

**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 January 14, 2022, beginning at 8:30 a.m. In an effort to protect the public and Division staff, the Division will hold a public hearing via teleconference and will allow the public to participate in the teleconference via the following teleconference line for interested persons to utilize in lieu of physical presence at the public hearing:

Telephone: 1-866-434-5269 Participant Code: 2841161

The purpose of the hearing is to consider information concerning a proposed plan of financing providing for the issuance by the Division of multi-unit housing revenue Bonds in one or more series issued from time to time, including Bonds issued to refund such revenue Bonds in one or more series from time to time, and at no time to exceed \$5,250,000 in outstanding aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, construction and rehabilitation of the following multifamily rental housing facilities located in Washoe County in the following not to exceed amounts: (1) 1652 Wedekind Road in Reno, Nevada (Bond proceeds in an amount not to exceed \$3,500,000), and (2) 2090 Centennial Way in Reno, Nevada (Bond proceeds in an amount not to exceed \$2,500,000) (collectively the "Project"). The Project is known as Sagebrush Place II Apartments and will be owned by Sagebrush LIHTC, LP,, a Nevada limited partnership consisting of IPG Partners – 7, LLC and/or a related person and a tax credit investor as the limited partner (the "Borrower").

THE BONDS 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 BONDS, AND THE BONDS 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.

The Division will, at the above stated time, receive oral comments and hear all views in favor of or opposed to the proposed issuance of the Bonds or the use of the proceeds of the Bonds, which will be issued to finance or refinance the acquisition, construction and rehabilitation of the above-described project located in the State. Interested persons may, prior to the time of the public hearing, submit their views in writing to the Division by mail to 1830 E. College Parkway, Suite 200 Carson City, NV 89706 or mholliday@housing.nv.gov. A report of the hearing will be made to the Governor of Nevada, who will consider the issuance of the Bonds for approval for purposes of the Code.

Supporting documents for this meeting may be obtained by contacting Karenza Strode at 775-687-2223.

This notice is being posted on the Nevada Housing Division's website at <http://housing.nv.gov> and Nevada'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