

**NOTICE OF PUBLIC HEARING ON PROPOSED
ISSUANCE OF MULTI-UNIT HOUSING REVENUE NOTES
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 April 28, 2023, beginning at 8:30 a.m., 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 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: 58012768

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 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 \$49,000,000 in outstanding aggregate principal amount (the "Notes"), to finance or refinance the acquisition and rehabilitation of a senior multifamily rental housing project located in Clark County at 5000 Alta Drive, Las Vegas, Nevada (the "Project"). The Project will be known as James Down Towers and will be owned by James Down Towers LLC, a Nevada limited liability company consisting of James Down Towers Manager, LLC, a Nevada limited liability company whose sole member is Affordable Housing Program, Inc. and/or a related person as its managing member and a tax credit investor as the limited partner (the "Borrower").

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.

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 Notes or the use of the proceeds of the Notes, which will be issued to finance or refinance the acquisition and rehabilitation of the above-described project 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, 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 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.

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

Offices located at 1830 E. College Parkway, Suite 200, Carson City, Nevada 89706 and 3300 W. Sahara Blvd., Suite 300, Las Vegas, Nevada 89102.

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