

We wake up every day
with a vision of helping
develop a community
Dr. King would be proud
to call home.



We are Re-Creating a Mixed-income Community

Why?

Decades of displacement due to environmental, social and economic factors like flooding, crime and unhealthy living conditions.

The quality of the neighborhood is now seen as the primary determinant of opportunity.

Economic mobility is best delivered by mixed-income, healthy neighborhoods.

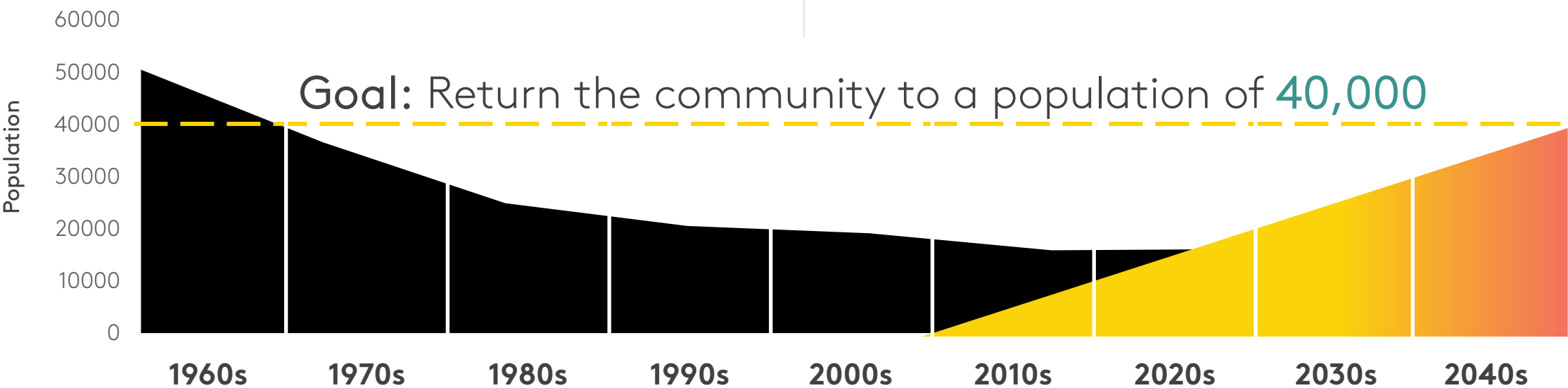
How?

Mitigate displacement of legacy residents.

Develop high-quality rental housing (affordable and workforce).

Support pathways to home ownership and wealth creation.

Attract new residents with market rate housing.



We Work to Retain, and Uplift the Community



- 1  Community Retention Guidelines
- 2  Anti-Displacement Tax Fund for Legacy Homeowners
- 3  Affordable Rental Housing
- 4  Homeownership + Homebuyer Subsidy





Community Retention Guidelines

The WFF is deeply committed to community retention on the Westside.

In 2019, we adopted guidelines that prioritize households with ties to our footprint neighborhoods.

We support folks who:



Live here



Work here



Learn here

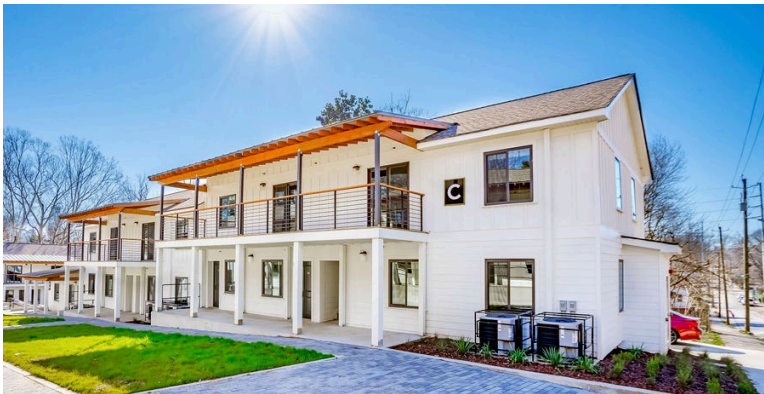




Multi-Family and Mixed-Use Properties and Investments

WFF-Owned Properties

- ★ Occupied (181 Units)
- ★ Under Construction (38 Units)
- ★ In Permitting (89 Units)
- ★ Pre-development (209 Units)
- \$ Partner Projects with WFF Financing (931 Units)





Homeownership

Affordable Single Family

We develop affordable single-family homes and offer down payment assistance to buyers in need.

A 10-year, 0% interest, forgivable loan for families who purchase WFF-sponsored homes and live there

Balance reduces 10% each year – no principal payments due unless sold within 10 years

It's "last dollar" support based on household income

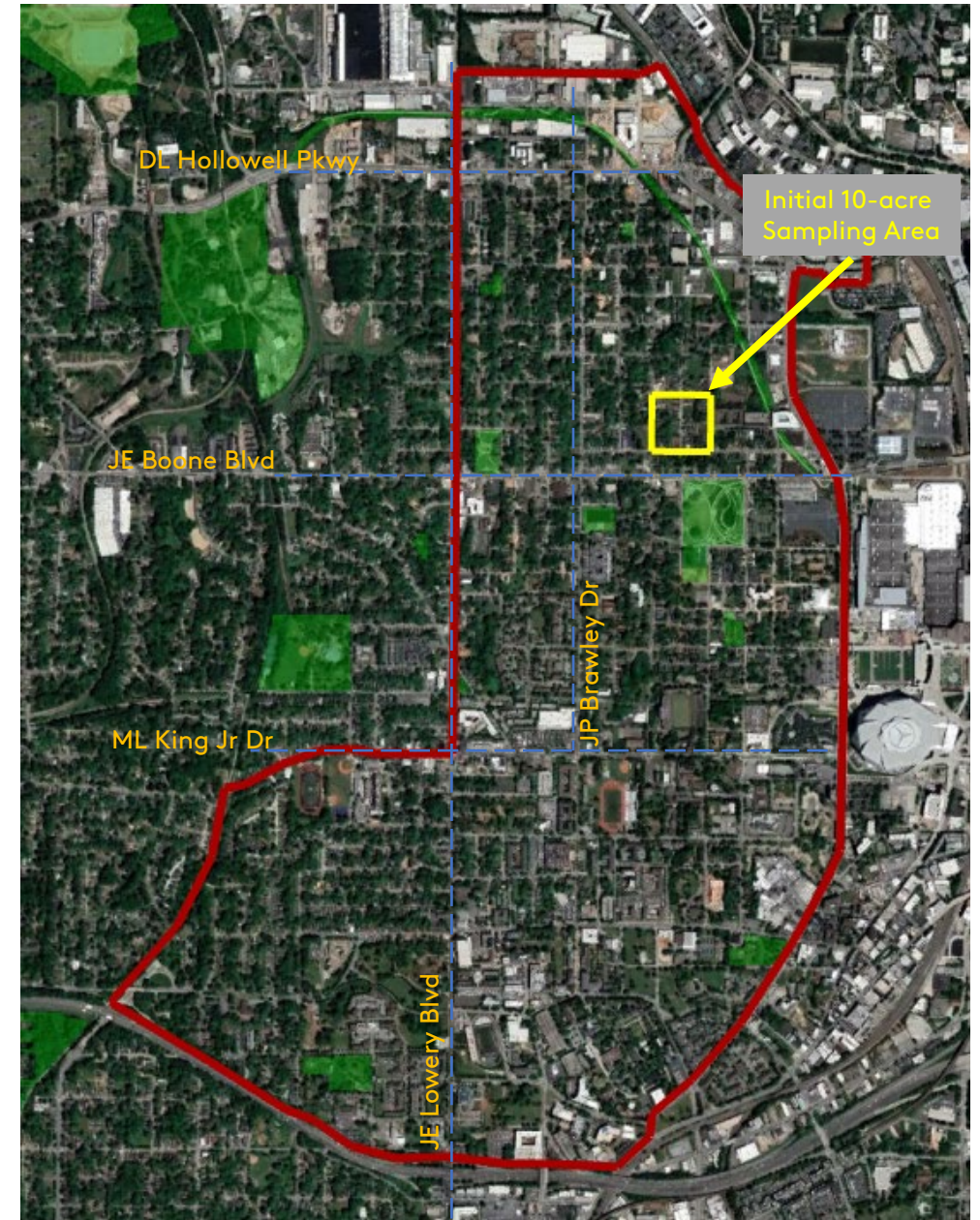
Progress to Date (as of April 2023)

Homes Sold	30
Down-payment Deployed	\$300,000
Homes in Development	65
Remaining Pipeline	90 properties capable of supporting 120 SF homes



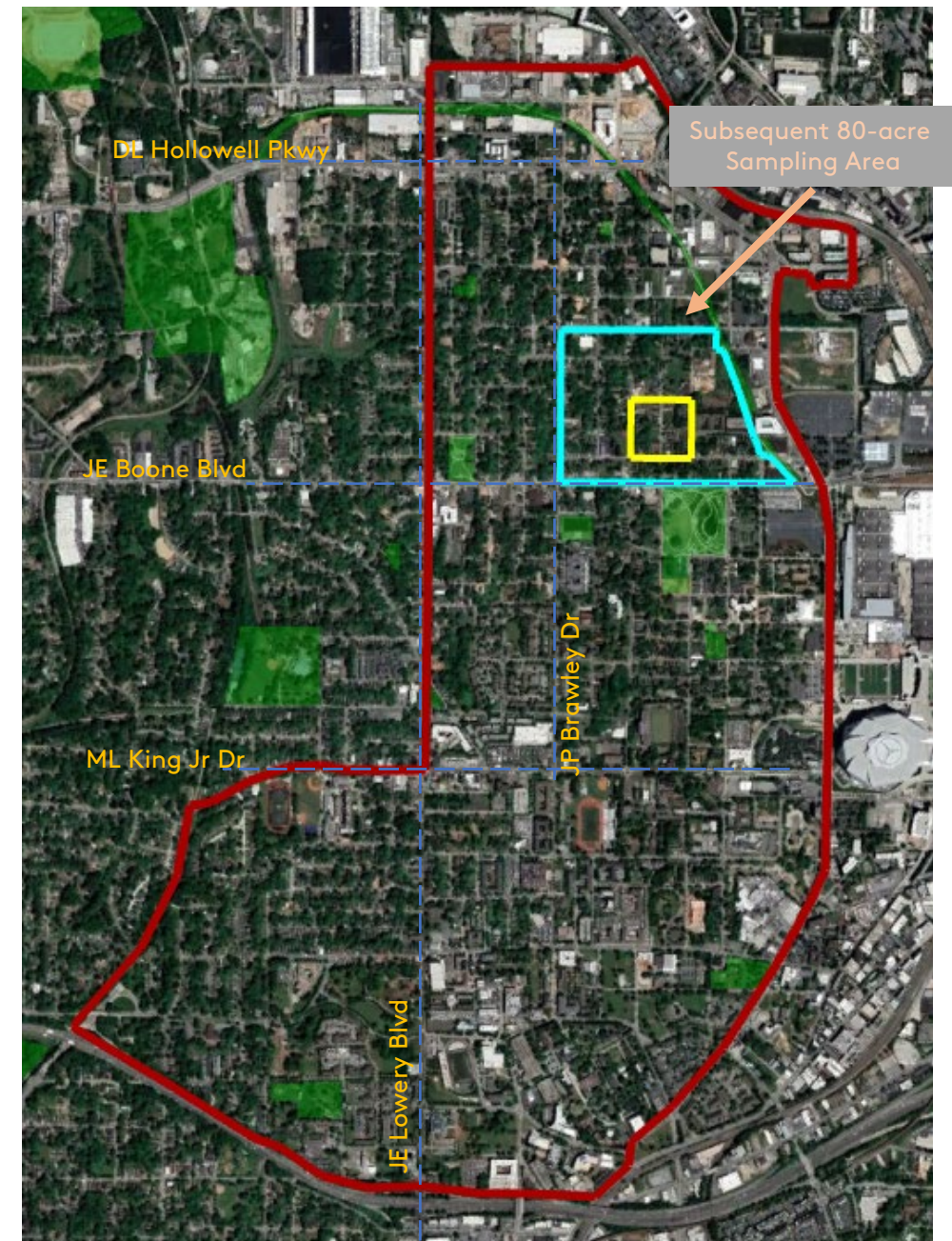
A Discovery of Lead.....

We watched with intense interest when EPA announced the creation of a 10-acre sampling area inside of our service area...



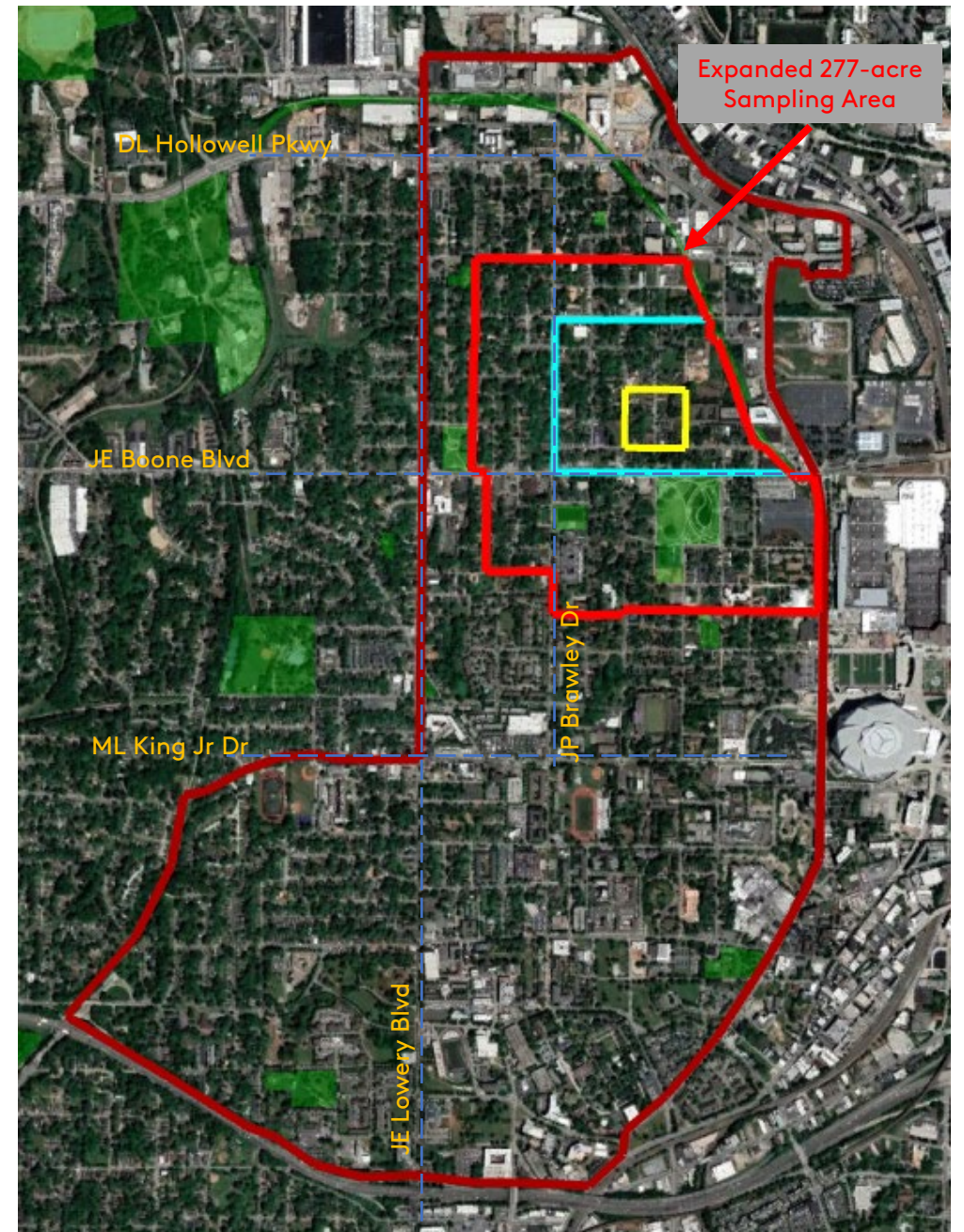
A Discovery of Lead.....

...which soon grew to 80-acres...



A Discovery of Lead.....

...and then to 277-acres...

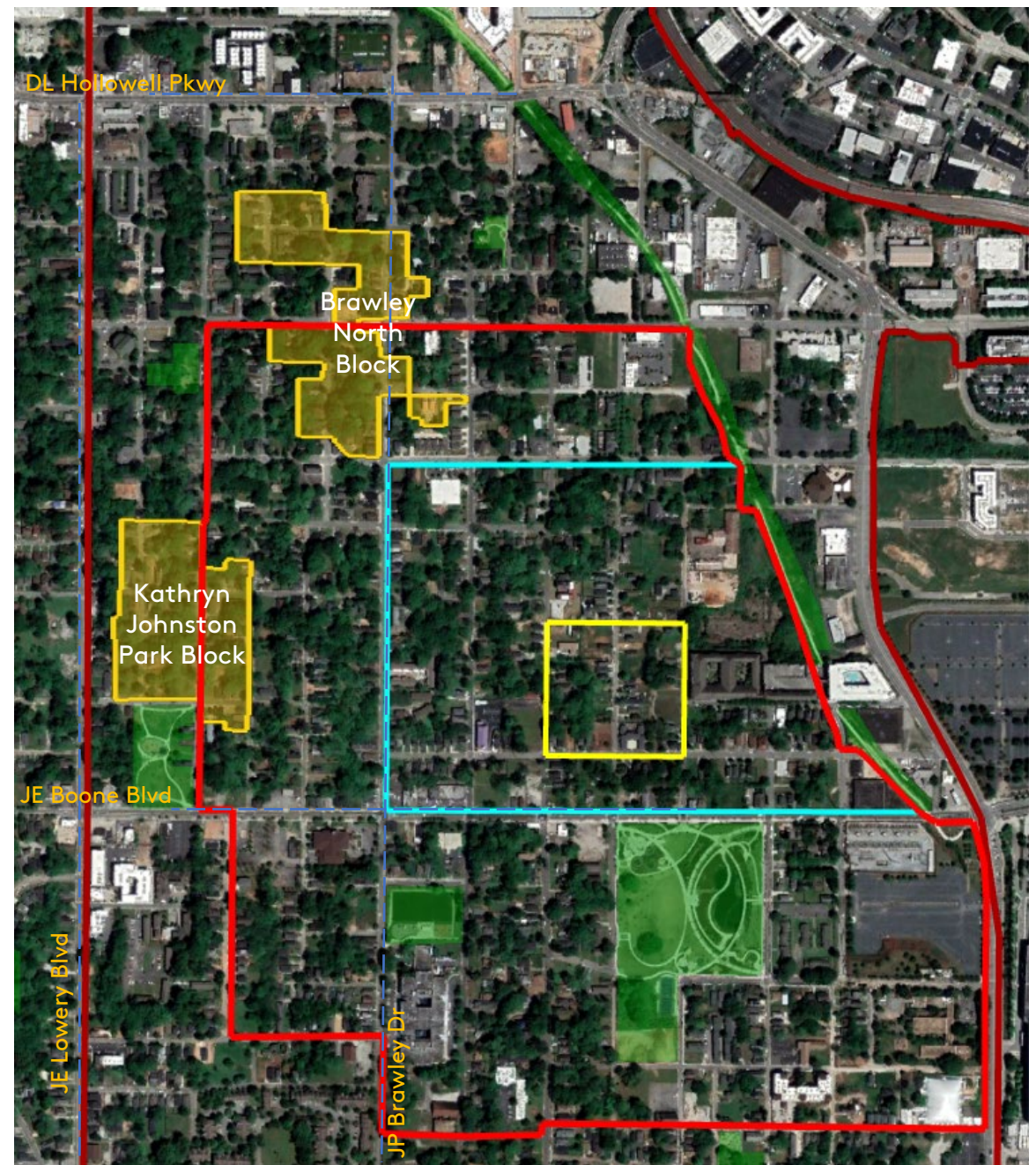


A Discovery of Lead.....

Our first two single-family home development blocks, which were well underway when EPA's sampling area grew to 277-acres, straddled the edge of EPA's area of focus.

This led us to approach EPA with what would become an Agreement and Order on Consent for Removal Action (AOC) which allowed us to sample and remove lead-impacted soils on properties we own.

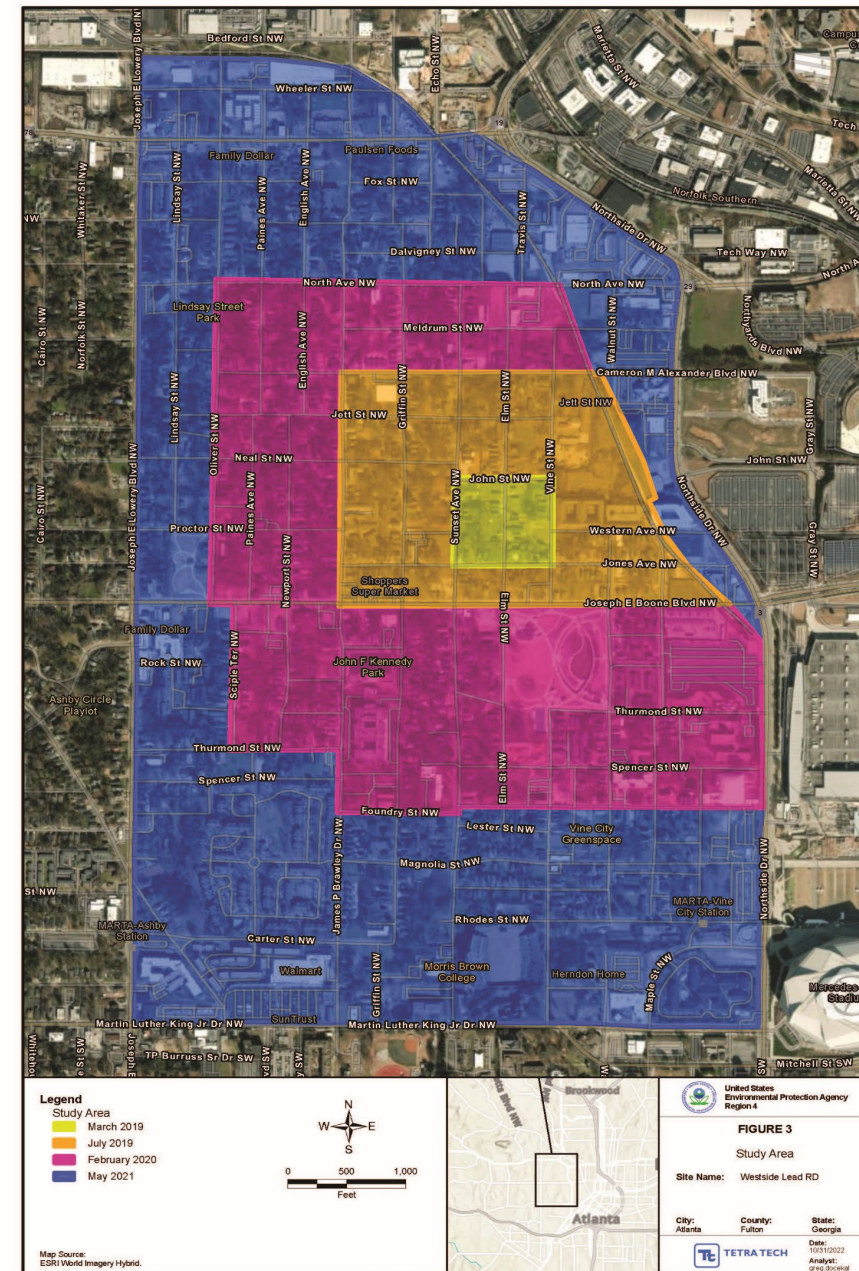
Over the next two years, we spent over \$2M sampling 62 properties and remediating 26 properties, which allowed us to continue the development efforts with little to no delay.



KEMRON Joins the Party

Stage 1 Planning

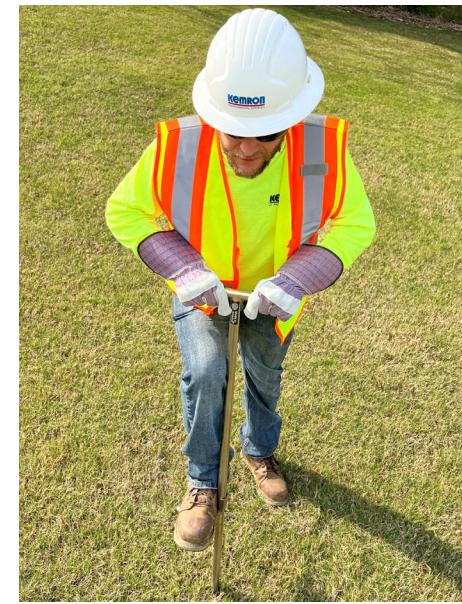
- Identify WFF-owned properties within the Westside Lead NPL Site.
- Provide technical support to WFF and WFF's legal counsel during AOC negotiation
- Develop QAPP for EPA approval to ensure WFF's assessment and cleanup approach is fully consistent with EPA's



Extent of lead contamination

Stage 2 Sampling

- Sampled WFF-owned properties in the English Ave and Vine City neighborhoods, testing for lead and arsenic.
- Per QAPP, each property divided into decision units (DUs); each DU composite sampled
- Samples prepped to select the most readily inhaled/ingested particle sizes
- Analyzed for lead and arsenic using both portable X-Ray Fluorescence Detector (XRF) and standard laboratory analysis.
- Developed XRF/lab correlation for use during remediation.
- In initial sampling effort, 35 properties sampled/15 exceeded lead action level.



Remediation of lead contamination

Stage 3 Excavation

- KEMRON completed remediation for those properties where removal action level for lead was exceeded.
- 26 properties remediated
- Used XRF field-screening results to guide the depth of excavation.
- DUs confirmed clean with composite confirmation samples/lab analytical.
- Of the 26 properties, 3 required demolition of structures.



Remediation of lead contamination

Stage 3 Continued - T & D and Restoration

- Soils excavated from properties were transported to a central staging area.
- Soil analyses for disposal (TCLP) characterized excavated soils as non-hazardous.
- 7,012 tons of excavated soil were transported from the staging area to Eagle Point Landfill in Ball Ground, Georgia for disposal.
- Properties were restored using clean backfill and topsoil and seeded/sodded depending on final land use.



Summary

- This project is an excellent example of public/private partnership.
- EPA's willingness to allow WFF to remediate properties on the NPL site under EPA's "umbrella", was instrumental in allowing WFF to stay on schedule with their mission to provide affordable housing in the westside neighborhoods.