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 June 6, 2024, beginning at 8:45 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

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 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 $30,500,000 in outstanding aggregate principal amount (the "Notes"), to finance or refinance the acquisition and construction of a multifamily rental housing project located in Washoe County at the southeast corner of I-80 and Stoker Avenue and currently assigned the address of 500 Stoker Avenue, Reno, Nevada (the "Project"). The Project will be known as Sage by Vintage and will be owned by Sage by Vintage, LP, a Nevada limited partnership, whose general partner is Sage by Vintage Partners, LLC, a Nevada limited liability company (the "Borrower").

THE NOTES WILL BE A LIMITED 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 construction 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