

**NOTICE OF PUBLIC HEARING ON PROPOSED
ISSUANCE OF MULTI-UNIT HOUSING REVENUE BONDS
BY THE NEVADA HOUSING DIVISION**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code") will be held by the Nevada Housing Division (the "Division") as the representative of the State of Nevada (the "State"), on October 9, 2026, beginning at 8:00 a.m., PDT or as soon thereafter as the matter may be heard. In an effort to protect the public and Division staff, the Division will hold a public hearing via teleconference and no in-person meeting will be held. The public may participate in the hearing via the following teleconference line for interested persons:

Telephone: 1-877-309-2073

Participant Code: 277-523-053

Persons may call the number above and enter the Participant Code to participate in the meeting via telephone and may provide public comment when called upon to do so by the Division. No prerecorded public comment will be accepted.

The purpose of the hearing is to receive public comment concerning a proposed plan of financing providing for the issuance by the Division of multi-unit housing revenue notes in one or more series issued from time to time, including notes issued to refund such revenue notes in one or more series from time to time, and at no time to exceed a) \$17,100,000 in outstanding aggregate principal amount (the "Gagnier Senior Notes"), to finance or refinance the acquisition and construction of a 190-unit multifamily rental housing project located in Clark County near the intersection of S. Durango Drive and W. Arby Avenue, unincorporated Clark County, Nevada (the "Gagnier Senior Project") and b) \$27,500,000 in outstanding aggregate principal amount (the "Zephyr Pointe Notes" and together with the Gagnier Senior Notes, the "Notes"), to finance or refinance the acquisition and rehabilitation of a 216-unit residential multifamily rental housing project located in Washoe County at 10640 N McCarran Blvd., Reno, Nevada (the "Zephyr Pointe Project" and together with the Gagnier Senior Project, the "Projects"). The Gagnier Senior Project will be known as Gagnier Senior Affordable Apartments and will be owned by Gagnier Seniors LLC, a Nevada limited liability company, whose managing member is Gagnier Seniors Manager LLC, a Nevada limited liability company. The Zephyr Pointe Project will be known as Zephyr Pointe Apartments and will be owned by Zephyr Pointe Preservation LP, a Nevada limited partnership, whose general partner is Zephyr Pointe Preservation GP LLC.

THE NOTES WILL BE AN OBLIGATION OF THE DIVISION, PAYABLE FROM THE ASSETS OR REVENUES PLEDGED THEREFOR. IN NO EVENT SHALL THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DIVISION) BE LIABLE ON THE NOTES, AND THE NOTES SHALL NOT CONSTITUTE A DEBT OF THE STATE OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION. THE DIVISION HAS NO TAXING POWER.

At the above stated time, the Division will receive oral comments and hear all views regarding the proposed issuance of the Notes or the use of the proceeds of the Notes, which will be issued to finance or refinance the construction and/or rehabilitation of the above-described Projects located in the State. A three-minute limitation on comments may be imposed. Persons may participate in public comment by stating their intention to provide public comment on the telephone. Interested persons may, at least 24 hours in advance of the hearing, submit their views in writing to the Division by mail to 1830 E. College Parkway, Suite 200 Carson City, NV 89706 or saichroth@housing.nv.gov. A report of the hearing will be made to the Governor of Nevada, who will consider the issuance of the Notes for approval for purposes of the Code.

Reasonable efforts will be made to assist and accommodate persons with special needs desiring to participate in the hearing. Those planning to participate and requiring assistance or those who have questions should contact the Division in Las Vegas at (702) 486-4590, or in Carson City at (775) 687-2240. IDD: (800) 326-6865.

Supporting documents for this meeting may be obtained by contacting Karenza Espino at (775) 687-2223 and are available on the Division's website at <http://housing.nv.gov>.

This notice and the agenda for the hearing is being posted on the Division's website at:

<http://housing.nv.gov> and on the State's Public Notice Website at <http://notice.nv.gov>

PUBLIC HEARING AGENDA

1. Public Comments (Discussion)
2. Adjournment

ALL AGENDA ITEMS MAY BE CONSIDERED CONCURRENTLY. ITEMS ON THE AGENDA MAY BE TAKEN OUT OF ORDER; MAY BE COMBINED FOR CONSIDERATION; AND MAY BE REMOVED OR DELAY DISCUSSION RELATING TO AN ITEM ON THE AGENDA AT ANY TIME