

NOTICE OF PUBLIC HEARING ON PROPOSED REVENUE BONDS

TO BE ISSUED BY HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA FOR THE BENEFIT OF VFH APARTMENTS, LP

Notice is hereby given that on the 27th day of April 2026 at 11:00 a.m. in the Executive Offices' Conference Room, Suite 140, of the Housing Authority of the County of DeKalb Georgia, 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 issuance of revenue bonds in aggregate principal amount not to exceed \$14,000,000 (the "Bonds") by the Housing Authority of the County of DeKalb, Georgia (the "Authority") for the benefit of VFH Apartments, LP, a Georgia limited partnership (the "Borrower").

The Borrower is requesting the Authority to issue the Bonds, the proceeds of which will be loaned to the Borrower and used to assist in financing of (i) a portion of the costs of acquisition, rehabilitation, furnishing and equipping by the Borrower of an approximately 132-unit residential multifamily rental housing facility to be located at 1300 Friendly Heights Blvd, Decatur, Georgia 30035, and expected to be known as "Villas of Friendly Heights" (the "Project") and (ii) issuance costs related to the issuance of the Bonds.

The public 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 issuance of the Bonds and the location and nature of the proposed facility to be financed.

The Bonds, when and if issued, will be limited obligations of the Authority and will not constitute an indebtedness or general obligation of the County of DeKalb, Georgia, the Authority, the State of Georgia, or of any county, municipal corporation or political subdivision thereof, nor shall the Bonds be payable in any manner by taxation, but will be payable solely from revenues derived from the Project pursuant to a loan agreement between the Authority and the Borrower, which are pledged to the payment of the Bonds. 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 proposed Bonds and the proposed facility to be financed are of public record in the office of the Housing Authority of the County of DeKalb, Georgia at 246 Sycamore Street, Suite 140, Decatur, Georgia 30030, Attn: President/CEO.

Any interested party having views on the proposed issuance of the Bonds, or the nature or location of the proposed project may appear and be heard at such public hearing.

Eugene P. Walker Jr.
Hearing Officer