

**NOTICE OF PUBLIC HEARING ON PROPOSED MODIFICATION TO
REVENUE BOND ISSUED BY
HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA
FOR THE BENEFIT OF PHOENIX STATION FAMILY, LP**

Notice is hereby given that on the 18th day of May, 2026, at 10:30 a.m., in the Executive Offices Conference Room, Suite 140, of the Housing Authority of the County of DeKalb, Georgia (the “Authority”), 246 Sycamore Street, Decatur, Georgia 30030, a public hearing will be held in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended, concerning the proposed modification of certain terms related to the Housing Authority of the County of DeKalb, Georgia Multifamily Housing Revenue Bonds (Phoenix Station Family Apartments), Series 2021 previously issued by the Authority in the aggregate principal amount of \$45,000,000 (the “Bond”), the proceeds of which were loaned (the “Loan”) to Phoenix Station Family, LP, a Georgia limited partnership (hereinafter referred to as the “Borrower”), to assist in the financing of the acquisition, construction and equipping of an approximately 244-unit multifamily housing project located on an approximately 2.9-acre site located at 3345 Kensington Road near the intersection of Kensington Road and Covington Highway, south of the Kensington MARTA Station in unincorporated DeKalb County, Georgia, known as the “Phoenix Station Family Apartments” (the “Project”). The Borrower has requested a modification to certain terms related to the Bond. The proposed modification will permit, upon certain circumstances, the permanent phase of the Loan to be bifurcated into fixed and variable rate components.

The hearing will be held before Eugene P. Walker, Jr., President and CEO of the Authority, as designated hearing officer, or his designee, and may be continued or adjourned. The public hearing is being held for the purpose of providing a reasonable opportunity for interested individuals to express their views, both orally and in writing, on the proposed modification to the Bond.

The Bond is the limited obligation of the Authority and does not constitute a general obligation of the State of Georgia (the “State”), the County of DeKalb, Georgia, the Authority or any political subdivision of the State, nor is the Bond payable in any manner by taxation, but is payable solely from the payments made by the Borrower, pursuant to an agreement between the Authority and the Borrower, which are pledged to the payment of the Bond. The issuance of the Bonds will be in furtherance of the public purpose of the Authority. The Authority has no taxing power.

Further information regarding the Project and the proposed modification to the Bond is of public record in the office of the Housing Authority of the County of DeKalb, Georgia at 246 Sycamore Street, Decatur, Georgia 30030, Attention: President and CEO.

Any interested party having views on the proposed modification to the Bond may be heard at such public hearing.

Eugene P. Walker, Jr.
Designated Hearing Officer