

**NOTICE OF PUBLIC HEARING REGARDING**  
**NOT TO EXCEED \$37,500,000**  
**DEVELOPMENT AUTHORITY OF FULTON COUNTY**  
**MULTIFAMILY HOUSING REVENUE BONDS**  
**(PHOENIX RIDGE SOUTH)**  
**SERIES 2021**

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, that on **June 7, 2021, at 9:00 a.m.**, or as soon thereafter on such date as the matter may be heard, a public hearing will be held by or on behalf of the Development Authority of Fulton County (the “**Authority**”) on the proposed issuance by the Authority of one or more series of its tax-exempt multifamily housing revenue bonds (the “**Bonds**”) in an aggregate principal amount not to exceed \$37,500,000. The hearing will be held via teleconference.

The proceeds of the Bonds, when and if issued, are to be used for the purpose of providing funds to finance a loan to Phoenix Ridge GA TC, LP and Phoenix Ridge South, LLC (together, the “**Borrower**”) to finance the rehabilitation and preservation of an approximately 194-unit affordable housing facility to be located on or about 900 New Town Circle SE in Fulton County, Georgia (“**Project**”); (b) fund certain reserves, if necessary; and (c) pay certain costs of issuing the Bonds.

The Project will be owned and operated by the Borrower listed above.

The public hearing is for the purpose of providing a reasonable opportunity for interested individuals to express their views on the proposed issuance of the Bonds and on the location and nature of the facilities to be financed.

The proposed Bonds will not be obligations of Fulton County, Georgia or of the State of Georgia or of any county, municipal corporation, or political subdivision of the State of Georgia. The proposed Bonds will not be paid from taxes but will be payable by the Authority solely from amounts to be paid or provided by the Borrower.

**O.C.G.A. SECTION 36-82-100 REQUIRES AN AUDITOR, CONSULTANT OR OTHER PROVIDER TO CARRY OUT A PERFORMANCE AUDIT OF THE EXPENDITURE OF THE PROCEEDS OF THE BONDS UNLESS SUCH PROVISION IS WAIVED. IN ACCORDANCE WITH O.C.G.A. SECTION 36-82-100 (d), NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW WILL BE CONDUCTED WITH RESPECT TO THE BONDS.**

The public hearing will be held via teleconference in accordance with Revenue Procedure 2020-49 due to the COVID-19 pandemic and will be accessible to the residents of the approving governmental unit by dialing 1-888-897-5640 (Passcode: 405 675#).

Any person wishing to express views on the proposed issuance of the Bonds or the location or nature of the facilities being financed or plan of financing may be heard at such public by joining the teleconference meeting as instructed herein.

DEVELOPMENT AUTHORITY OF FULTON  
COUNTY