

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

Notice is hereby given that on the 27<sup>th</sup> day of May, 2026, at 3:00 p.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 (1) the proposed issuance of a revenue bond in a principal amount not to exceed \$15,000,000 (the "Refunding Bond") by the Authority on the application of Phoenix Station Family, LP, a Georgia limited partnership (hereinafter referred to as the "Borrower"), the proceeds of which will be used to refund a portion of Authority's outstanding Multifamily Housing Revenue Bonds (Phoenix Station Family Apartments), Series 2021 previously issued by the Authority in the original aggregate principal amount of \$45,000,000 (the "Series 2021 Bond" and together with the Refunding Bond, the "Bonds") and (2) the proposed modification of the payment schedule for the remaining Series 2021 Bond. The proceeds of the Series 2021 Bond were loaned (the "Loan") to 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 proposed modifications to the existing bond documents relating to the Series 2021 Bond will, among other things, (a) change the schedule for amortization of the Series 2021 Bond, and (b) authorize the issuance of the Refunding Bond at a variable rate of interest for the purpose of refunding a portion of the Series 2021 Bond, provided that the combined aggregate outstanding principal amount of the Bonds shall not exceed \$45,000,000. The fixed interest rate on the outstanding principal amount of the Series 2021 Bond will not change, and the maturity date of the Refunding Bond, when and if issued, shall be concurrent with the maturity date of the Series 2021 Bond.

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 Series 2021 Bond is, and the Refunding Bond when and if issued will be, the limited obligation of the Authority and do not and will 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 shall the Bonds be payable in any manner by taxation but will be payable solely from the payments made by the Borrower, pursuant to an amended and restated agreement between the Authority and the Borrower, which are pledged to the payment of the Bonds. The issuance of the Refunding Bond will be in furtherance of the public purpose of the Authority. The Authority has no taxing power.

Further information regarding the Project, the proposed Refunding Bond and the proposed modifications to the Series 2021 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 Refunding Bond and the proposed modifications to the Series 2021 Bond may be heard at such public hearing.

Eugene P. Walker, Jr.  
Designated Hearing Officer