

### Identification of subsidized units forecast to convert to market-rate units within a 2-year planning period

The following Low Income Housing Tax Credit properties will no longer be under LIHTC rent or income restrictions after the years 2021 to 2023 barring any additional round of tax credits allocated for renovation. These dates are approximate and are calculated using the last building placed in service date. Exact dates are available through the Nevada Housing Division LIHTC Compliance Program.

**Table 1. Nevada LIHTC units forecast to convert to market-rate units within a 2-year planning period**

| Project Name          | City      | # of rent restricted units | # of units with full rental assistance | County    | TC   | RD    | 1B | 2B | 3B | 4B | Senior | Approximate Year LIHTC Restrictions End |
|-----------------------|-----------|----------------------------|--|-----------|------|-------|----|----|----|----|--------|---|
| Arborwood I Apts.     | Fallon    | 36                         | 35                                     | Churchill | TRUE | TRUE  | 12 | 21 | 2  |    | FALSE  | 2021                                    |
| Arborwood II Apts.    | Fallon    | 36                         | 36                                     | Churchill | TRUE | TRUE  | 8  | 24 | 4  |    | FALSE  | 2023                                    |
| Arborwood III Apts.   | Fallon    | 24                         | 24                                     | Churchill | TRUE | TRUE  | 24 |    |    |    | TRUE   | 2022                                    |
| Manhattan Place Apts. | Reno      | 10                         |  | Washoe    | TRUE | FALSE |    |    |    | 10 | FALSE  | 2022                                    |
| Palo Verde II Apts    | Henderson | 60                         |  | Clark     | TRUE | FALSE | 60 |    |    |    | TRUE   | 2023                                    |
| Sierra West Apts.     | Reno      | 26                         |  | Washoe    | TRUE | FALSE |    | 26 |    |    | FALSE  | 2022                                    |

In some cases, other agreements will help retain these properties as a part of the affordable housing portfolio for Nevada. For example, Arborwood I through III have USDA RD rental assistance contracts and Rural Housing Service loans which are not pre-pay eligible and terms do not end before 2025 according to the [USDA Rural Development Multi-Family Housing Preservation Tool](#). These are at low risk of conversion.