- **Preservation through Renovation**

Redevelopment plan will update property for safety, energy efficiency, and long-term resident enjoyment.

Willow Branch Apartments Asbestos-Containing Materials Abatement/Cleanup

- **Redevelopment Plans**

The redevelopment team plans substantial rehabilitation including new flooring, windows, energy-efficient appliances, and accessibility improvements.

- **Environmental Compliance**

Environmental assessments found asbestos, requiring remediation before renovation to ensure safety for residents and workers.

- **Strategic Importance**

The site is key to DeKalb County's revitalization plans, preserving affordable housing and enhancing community connections.





Asbestos Removal Process

Cleanup Alternative A involves full asbestos removal with containment, wet methods, HEPA filtration, and negative air systems for safety.



Health and Regulatory Benefits

This option eliminates long-term health risks and complies with NESHAP and OSHA regulations, ensuring human health protection.



Cost and Redevelopment Impact

Estimated cost is \$1.4–\$1.5 million, supporting affordable housing redevelopment and reducing future liabilities and maintenance challenges.

Environmental Conditions

- **Identification of Asbestos Materials**

Hazardous materials inspection in 2024 found asbestos in ceilings, wallboard, mastic, caulking, and sink undercoating.

- **Regulatory Impact**

Presence of asbestos qualifies property as a brownfield under CERCLA Section 104(k), complicating redevelopment efforts.

- **Mandatory Asbestos Remediation**

Asbestos must be removed before renovation to comply with NESHAP regulations and protect health of residents and workers.

- **Importance of Structured Cleanup**

Structured environmental cleanup is essential for long-term housing preservation and regulatory compliance.



Contact Information

For questions about **HDC Construction / Renovation**:

Latrice Morgan

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Email: latrice.morgan@thehdc.org

Tim Johnson

Phone: (470) 440-8558

Email: tim.johnson@thehdc.org

For questions about **BRLF**:

Diana Pitcher-Williams

Phone: (470) 973-2918

Email: dpwilliams@decidedekalb.com

For questions about **HDC Relocation**:

Phone: (678) 833-9586

Email: Relo.WillowBranch@thehdc.org



Lithonia



Brookhaven



Avondale Estates

Chamblee

THANK
YOU!

WILLOW BRANCH APARTMENTS COMMUNITY MEETING

Date: Tuesday, May 26th, 2026

Location: Indian Creek Elementary School

Responses to resident questions

On May 26th, 2026, Decide DeKalb, CERM, the Housing Development Corporation, and CVR hosted a community meeting for the Willow Branch Apartments residents. Below are the questions/concerns residents communicated to presenters during that meeting, and the development team's responses.

Question 1: Concern for abatement process, who is performing the work and who is making sure it is completely properly and safely?

- Answer 1: Hibernia is the abatement contractor, Terracon is the environmental consultant that is monitoring the abatement on a daily basis, and CERM will be providing additional monitoring and oversight on a weekly basis. Hibernia and Terracon are licensed and certified to perform asbestos abatement, and will be held to both state and federal remediation requirements and laws.

Question 2: Please confirm whether residents will receive 30 days or 90 days' notice for those residents that will need to move out of their unit, either temporarily or permanently.

- Answer 2: At a previous resident meeting in April 2025, the development team shared with residents that there are two (2) types of notices that will be provided depending on the situation of each household. The 30-day notice is required for residents that will be temporarily relocated and will return to Willow Branch post-renovations. The 90-day notice is required for those residents who are deemed ineligible to return to Willow Branch post-renovations and/or will be permanently relocated to another location.

Question 3: For those residents who cannot return to Willow Branch because they do not meet income requirements, when will they be notified?

- Answer 3: Residents that are determined to be Ineligible to return are considered “displaced”. The Relocation Team will issue those displaced households a 90-day notice to move and assist displaced residents in finding suitable housing outside of Willow Branch. Relocation assistance will include paying for moving costs, utility transfer fees, and may cover increased housing costs resulting from the displacement.

Question 4: Will current residents’ rent change?

- Answer 4: This is dependent upon what income level each household falls within. Any rent changes will not apply until annual lease renewal.

Question 5: For residents that will temporarily relocate off-site, will they pay rent at both places?

- Answer 5: No, residents will continue to pay their rent to Willow Branch via an electronic system called Rent Café.

Question 6: Which buildings are in each phase?

- Answer 6:
 - Phase 1: Buildings B, C, D, E, G
 - Phase 2: Buildings A, L, N
 - Phase 3: Buildings H, J, Leasing Office
 - Phase 4: Buildings K, M
 - Phase 5: Buildings F, P

Question 7: Will any improvements to landscaping be included in the renovations?

- Answer 7: Yes, the Housing Development Corporation will include improvements to landscaping throughout the community. There will be some pruning/trimming of existing plantings and trees, some plants and trees added in certain areas around the site, and some grass work will be done in disturbed areas.

Question 8: Residents expressed concern for how the development team will ensure abatement and renovations will be completed in a safe manner and not endanger residents.

- Answer 8: As mentioned previously, Hibernia is the abatement contractor, Terracon is the environmental consultant that is monitoring the abatement on a daily basis, and CERM will be providing additional monitoring and oversight on a weekly basis. Hibernia and Terracon are licensed and certified to perform asbestos abatement, and will be held to both state and federal remediation requirements and laws. Each building will be fully vacated by residents and staff prior to any demolition, abatement or renovations taking place. Perimeters and safe precautions will be put in place to ensure only authorized abatement and contractor personnel will be able to enter the buildings during abatement and renovations. Diana Pitcher-Williams will be an additional point of contact for residents if they have a concern about safety/ how abatement is being conducted. (dpwilliams@decidedekalb.com)

Question 9: Will the Jolly gate entrance be closed after construction?

- Answer 9: Yes, the Jolly gate entrance will remain closed post-construction. One of the gates will be modified for the fire department, but it will be closed again when construction is complete, and residents will use the N Indian Creek entrance for ingress and egress. The fire marshal will require a secure Knox Box to be installed at the Jolly gate entrance that will have a key to the lock in the gate to allow the fire department and other first responders to access that gate for emergencies moving forward.

Question 10: Will we post abatement testing results and/or updates?

- Answer 10: Yes, Decide DeKalb will post updates on their [Willow Branch Apartments webpage](#).
 - www.decidedekalb.com/brownfields-project/willow-branch/

Question 11: Will we have other construction updates along the way for residents?

- Answer 11: The Housing Development Corporation will provide updates when each phase is scheduled to start and once they are completed.

Question 12: How will residents that don't have any construction or engineering experience know and understand the abatement work that will be completed? What technical assistance is offered?

- Answer 12: There are several EPA-required Brownfields Revolving Loan Fund documents posted on Decide DeKalb's website. The "[Analysis of Brownfield Cleanup Alternatives \(ABCA\)](#)" is a high-level summary document that is currently available on Decide DeKalb's website. The ABCA summarizes the

different ways abatement can be carried out, each approach's pros and cons, and why the Development Team selected full abatement for this property. For additional inquiries regarding the abatement and scope of work, please contact Diana Pitcher-Williams (dpwilliams@decidedekalb.com)

Question 13: Is the General Contractor removing trash and debris before construction?

- Answer 13: The General Contractor will only remove trash and debris as it relates to renovation. HDC's Property Manager will ensure the removal of non-construction trash via the sanitary service and groundskeeping, and the Relocation Team will ensure that trash is removed from each unit that they vacate.

Question 14: Does the renovation plan include a sidewalk to North Indian Creek? Residents mentioned asking a neighboring property owner if they can place it on their property.

- Answer 14: No, due to site constraints, property boundaries, and the width of the driveway, a sidewalk or walking path to North Indian Creek is not included in the renovation plan.