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# **Housing Assessment and Gap Analysis Lyon County, Nevada**

**May 2024**

**University of Nevada, Reno Extension**

This publication was produced by the **Nevada Economic Assessment Project (NEAP)**, which aims to develop and maintain an extensive data archive with timely, meaningful, and consistent characteristics and a set of analytical tools used to provide Nevada's communities with research and analysis of emerging issues through outreach and engagement.

More information on NEAP can be found at: [Extension.unr.edu/NEAP](https://Extension.unr.edu/NEAP)

# Housing Assessment and Gap Analysis Lyon County, Nevada

## **Publication Information**

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### **Nevada Rural Housing**

This publication is created in partnership with Nevada Rural Housing (NRH). NRH's mission is to promote, provide, and finance affordable housing opportunities for all rural Nevadans.

Find more information on the NRH at their webpage: <https://nvrural.org/>

### **University of Nevada, Reno**

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## Preface

### **Nevada Economic Assessment Project**

Nevada Economic Assessment Project (NEAP) is a statewide program that develops a comprehensive data repository of county quantitative and qualitative baseline data to be used to assess local planning and economic development initiatives. The program also provides individual counties with economic impact assessment models to analyze industries and activities associated with policy decisions.

NEAP is a program in Extension's Community and Economic Development department.

Extension is the outreach unit of the University of Nevada, Reno bringing the research of the University to Nevada's communities.

### **Purpose**

This report is intended to assist local and state agencies in better understanding the communities that we live in specifically in relation to housing. Many of the counties in Nevada are small populations, rural areas that do not have a large county government or their own economic development team. It can be a challenge for these counties to have in-depth quantitative analysis to use towards comprehensive planning strategies for the county and local communities.

The hope is that this report will be used as a tool for planning, aiming to assist the communities of Nevada. This report will lead readers to better understand their community's housing characteristics and needs moving forward.

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## Executive Summary – Lyon County

| Demographics & Economics   | Housing Supply  | Housing Demand   |
|--|---|--|
| <i>Population:</i> 59,435 estimated in 2022; showing sustained growth since 2015   | <i>Total Housing Units:</i> 24,582<br>18,277 Single Family<br>1,651 Multi-Family<br>4,654 Mobile Home, RV etc.  | <i>Total Housing Units:</i><br>17,790 Owner Occupied<br>5,500 Renters Occupied<br>1,292 Vacant   |
| <i>Age:</i> About 64.2% of population are younger than 55 years; but 23.8% are between 35-54 while 28.1% are 55-74 years of age.     | <i>Subsidized Housing Units:</i> 409 apartments units administered through 5 housing programs   | <i>Owner-Occupied Bedrooms:</i><br>86.4 % have 3+ bedrooms.<br>10.8% have 2 bedrooms.<br>2.8 % have 1 or fewer bedrooms.   |
| <i>Households:</i> 23,290<br><i>Families:</i> 15,503<br><i>Household Size:</i> 2.54  | <i>Housing Age:</i> 79.7% of all housing built between 1970-2009; 11.6% built 1969 or earlier and 8.7% built 2010 or later.   | <i>Renter Occupied Bedrooms:</i><br>51.7% have 3+ bedrooms<br>38.2% have 2 bedrooms.<br>10.2% have 1 or fewer bedrooms.  |
| <i>Home Ownership Rate:</i> 76.4%<br><i>Homeowners w/o Mortgage:</i> 34.4%   | <i>Housing Structure:</i><br>73.0 % 1-Unit Detached<br>18.9% Mobile Home, RV<br>8.1% Duplex, Multi-Family   | <i>Average Household Size:</i><br>Owner-Occupied = 2.55<br>Renter-Occupied = 2.52  |
| <i>Labor Force Participation Rate:</i> 58.9%<br><i>Unemployment Rate:</i> 7.1%   | <i>Households Income and Tenure:</i><br>11.1% of owners and 23.9% of renters earn less than \$25,000; 52.6% of owners & 30.2% renters earn at least \$75,000 respectively | <i>Owner-Occupied Housing Value:</i><br>14.5% less than \$150,000<br>6.5% between \$150k and \$199,999<br>25.2% between \$200k and \$299,999<br>53.8% \$300,000 or greater |
| <i>Total Employment:</i> 15,886 – largest industries include government, manufacturing, retail trade, transportation and warehousing | <i>Building Permits:</i> In 2023, 347 permits were issued for single family structures and 48 permits for Multi-family units  | <i>Renter-Occupied Gross Rent:</i><br>6.7% less than \$500<br>25.7% between \$500 and \$999<br>30.3% between \$1000 and \$1,499<br>28.2% \$1,500 or more<br>9.1 % no rent  |
| <i>Median HH Income:</i> \$ 70,026<br><i>Average Hourly Wage Rate:</i> \$30.98   |   | <i>Cost Burden:</i><br>Owner-Occupied 22.0% at >30%<br>Renter-Occupied 38.1% at >30%   |

### Housing Gap Analysis

*Home Value Estimates:* ACS = \$314,200, Lyon County Assessor = \$390,000, Zillow = \$381,813  
Household Median Income (HMI) = \$ 70,026

| Housing Affordability                     | Housing Unit Gap        |                          |
|---|-------------------------|--------------------------|
| Owner                                     | Owner Annual HH Income  | Sufficiency/(Deficiency) |
| <b>Affordable Home Price</b>              | Less Than \$20,000      | 2,363                    |
| 50% HMI = \$76,185                        | \$20,000 to \$34,999    | 938                      |
| 80% HMI = \$141,987                       | \$35,000 to \$49,999    | 422                      |
| 100% HMI = \$185,771                      | \$50,000 to \$74,999    | 2,644                    |
| 120% HMI = \$229,556                      | \$75,000 to \$99,999    | -665                     |
|   | \$100,000 or More       | -5702                    |
| Renter                                    | Renter Annual HH Income | Sufficiency/(Deficiency) |
| <b>Monthly Affordable Housing Expense</b> | Less Than \$20,000      | -276                     |
| 30% HMI = \$525                           | \$20,000 to \$34,999    | 30                       |
| 50% HMI = \$875                           | \$35,000 to \$49,999    | 742                      |
| 80% HMI = \$1,401                         | \$50,000 to \$74,999    | 735                      |
| 100% HMI = \$1,751                        | \$75,000 to \$99,999    | -291                     |
| 120% HMI = \$2,101                        | \$100,000 or More       | -940                     |

## Executive Summary – Dayton / Dayton Valley

| Demographics & Economics  | Housing Supply  | Housing Demand  |
|---|---|---|
| <b>Population:</b> 15,415   | <b>Total Housing Units:</b> 5,851<br>5,110 Single Family<br>365 Multi-Family<br>376 Mobile Home, RV, etc..  | <b>Total Housing Units:</b> 5,851<br>4,456 Owner Occupied<br>1,186 Renters Occupied<br>209 Vacant   |
| <b>Age:</b> 64.5% are 55 years and younger and 24.3% are between the ages of 35 and 54 years old.           | <b>Subsidized Housing Units:</b> 96 apartments units administered through 5 housing programs  | <b>Owner-Occupied Bedrooms:</b><br>90.4 % have 3+ bedrooms.<br>8.6% have 2 bedrooms.<br>1.0% have 1 or fewer bedrooms.  |
| <b>Households:</b> 5,642<br><b>Families:</b> 4,123<br><b>Household Size:</b> 2.73                           | <b>Housing Age:</b> 82.5% of all housing built between 1970-2009; 4.6% built 1969 or earlier and 12.9% 2010 or later  | <b>Renter Occupied Bedrooms:</b><br>65.1 % have 3+ bedrooms.<br>27.1% have 2 bedrooms.<br>7.8% have 1 or fewer bedrooms   |
| <b>Home Ownership Rate:</b> 79.0%<br><b>Homeowners w/o Mortgage:</b> 26.0%                                  | <b>Housing Structure:</b><br>86.2 % 1-Unit Detached<br>6.4% Mobile Home, RV<br>7.3% Duplex, Multi-Family  | <b>Average Household Size:</b><br>Owner-Occupied = 2.76<br>Renter-Occupied = 2.64   |
| <b>Labor Force Participation Rate</b> 67.8%<br><b>Unemployment Rate:</b> 8.3%                               | <b>Households Income and Tenure:</b><br>6.4% of owners and 12.5% of renters earn less than \$25,000; 61.7% of owners & 41.6% renters earn at least \$75,000 respectively. | <b>Owner-Occupied Housing Value:</b><br>5.6% less than \$150,000<br>5.1% between \$150k and \$199,999<br>20.2% between \$200K and \$299,999<br>69.1% \$300,000 or greater |
| <b>Total Employment:</b> 4,029 mostly in government manufacturing, retail trade, transportation and housing |   | <b>Renter-Occupied Gross Rent:</b><br>1.6% less than \$500<br>20.2% between \$500 and \$999<br>37.5% between \$1,000 and \$1,499<br>31.4% \$1,500 or more<br>9.3% no rent |
| <b>Median HH Income:</b> \$85,375<br><b>Average Hourly Wage Rate:</b> \$29.39                               |   | <b>Cost Burden:</b><br>Owner-Occupied 24.7% at >30%<br>Renter-Occupied 28.5% at >30%  |

### Housing Gap Analysis

**Home Value Estimates:** ACS = \$361,700 Lyon County Assessor = \$430,000, Zillow = \$424,56  
Household Median Income (HMI) = \$85,375

| Housing Affordability                     | Housing Unit Gap        |                          |
|---|-------------------------|--------------------------|
| Owner                                     | Owner Annual HH Income  | Sufficiency/(Deficiency) |
| <b>Affordable Home Price</b>              | Less Than \$20,000      | 337                      |
| 50% HMI = \$100,204                       | \$20,000 to \$34,999    | 330                      |
| 80% HMI = \$180,392                       | \$35,000 to \$49,999    | 363                      |
| 100% HMI = \$233,684                      | \$50,000 to \$74,999    | 685                      |
| 120% HMI = \$287,101                      | \$75,000 to \$99,999    | -29                      |
|   | \$100,000 or More       | -1686                    |
| Renter                                    | Renter Annual HH Income | Sufficiency/(Deficiency) |
| <b>Monthly Affordable Housing Expense</b> | Less Than \$20,000      | 23                       |
| 30% HMI = \$640                           | \$20,000 to \$34,999    | -79                      |
| 50% HMI = \$1,067                         | \$35,000 to \$49,999    | 279                      |
| 80% HMI = \$1,708                         | \$50,000 to \$74,999    | 219                      |
| 100% HMI = \$2,134                        | \$75,000 to \$99,999    | -132                     |
| 120% HMI = \$2,561                        | \$100,000 or More       | -310                     |

## Executive Summary – Fernley

| Demographics & Economics  | Housing Supply  | Housing Demand   |
|---|---|--|
| <i>Population:</i> 23,035   | <b>Total Housing Units:</b> 8,635<br>6,719 Single Family<br>913 Multi-Family<br>1,003 Mobile Home, RV, etc..  | <b>Total Housing Units:</b> 8,635<br>6,135 Owner Occupied<br>2,256 Renters Occupied<br>244 Vacant  |
| <i>Age:</i> 74.4% are 55 years and younger and 25.7% are between the ages of 35 and 54 years old.               | <b>Subsidized Housing Units:</b> 179 apartments units administered through 5 housing programs   | <b>Owner-Occupied Bedrooms:</b><br>90.3% have 3+ bedrooms.<br>8.2% have 2 bedrooms.<br>1.5% have 1 or fewer bedrooms.  |
| <i>Households:</i> 8,391<br><i>Families:</i> 5,951<br><i>Household Size:</i> 2.75                               | <b>Housing Age:</b> 86.2% built 1970 to 2009; 7.0% built 1969 or earlier and 6.8% built 2010 or later.  | <b>Renter Occupied Bedrooms:</b><br>45.5% have 3+ bedrooms.<br>44.5% have 2 bedrooms.<br>10.0% have 1 or fewer bedrooms.   |
| <i>Home Ownership Rate:</i> 73.1<br><i>Homeowners w/o Mortgage:</i> 25.3%                                       | <b>Housing Structure:</b><br>75.5% 1-Unit Detached<br>11.6% Mobile Home, RV<br>12.9% Duplex, Multi-Family   | <b>Average Household Size:</b><br>Owner-Occupied = 2.82<br>Renter-Occupied = 2.54  |
| <i>Labor Force Participation Rate</i> 65.1%<br><br><i>Unemployment Rate:</i> 4.6%                               | <b>Households Income and Tenure:</b><br>7.9% of owners and 21.9% of renters earn less than \$25,000; 62.8% of owners & 40.6% renters earn at least \$75,000 respectively. | <b>Owner-Occupied Housing Value:</b><br>11.1% less than \$150,000<br>2.2% between \$150k and \$199,999<br>25.6% between \$200k and \$299,000<br>61.1% \$300,000 or greater |
| <i>Total Employment:</i> 6,481 mostly in manufacturing, retail trade, administrative and Support and government |   | <b>Renter-Occupied Gross Rent:</b><br>7.4% less than \$500<br>23.3% between \$500 and \$999<br>27.3% between \$1,000 and \$1,499<br>41.4% \$1,500 or more<br>0.5% no rent  |
| <i>Median HH Income:</i> \$84,025<br><i>Average Hourly Wage Rate:</i> \$29.12                                   |   | <b>Cost Burden:</b><br>Owner-Occupied 21.6% at >30%<br>Renter-Occupied 39.3% at >30%   |

### Housing Gap Analysis

*Home Value Estimates:* ACS = \$328,900, Lyon County Assessor = \$365,000, Zillow = \$367,753  
Household Median Income (HMI) = \$84,025

| Housing Affordability                     | Housing Unit Gap        |                          |
|---|-------------------------|--------------------------|
| Owner                                     | Owner Annual HH Income  | Sufficiency/(Deficiency) |
| <b>Affordable Home Price</b>              | Less Than \$20,000      | 587                      |
| 50% HMI = \$98,077                        | \$20,000 to \$34,999    | 401                      |
| 80% HMI = \$177,015                       | \$35,000 to \$49,999    | 163                      |
| 100% HMI = \$229,556                      | \$50,000 to \$74,999    | 1,572                    |
| 120% HMI = \$282,097                      | \$75,000 to \$99,999    | -103                     |
|   | \$100,000 or More       | -2,620                   |
| Renter                                    | Renter Annual HH Income | Sufficiency/(Deficiency) |
| <b>Monthly Affordable Housing Expense</b> | Less Than \$20,000      | -205                     |
| 30% HMI = \$630                           | \$20,000 to \$34,999    | 57                       |
| 50% HMI = \$1,050                         | \$35,000 to \$49,999    | 219                      |
| 80% HMI = \$1,681                         | \$50,000 to \$74,999    | 365                      |
| 100% HMI = \$2,101                        | \$75,000 to \$99,999    | -104                     |
| 120% HMI = \$2,521                        | \$100,000 or More       | -332                     |



## Executive Summary – Silver Springs

| Demographics & Economics  | Housing Supply  | Housing Demand  |
|---|---|---|
| <i>Population:</i> 5,117  | <b>Total Housing Units:</b> 2,637<br>1,158 Single Family<br>55 Multi-Family<br>1,424 Mobile Home, RV, etc..   | <b>Total Housing Units:</b> 2,637<br>1,867 Owner Occupied<br>457 Renters Occupied<br>313 Vacant   |
| <i>Age:</i> 53.5% are 55 years and younger and 25.6% are between the ages of 35 and 54 years old. | <b>Subsidized Housing Units:</b> No apartments units administered through 5 housing programs  | <b>Owner-Occupied Bedrooms:</b><br>79.5% have 3+ bedrooms.<br>14.2% have 2 bedrooms.<br>6.3% have 1 or fewer bedrooms.  |
| <i>Households:</i> 2,324<br><i>Families:</i> 1,238<br><i>Household Size:</i> 2.20                 | <b>Housing Age:</b> 81.6% built 1970 to 2009; 11.6% built 1969 or earlier and 6.8% built 2010 or later  | <b>Renter Occupied Bedrooms:</b><br>64.8% have 3+ bedrooms.<br>23.9% have 2 bedrooms.<br>11.4% have 1 or fewer bedrooms.  |
| <i>Home Ownership Rate:</i> 80.3%<br><i>Homeowners w/o Mortgage:</i> 44.9%                        | <b>Housing Structure:</b><br>43.9% 1-Unit Detached<br>54.0% Mobile Home, RV<br>2.1% Duplex, Multi-Family  | <b>Average Household Size:</b><br>Owner-Occupied = 2.13<br>Renter-Occupied = 2.46   |
| <i>Labor Force Participation Rate</i> 43.0%<br><i>Unemployment Rate:</i> 9.0%                     | <b>Households Income and Tenure:</b><br>24.3% of owners and 23.8% of renters earn less than \$25,000; 32.4% of owners & 23.9% renters earn at least \$75,000 respectively | <b>Owner-Occupied Housing Value:</b><br>29.2% less than \$150,000<br>12.6% between \$150k and \$199,999<br>26.1% between \$200k and \$299,000<br>32.0% \$300,000 or greater |
| <i>Total Employment:</i> 1,080  |   | <b>Renter-Occupied Gross Rent:</b><br>9.4% less than \$500<br>12.5% between \$500 and \$999<br>47.0% between \$1,000 and \$1,499<br>10.7% \$1,500 or more<br>20.4% no rent  |
| <i>Median HH Income:</i> \$ 47,584<br><i>Average Hourly Wage Rate:</i> \$34.63                    |   | <b>Cost Burden:</b><br>Owner-Occupied 21.9% at >30%<br>Renter-Occupied 46.7% at >30%  |

### Housing Gap Analysis

*Home Value Estimates:* ACS = \$226,400 Lyon County Assessor = \$359,000, Zillow = \$305,675  
Household Median Income (HMI) = \$ 47,584

| Housing Affordability                     | Housing Unit Gap        |                          |
|---|-------------------------|--------------------------|
| Owner                                     | Owner Annual HH Income  | Sufficiency/(Deficiency) |
| <b>Affordable Home Price</b>              | Less Than \$20,000      | 344                      |
| 50% HMI = \$41,157                        | \$20,000 to \$34,999    | -56                      |
| 80% HMI = \$85,818                        | \$35,000 to \$49,999    | -63                      |
| 100% HMI = \$115,591                      | \$50,000 to \$74,999    | 189                      |
| 120% HMI = \$145,365                      | \$75,000 to \$99,999    | -50                      |
|   | \$100,000 or More       | -364                     |
| Renter                                    | Renter Annual HH Income | Sufficiency/(Deficiency) |
| <b>Monthly Affordable Housing Expense</b> | Less Than \$20,000      | 38                       |
| 30% HMI = \$357                           | \$20,000 to \$34,999    | -106                     |
| 50% HMI = \$595                           | \$35,000 to \$49,999    | 28                       |
| 80% HMI = \$952                           | \$50,000 to \$74,999    | 115                      |
| 100% HMI = \$1,190                        | \$75,000 to \$99,999    | -1                       |
| 120% HMI = \$1,428                        | \$100,000 or More       | -74                      |

## Executive Summary – Yerington / Mason Valley

| Demographics & Economics  | Housing Supply   | Housing Demand   |
|---|--|--|
| <b>Population:</b> 3,108  | <b>Total Housing Units:</b> 1,507<br>1,172 Single Family<br>180 Multi-Family<br>155 Mobile Home, RV, etc..   | <b>Total Housing Units:</b> 1,507<br>1,063 Owner Occupied<br>424 Renters Occupied<br>20 Vacant   |
| <b>Age:</b> 49.2% of population are 55 years and younger; 15.2% between the age of 35 to 54 years.          | <b>Subsidized Housing Units:</b> 134 apartments units administered through 5 housing programs  | <b>Owner-Occupied Bedrooms:</b><br>68.8% have 3+ bedrooms.<br>27.0% have 2 bedrooms.<br>4.2% have 1 or fewer bedrooms.   |
| <b>Households:</b> 1,487<br><b>Families:</b> 762<br><b>Household Size:</b> 2.02                             | <b>Housing Age:</b> 60.5% built 1970 to 2009; 36.0% built 1969 or earlier and 3.5% built 2010 or later   | <b>Renter Occupied Bedrooms:</b><br>28.5% have 3+ bedrooms.<br>51.2% have 2 bedrooms.<br>20.3% have 1 or fewer bedrooms  |
| <b>Home Ownership Rate:</b> 71.5%<br><b>Homeowners w/o Mortgage:</b> 61.5%                                  | <b>Housing Structure:</b><br>77.4% 1-Unit Detached<br>10.3 % Mobile Home, RV<br>12.2 % Duplex, Multi-Family  | <b>Average Household Size:</b><br>Owner-Occupied = 1.91<br>Renter-Occupied = 2.30  |
| <b>Labor Force Participation Rate:</b> 41.9%<br><b>Unemployment Rate:</b> 5.1%                              | <b>Households Income and Tenure:</b><br>19.8% of owners and 43.4% of renters earn less than \$25,000;<br>19.0% of owners & 12.0% renters earn at least \$75,000 respectively | <b>Owner-Occupied Housing Value:</b><br>36.7% less than \$150,000<br>7.9% between \$150k and \$199,999<br>37.4% between \$200k and \$299,000<br>18.0% \$300,000 or greater |
| <b>Total Employment:</b> 3,412 primarily in Mining, healthcare, government, construction, and retail trade. |  | <b>Renter-Occupied Gross Rent:</b><br>26.4 % less than \$500<br>53.1% between \$500 and \$999<br>13.4% between \$1,000 and \$1,499<br>0.2% \$1,500 or more<br>6.8% no rent |
| <b>Median HH Income:</b> \$41,600<br><b>Average Hourly Wage Rate:</b> \$34.26                               |  | <b>Cost Burden:</b><br>Owner-Occupied 20.0% at >30%<br>Renter-Occupied 20.4% at >30%   |

### Housing Gap Analysis

**Home Value Estimates:** ACS = \$226,400, Lyon County Assessor = \$286,450 Zillow = \$282,191  
Household Median Income (HMI) = \$ 41,600

| Housing Affordability                     | Housing Unit Gap        |                          |
|---|-------------------------|--------------------------|
| Owner                                     | Owner Annual HH Income  | Sufficiency/(Deficiency) |
| <b>Affordable Home Price</b>              | Less Than \$20,000      | 424                      |
| 50% HMI = \$41,157                        | \$20,000 to \$34,999    | -56                      |
| 80% HMI = \$85,818                        | \$35,000 to \$49,999    | -122                     |
| 100% HMI = \$115,591                      | \$50,000 to \$74,999    | -52                      |
| 120% HMI = \$145,365                      | \$75,000 to \$99,999    | -87                      |
|   | \$100,000 or More       | -107                     |
| Renter                                    | Renter Annual HH Income | Sufficiency/(Deficiency) |
| <b>Monthly Affordable Housing Expense</b> | Less Than \$20,000      | 18                       |
| 30% HMI = \$357                           | \$20,000 to \$34,999    | 12                       |
| 50% HMI = \$595                           | \$35,000 to \$49,999    | 69                       |
| 80% HMI = \$952                           | \$50,000 to \$74,999    | -48                      |
| 100% HMI = \$1,190                        | \$75,000 to \$99,999    | -2                       |
| 120% HMI = \$1,428                        | \$100,000 or More       | -49                      |

## Executive Summary – Rest of County

*Please note that this data was calculated by the authors when available, so certain characteristics, such as income, home value, and average household size are not available.*

| Demographics & Economics  | Housing Supply  | Housing Demand  |
|---|---|---|
| <b>Population:</b> 12,760   | <b>Total Housing Units:</b> 5,952<br>4,118 Single Family<br>138 Multi-Family<br>1,696 Mobile Home, RV, etc..  | <b>Total Housing Units:</b> 5,952<br>4,629 Owner Occupied<br>1,177 Renters Occupied<br>506 Vacant   |
| <b>Age:</b> 53.3% of population below are 55 years and younger; 21.1% are between 35 to 54 years old. | <b>Subsidized Housing Units:</b>  | <b>Owner-Occupied Bedrooms:</b><br>84.2% have 3+ bedrooms.<br>11.3% have 2 bedrooms.<br>4.5% have 1 or fewer bedrooms   |
| <b>Households:</b> 5,446<br><b>Families:</b> 3,429<br><b>Household Size:</b> N/A                      | <b>Housing Age:</b> 71.6% built 1970 to 2009; 18.8% built 1969 or earlier and 9.6% built 2010 or later  | <b>Renter Occupied Bedrooms:</b><br>53.2% have 3+ bedrooms.<br>38.1% have 2 bedrooms.<br>8.8% have 1 or fewer bedrooms.   |
| <b>Home Ownership Rate:</b> N/A<br><b>Homeowners w/o Mortgage:</b> 45.0%                              | <b>Housing Structure:</b><br>68.0% 1-Unit Detached<br>28.5% Mobile Home, RV<br>3.5% Duplex, Multi-Family  | <b>Average Household Size:</b><br>Owner-Occupied = N/A<br>Renter-Occupied = N/A   |
| <b>Labor Force Participation Rate</b> 49.4%<br><b>Unemployment Rate:</b> 10.5%                        | <b>Households Income and Tenure:</b><br>12.3% of owners and 29.8% of renters earn less than \$25,000; 45.7% of owners & 15.4% renters earn at least \$75,000 respectively | <b>Owner-Occupied Housing Value:</b><br>16.6% less than \$150,000<br>11.1% between \$150k and \$199,999<br>26.3% between \$200k and \$299,999<br>46.0% \$300,000 or greater |
| <b>Total Employment:</b> 884 mostly in government, agriculture and construction                       |   | <b>Renter-Occupied Gross Rent:</b><br>2.5 % less than \$500<br>31.1% between \$500 and \$999<br>28.1% between \$1,000 and \$1,499<br>16.5% \$1,500 or more<br>21.8% no rent |
| <b>Median HH Income:</b> N/A<br><b>Average Hourly Wage Rate:</b> N/A                                  |   | <b>Cost Burden:</b><br>Owner-Occupied 20.2% at >30%<br>Renter-Occupied 47.8% at >30%  |

### Housing Gap Analysis

|  | Housing Unit Gap        |                          |
|--|-------------------------|--------------------------|
|  | Owner Annual HH Income  | Sufficiency/(Deficiency) |
|  | Less Than \$20,000      | 671                      |
|  | \$20,000 to \$34,999    | 319                      |
|  | \$35,000 to \$49,999    | 81                       |
|  | \$50,000 to \$74,999    | 250                      |
| This data was not available            | \$75,000 to \$99,999    | -396                     |
| For owner- and renter-occupied housing | \$100,000 or More       | -925                     |
| In the rest-of-county- region          | Renter Annual HH Income | Sufficiency/(Deficiency) |
|  | Less Than \$20,000      | -150                     |
|  | \$20,000 to \$34,999    | 146                      |
|  | \$35,000 to \$49,999    | 147                      |
|  | \$50,000 to \$74,999    | 84                       |
|  | \$75,000 to \$99,999    | -52                      |
|  | \$100,000 or More       | -175                     |

# Introduction

## **Purpose**

Access to adequate and affordable housing is crucial for communities and economic development. When families spend too much of their income on housing, they often need help to pay for food, health care, transportation, education, and other basic needs. Housing stability leads to a stronger workforce and community.

Housing data is often scattered through many sources of varying reliability and consistency and can be difficult to navigate. The two reports, “Housing Data Profile” and this one, collect data and analyze to present the current housing situation in Lyon County.

## **Layout**

The Housing Needs Assessment includes data for Lyon County and the communities of. To be as comprehensive as possible, estimates are made for ‘Rest of County’ when data is available. The report is organized into five main sections:

- **Executive Summary and Introduction.** The Executive Summary gives a brief review of the findings of this report. The Introduction includes pertinent details regarding the process, data, and analysis used throughout.
- **Demographic and Economic Characteristics.** The following section outlines the demographic and economic data that shape the housing situation in the county. It considers the population and economy, including age, poverty, labor force, industry, and income.
- **Housing Supply.** The section covers the county's housing inventory, such as its age, growth, prices, housing structure types, and tenure.
- **Housing Demand.** This section analyzes the current population and economic data to determine what sort of housing is required in the region.
- **Housing Gap.** This section assesses the supply and demand of affordable housing in the region. It studies how income levels affect the availability of affordable housing. By analyzing housing gaps, we can determine shortages and surpluses for different income groups.

## Terminology

The report will use two key terms throughout: Affordable Housing and Area Median Income (AMI).

| Affordable Housing  | Area Median Income (AMI)  |
|---|---|
| <p>Regardless of income level, housing is considered “affordable” if households <b>spend no more than 30 percent</b> of their gross income on owner housing costs or gross rent</p> <p><b>Owner Housing Cost</b> include mortgage payments + real estate taxes + home insurance + homeowner association fees (if applicable) + utilities.</p> <p><b>Gross Rent Cost</b> is the contract rent + utilities.</p> <p>Households are considered “<b>cost-burdened</b>” if they are spending more than 30% of their income on housing (owner or rental) costs; and “<b>severely cost-burdened</b>” if they are spending 50% or more of income on housing costs.</p> | <p>U.S. Department of Housing and Urban Development (HUD) uses the American Community Survey’s “median family income” for areas throughout the United States.</p> <p>HUD takes this data and adjusts for inflation, family size, and other local variations. This is then referred to as “Area Median Income” (AMI.)</p> <p><b>Extremely Low Income</b> are households earning no more than 30% of AMI.</p> <p><b>Very Low Income</b> are households earning at least 30%, but no more than 50% of AMI.</p> <p><b>Low Income</b> are households earning at least 50% of AMI, but no more than 80% of AMI.</p> |

## Data

The “Housing Data Profile” gives a detailed analysis of the data used, including its sources.

### *Data Sources and Limitations*

The report predominantly uses the U.S. Census Bureau’s American Community Survey’s (ACS) most recent 5-year data estimates (2018-2022). Data for smaller areas (less than 20,000 residents) may have higher error ranges because of limited sampling. Using ACS, most current 5-year estimates versus single year estimates provide better statistical reliability.

Other sources include the U.S. Department of Housing and Urban Development, the Comprehensive Housing Affordability Strategy (CHAS) from HUD’s Office of Policy Development and Research (PD&R), Lightcast (formally EMSI), Environmental System Research Institute (ESRI), Nevada Division of Housing, Nevada Rural Housing, Zillow Housing Research Group, Nevada State Apartment Association and the National Association of Realtors.

Best efforts were made to validate our data and align them with current home sales values, rental rates, housing stocks, and existing inventories in the each of the counties. This was done by directly engaging with local contacts that include the county assessors, adult and human services departments, city and county planning departments, community & business development organizations, local and online realtors and property management companies that are operating in the area.

### Commonly Used Numbers

Lyon County's annual income limit and monthly affordable housing cost calculations determine eligibility for housing assistance programs, and the tables below show how they are used by HUD. Tables 1 and 2 reports the annual income limits and monthly affordable housing costs limits for 30%, 50%, and 80% of area median income (AMI). For example, a family of four with 30% of AMI, or \$30,000 annually, would have a monthly affordability housing cost limit of \$750 (owner or renter).

Table 1. Lyon County, Income Limits by Persons in Family, FY 2023

|  | 1        | 2        | 3        | 4        | 5        | 6        |
|--|----------|----------|----------|----------|----------|----------|
| <b>Extremely Low-Income Limits (30% AMI)</b> | \$18,200 | \$20,800 | \$24,860 | \$30,000 | \$35,140 | \$40,280 |
| <b>Very Low-Income Limits (50% AMI)</b>      | \$30,350 | \$34,650 | \$39,000 | \$43,300 | \$46,800 | \$50,250 |
| <b>Low-Income Limits (80% AMI)</b>           | \$48,550 | \$55,450 | \$62,400 | \$69,300 | \$74,850 | \$80,400 |

Source: HUD, Office of Policy Development and Research, Income Limits Briefing Materials, FY 2023

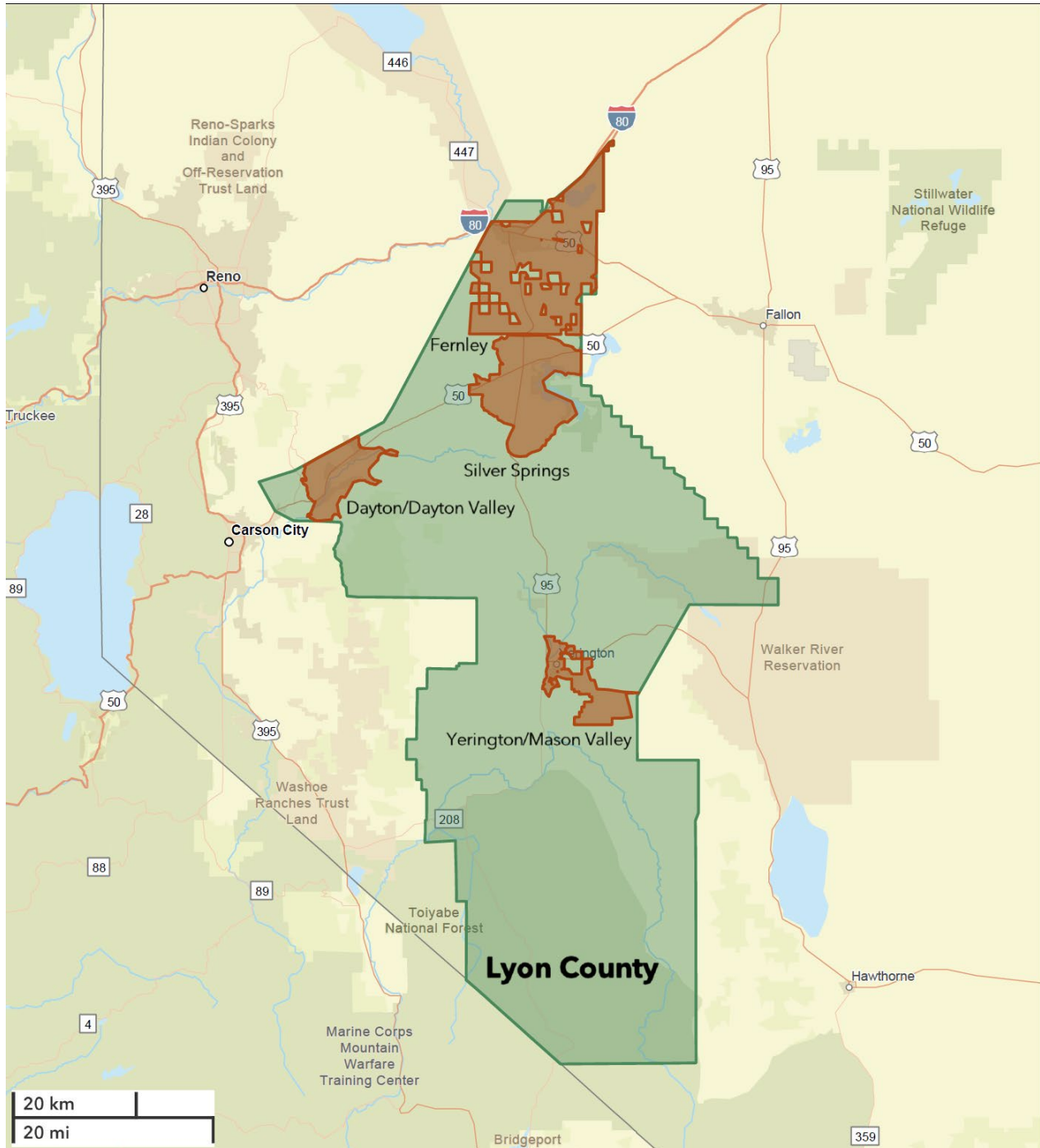
Table 2. Lyon County, Monthly Affordable Housing Cost Limits by Persons in Family, FY2023

|  | 1       | 2       | 3       | 4       | 5       | 6       |
|--|---------|---------|---------|---------|---------|---------|
| <b>Extremely Low-Income Limits (30% AMI)</b> | \$455   | \$520   | \$622   | \$750   | \$879   | \$1,007 |
| <b>Very Low-Income Limits (50% AMI)</b>      | \$759   | \$866   | \$975   | \$1,083 | \$1,170 | \$1,256 |
| <b>Low-Income Limits (80% AMI)</b>           | \$1,214 | \$1,386 | \$1,560 | \$1,733 | \$1,871 | \$2,010 |

Source: HUD Office of Policy Development and Research, Income Limits Briefing Materials, FY 2023

## Lyon County

Lyon County is located southeast of Reno and covers over 2,000 square miles of land that share boundaries with the surrounding Nevada counties of Washoe, Storey, Douglas, Churchill and Mineral Counties plus Mono County, CA. There are two incorporated cities, Fernley and Yerington, the latter being the seat of the county. The county's economic base consists primarily of agriculture, construction, and retail trade. However, the county has already shown signs of gradual shift from agricultural to industrial based economy since year 2000 which is clearly reflected in the 2020 Master Plan. About 75 percent of the county is public land. However, the county has over 135,000 acres of private land. Those zoned for residential use can accommodate about 50,000 new housing units.



## Demographic and Economic Characteristics

Demographic and economic data are commonly used for evaluating a community’s housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment help define the people in the community. While economic characteristics such as income, employment, and occupations provide an understanding of the community’s capacity and resources. Learning about these traits facilitate the analysis of housing availability and affordability in the communities. Basic demographic and housing characteristics for Lyon County and its communities are presented in Table 3.

*Table 3. Lyon County and Communities, Basic Demographics: Indicators of Housing Demand, 2022*

|                                 | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|---------------------------------|-------------|----------------------|---------|----------------|------------------------|----------------|
| <b>Population</b>               | 59,435      | 15,415               | 23,035  | 5,117          | 3,108                  | 12,760         |
| <b>Households</b>               | 23,290      | 5,642                | 8,391   | 2,324          | 1,487                  | 5,446          |
| <b>Families</b>                 | 15,503      | 4,123                | 5,951   | 1,238          | 762                    | 3,429          |
| <b>Average Household Size</b>   | 2.54        | 2.73                 | 2.75    | 2.2            | 2.02                   | N/A            |
| <b>Single-Person Households</b> | 25.9%       | 20.1%                | 20.9%   | 37.3%          | 44.6%                  | N/A            |
| <b>Households with Children</b> | 6,105       | 1,519                | 2,965   | 308            | 287                    | 1,026          |
| <b>Home Ownership Rate</b>      | 76.4%       | 79.0%                | 73.1%   | 80.3%          | 71.5%                  | N/A            |
| <b>Age 55+</b>                  | 50.3%       | 47.0%                | 38.0%   | 58.3%          | 68.5%                  | N/A            |

*Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, S1101*

### Population

Figure 1 below shows Lyon County’s 2022 population at 59,435, a 15.1% increase from its 2015 level. Most significant population growth happened in Dayton /Dayton Valley and Fernley with 68% and 20% increases respectively. Notably, while Yerington/Mason Valley’s population also went up by 2.9% in population, Silver Springs and the rest of the county showed a decrease in went down by 4.4% and 14.6% respectively.

*Figure 1. Lyon County and Communities, Population Change, 2015 to 2022*

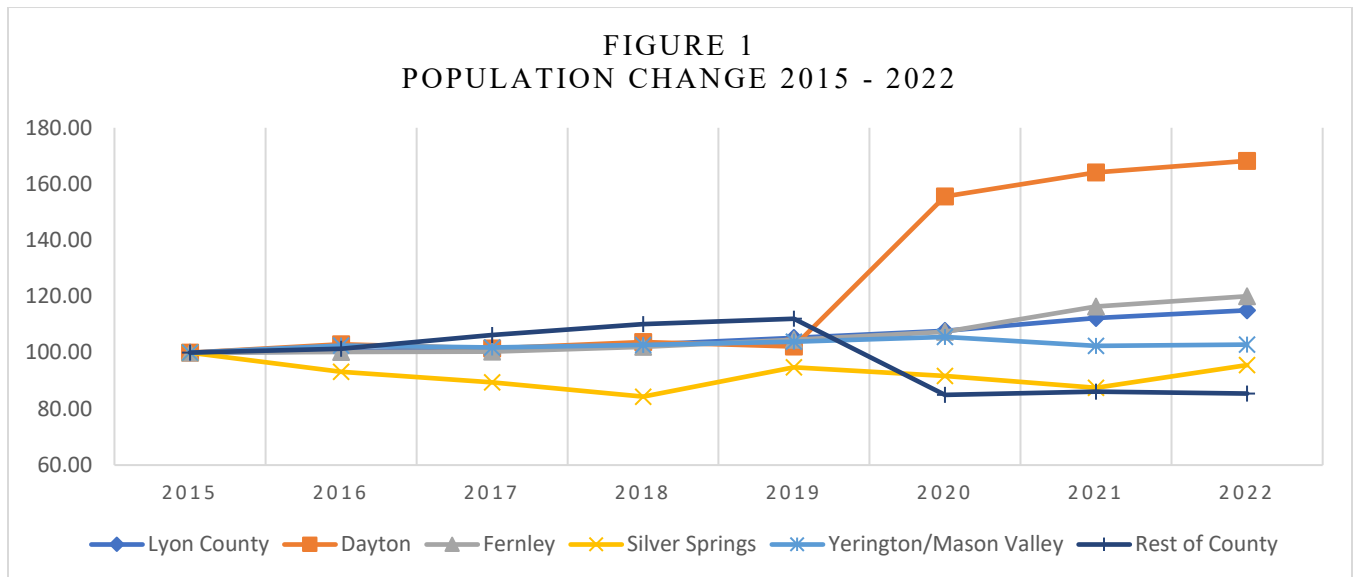
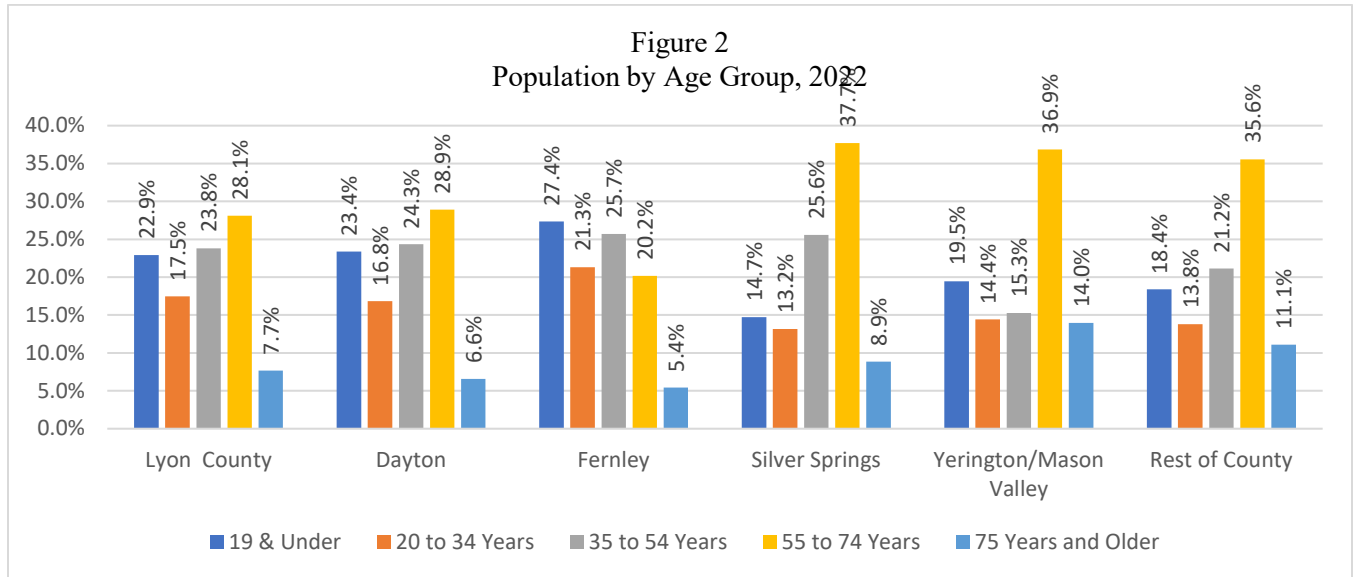




Figure 2 shows in 2022 that 64.2% of Lyon County’s population is younger than 55 years old. Interestingly, the predominant age range across communities is 55-74 years old except in Fernley where almost three quarters of the population are aged below 55 years.

Figure 2. Lyon County and Communities, Population by Age, 2022



## Veterans

About 12.9% of Lyon County’s population (18+ years) are veterans, and a majority of them (63.0%) of them reside in the communities of Dayton/Dayton Valley and Fernley. Further, 91.6% of the Veterans are male and 55.4% are at least 65 years or older.

Table 4. Lyon County and Communities, Veterans by Gender and Age, 2022

|                                | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|--------------------------------|-------------|----------------------|---------|----------------|------------------------|----------------|
| <b>Civilian Population 18+</b> | 46,760      | 11,974               | 17,252  | 4,422          | 2,534                  | 10,578         |
| <b>Veteran Population 18+</b>  | 6,023       | 1,511                | 2,283   | 641            | 377                    | 1,211          |
| <b>Male</b>                    | 5,519       | 1,367                | 2,036   | 629            | 365                    | 1,122          |
| <b>Female</b>                  | 504         | 144                  | 247     | 12             | 12                     | 89             |
| <b>18 to 34 years</b>          | 247         | 59                   | 137     | 16             | 2                      | 33             |
| <b>35 to 54 years</b>          | 1,264       | 241                  | 698     | 122            | 0                      | 203            |
| <b>55 to 64 years</b>          | 1,178       | 390                  | 409     | 133            | 56                     | 190            |
| <b>65 to 74 years</b>          | 1,835       | 498                  | 495     | 272            | 211                    | 359            |
| <b>75 years and older</b>      | 1,499       | 323                  | 544     | 98             | 108                    | 426            |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, S2101

## Race and Ethnicity

Table 5 summarizes Lyon County’s race and ethnicity breakdown. In 2022, 78.6% of the County’s population is white and 18.9% percent identified themselves with Hispanic Origin. Yerington/Mason Valley has the highest percentage of American Indian, accounting for 7.8% of their population, notably with the Yerington Paiute Tribe Reservation located there.

Table 5. Lyon County and Communities, Race and Ethnicity, 2022

|                         | Lyon County | Dayton/<br>Dayton Valley | Fernley | Silver<br>Springs | Yerington/Mason<br>Valley | Rest of<br>County |
|-------------------------|-------------|--------------------------|---------|-------------------|---------------------------|-------------------|
| <b>White</b>            | 78.6%       | 74.8%                    | 79.5%   | 84.6%             | 70.9%                     | 81.1%             |
| <b>Black</b>            | 0.9%        | 0.1%                     | 1.8%    | 0.6%              | 1.1%                      | 0.5%              |
| <b>American Indian</b>  | 2.5%        | 1.6%                     | 1.7%    | 2.7%              | 7.8%                      | 3.4%              |
| <b>Asian</b>            | 1.4%        | 2.3%                     | 1.5%    | 1.3%              | 0.0%                      | 0.7%              |
| <b>Pacific Islander</b> | 0.1%        | 0.1%                     | 0.2%    | 0.0%              | 0.0%                      | 0.0%              |
| <b>Other Race</b>       | 6.5%        | 9.7%                     | 4.7%    | 3.1%              | 13.3%                     | 5.8%              |
| <b>Two or More</b>      | 9.9%        | 11.4%                    | 10.6%   | 7.6%              | 6.9%                      | 8.5%              |
| <b>Hispanic Origin</b>  | 18.9%       | 24.6%                    | 17.9%   | 6.8%              | 27.5%                     | 16.3%             |

Source: American Community Survey (ACS) 2018-2022; 5-Year Estimates, DP04

## Poverty

The overall poverty rate for Lyon County is 10.4% percent, which is lower than the State of Nevada’s poverty rate of 12.9 percent. The poverty level in Dayton/Dayton Valley is relatively lower at 4.1% compared to the rest of the communities. Poverty levels in Fernley are at 10.0%, Silver Springs at 15.5%, Yerington/Mason Valley at 19.8% and the rest of the county at 14.3%.

Table 6. Lyon County and Communities, Poverty, 2022

|   | Lyon<br>County | Dayton/<br>Dayton<br>Valley | Fernley | Silver<br>Springs | Yerington/Mason<br>Valley | Rest of County |
|---|----------------|-----------------------------|---------|-------------------|---------------------------|----------------|
| <b>Population that Poverty<br/>Status is Determined</b> | 59,070         | 15,415                      | 22,868  | 5,066             | 3,002                     | 12,719         |
| <b>Population Below Poverty<br/>Level</b>               | 6,114          | 639                         | 2,282   | 783               | 595                       | 1,815          |
| <b>Population Percent Below<br/>Poverty Level</b>       | 10.4%          | 4.1%                        | 10.0%   | 15.5%             | 19.8%                     | 14.3%          |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, S1701

## Education

Table 7 presents educational attainment of Lyon County and communities’ population with ages 25 and older. Overall, 87.4% of Lyon County’s population earned at least a high school diploma. Moreover, 27.3% of the population have an associate degree or higher.

Table 7. Lyon County and Communities, Population Age 25+ Educational Attainment, 2022

|  | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|--|-------------|----------------------|---------|----------------|------------------------|----------------|
| Less than 9 <sup>th</sup> Grade                      | 4.4%        | 4.2%                 | 3.9%    | 3.1%           | 5.7%                   | 5.5%           |
| 9 <sup>th</sup> Grade to 12 <sup>th</sup> No Diploma | 8.3%        | 6.4%                 | 6.4%    | 16.5%          | 9.0%                   | 9.7%           |
| High School Grad. & GED                              | 31.9%       | 25.3%                | 37.1%   | 34.3%          | 29.0%                  | 30.7%          |
| Some College, No Degree                              | 28.1%       | 31.1%                | 27.3%   | 26.4%          | 33.4%                  | 25.6%          |
| Associate Degree                                     | 11.2%       | 14.4%                | 10.5%   | 6.8%           | 6.3%                   | 12.0%          |
| Bachelor's Degree                                    | 11.5%       | 13.1%                | 11.2%   | 8.5%           | 10.3%                  | 12.0%          |
| Grad or Professional Degree                          | 4.6%        | 5.6%                 | 3.7%    | 4.5%           | 6.4%                   | 4.5%           |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, S1501

## Labor Force and Unemployment

Lyon County has an overall labor force participation rate of 58.9% in 2022. Among the communities the highest percentage participation rates are in Dayton/Dayton Valley and Fernley 67.8% and 65.1% respectively. Participation rates elsewhere are all below 50 percent.

Lyon County's unemployment rate in 2022 is at 7.1%. Dayton/Dayton Valley at 8.3% and Silver Springs at 9.0% show relatively higher unemployment rates than Fernley and Yerington/Mason Valley at 4.6% and 5.1% respectively.

Table 8. Lyon County and Communities, Labor Force and Unemployment, 2022

|                                       | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|---------------------------------------|-------------|----------------------|---------|----------------|------------------------|----------------|
| Population 16+                        | 48,313      | 12,305               | 18,063  | 4,472          | 2,666                  | 10,807         |
| In Labor Force                        | 28,476      | 8,341                | 11,753  | 1,921          | 1,117                  | 5,344          |
| Employed                              | 26,227      | 7,592                | 11,042  | 1,748          | 1,060                  | 4,785          |
| Unemployed                            | 2,021       | 694                  | 538     | 173            | 57                     | 559            |
| Not In Labor Force                    | 19,837      | 3,964                | 6,310   | 2,551          | 1,549                  | 5,463          |
| Unemployment Rate                     | 7.1%        | 8.3%                 | 4.6%    | 9.0%           | 5.1%                   | 10.5%          |
| Percent Population Not in Labor Force | 41.1%       | 32.2%                | 34.9%   | 57.0%          | 58.1%                  | 50.6%          |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, DP03

## Industry and Occupation Employment

Table 9 summarizes Lyon County's employment distribution by industry sector. The top 10 sectors make up 83.8% of County's total employment and although they are well represented in all communities, 69.1% of jobs are in Dayton/Dayton Valley and Fernley and 19.2% are in Yerington/Mason Valley where the seat of the county is located. Furthermore, the government sector has significant employment across almost all communities.

Table 10 reports occupational employment for Lyon County and selected communities. About 43.4% of the work in the County are white-collar jobs, and the rest are either considered service related or blue-collar jobs.

Table 9. Lyon County and Communities, Industry Employment, 2022

| Industry  | Lyon County | Dayton/ Dayton Valley | Fernley | Silver Springs | Yerington/ Mason Valley | Rest of County |
|---|-------------|-----------------------|---------|----------------|-------------------------|----------------|
| <b>Agriculture, Forestry, Fishing and Hunting</b>                               | 834         | 10                    | 113     | <10            | 567                     | 143            |
| <b>Mining, Quarrying, and Oil and Gas Extract.</b>                              | 451         | 25                    | 16      | 0              | 410                     | 0              |
| <b>Utilities</b>  | 75          | <10                   | 16      | <10            | 29                      | 30             |
| <b>Construction</b>   | 1,271       | 308                   | 340     | 97             | 396                     | 131            |
| <b>Manufacturing</b>  | 2,339       | 454                   | 1,667   | 106            | 90                      | 21             |
| <b>Wholesale Trade</b>  | 293         | 109                   | 11      | <10            | 96                      | 78             |
| <b>Retail Trade</b>   | 1,828       | 474                   | 870     | 92             | 339                     | 53             |
| <b>Transportation and Warehousing</b>   | 1,065       | 423                   | 560     | 19             | 39                      | 24             |
| <b>Information</b>  | 41          | <10                   | <10     | <10            | 23                      | 18             |
| <b>Finance and Insurance</b>  | 147         | 55                    | 54      | <10            | 34                      | 4              |
| <b>Real Estate and Rental and Leasing</b>                                       | 228         | 63                    | 101     | 17             | 45                      | 2              |
| <b>Professional, Scientific, and Technical Services</b>                         | 508         | 101                   | 160     | 185            | 55                      | 7              |
| <b>Management of Companies and Enterprises</b>                                  | 118         | <10                   | 97      | <10            | 12                      | 9              |
| <b>Administrative and Support and Waste Management and Remediation Services</b> | 1,064       | 149                   | 782     | <10            | 104                     | 30             |
| <b>Educational Services</b>   | 49          | <10                   | 14      | 15             | 12                      | 8              |
| <b>Health Care and Social Assistance</b>  | 778         | 136                   | 211     | <10            | 413                     | 18             |
| <b>Arts, Entertainment, and Recreation</b>                                      | 661         | 228                   | 226     | 67             | 137                     | 3              |
| <b>Accommodation and Food Services</b>  | 1,030       | 279                   | 571     | 37             | 131                     | 12             |
| <b>Other Services (except Public Administration)</b>                            | 727         | 230                   | 213     | 82             | 130                     | 72             |
| <b>Government</b>   | 2,349       | 942                   | 450     | 321            | 346                     | 290            |
| <b>Total</b>  | 15,886      | 4,029                 | 6,481   | 1,080          | 3,412                   | 884            |

Source: Lightcast 2023.4 – QCEW Employees, Non-QCEW Employees, and Self-Employed

Table 10. Lyon County and Communities, Occupation Employment, 2022

| Occupation                                    | Lyon County   | Dayton/ Dayton Valley | Fernley      | Silver Springs | Yerington/ Mason Valley | Rest of County |
|---|---------------|-----------------------|--------------|----------------|-------------------------|----------------|
| Management                                    | 1,228         | 245                   | 423          | 79             | 380                     | 101            |
| Business and Financial Operations             | 434           | 108                   | 185          | 39             | 82                      | 20             |
| Computer and Mathematical                     | 130           | 31                    | 52           | 25             | 17                      | 5              |
| Architecture and Engineering                  | 209           | 50                    | 78           | 36             | 37                      | 7              |
| Life, Physical, and Social Science            | 110           | 28                    | 25           | 18             | 31                      | 7              |
| Community and Social Service                  | 220           | 63                    | 55           | 17             | 68                      | 17             |
| Legal   | 51            | 14                    | 17           | <10            | <10                     | 21             |
| Educational Instruction and Library           | 906           | 322                   | 144          | 156            | 217                     | 67             |
| Arts, Design, Entertainment, Sports, & Media  | 134           | 33                    | 49           | 25             | 21                      | 6              |
| Healthcare Practitioners and Technical        | 320           | 52                    | 94           | 18             | 146                     | 10             |
| Healthcare Support                            | 287           | 62                    | 110          | 18             | 90                      | 7              |
| Protective Service                            | 357           | 149                   | 106          | 29             | 32                      | 42             |
| Food Preparation and Serving Related          | 1,140         | 332                   | 556          | 57             | 176                     | 18             |
| Building and Grounds Cleaning and Maintenance | 531           | 129                   | 274          | 32             | 73                      | 24             |
| Personal Care and Service Occupations         | 454           | 150                   | 158          | 37             | 87                      | 21             |
| Sales and Related                             | 1,374         | 363                   | 651          | 76             | 246                     | 38             |
| Office and Administrative Support             | 1,486         | 406                   | 558          | 112            | 297                     | 113            |
| Farming, Fishing, and Forestry                | 452           | <10                   | 69           | <10            | 302                     | 81             |
| Construction and Extraction                   | 1,218         | 280                   | 314          | 73             | 455                     | 96             |
| Installation, Maintenance, and Repair         | 956           | 209                   | 377          | 67             | 228                     | 75             |
| Production Occupations                        | 1,783         | 357                   | 1,149        | 81             | 152                     | 43             |
| Transportation and Material Moving            | 2,019         | 635                   | 954          | 70             | 266                     | 95             |
| Military-only occupations                     | 87            | <10                   | 83           | 0              | 0                       | 4              |
| <b>Total Jobs</b>                             | <b>15,886</b> | <b>4,029</b>          | <b>6,481</b> | <b>1,080</b>   | <b>3,412</b>            | <b>884</b>     |

Source: Lightcast 2023.4 – QCEW Employees, Non-QCEW Employees, and Self-Employed

## Household Income

Table 11 summarizes the number of family wage earners per household in Lyon County and communities. About 20.4% of families have no wage earners, possibly because of unemployment, disability, retirement, or caregiving. About a third of the households across the communities are single family wage earners except in Yerington/Mason Valley where it accounts for 51.2%. Dayton/Dayton Valley and Fernley has the biggest percentage share of 2-3 wage earners at 54.7% and 49.7% of their households respectively.

Table 11. Lyon County and Communities, Number of Family Wage Earners, 2022

| Family Wage Earners | Lyon County   | Dayton/Dayton Valley | Fernley      | Silver Springs | Yerington/Mason Valley | Rest of County |
|---------------------|---------------|----------------------|--------------|----------------|------------------------|----------------|
| No Earners          | 3,161         | 711                  | 839          | 427            | 224                    | 960            |
| 1 Earner            | 5,316         | 1,154                | 2,153        | 416            | 390                    | 1,203          |
| 2 Earners           | 5,513         | 1,606                | 2,305        | 309            | 144                    | 1,149          |
| 3 Earners           | 1,513         | 652                  | 654          | 86             | 4                      | 117            |
| <b>Total</b>        | <b>15,503</b> | <b>4,123</b>         | <b>5,951</b> | <b>1,238</b>   | <b>762</b>             | <b>3,429</b>   |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, B19122

Table 12 shows the household income distribution in Lyon County and communities. The county median household income in 2022 is \$77,026. About 47.3% of the county's households earn at least \$75,000 per year. Moreover, more than a third of households Dayton/Dayton Valley and Fernley earn at least \$100,000 per year. In contrast, more than a half of households in Silver Springs and Yerington/Mason Valley earn less than \$50,000 per year.

Table 12. Lyon County and Communities, Households by Income, 2022

| Household Income        | Lyon County     | Dayton/Dayton Valley | Fernley         | Silver Springs  | Yerington/Mason Valley | Rest of County |
|-------------------------|-----------------|----------------------|-----------------|-----------------|------------------------|----------------|
| Less than \$10,000      | 5.5%            | 2.9%                 | 5.2%            | 10.7%           | 9.9%                   | N/A            |
| \$10,000 to \$14,999    | 3.3%            | 1.1%                 | 2.1%            | 4.8%            | 5.2%                   | N/A            |
| \$15,000 to \$24,999    | 5.2%            | 3.6%                 | 3.4%            | 8.8%            | 11.4%                  | N/A            |
| \$25,000 to \$34,999    | 7.7%            | 6.3%                 | 3.0%            | 16.7%           | 13.6%                  | N/A            |
| \$35,000 to \$49,999    | 12.0%           | 7.9%                 | 12.2%           | 12.8%           | 14.6%                  | N/A            |
| \$50,000 to \$74,999    | 19.0%           | 20.7%                | 19.0%           | 15.6%           | 28.3%                  | N/A            |
| \$75,000 to \$99,999    | 14.4%           | 16.2%                | 16.9%           | 9.1%            | 6.0%                   | N/A            |
| \$100,000 to \$149,999  | 20.7%           | 23.6%                | 24.9%           | 15.7%           | 5.1%                   | N/A            |
| \$150,000 to \$199,999  | 7.2%            | 11.9%                | 7.2%            | 2.7%            | 1.3%                   | N/A            |
| \$200,000 or more       | 5.0%            | 5.7%                 | 6.1%            | 3.2%            | 4.6%                   | N/A            |
| <b>Median Income</b>    | <b>\$70,026</b> | <b>\$85,375</b>      | <b>\$84,025</b> | <b>\$47,584</b> | <b>\$41,600</b>        | <b>N/A</b>     |
| <b>Mean Income</b>      | <b>\$88,275</b> | <b>\$99,107</b>      | <b>\$96,132</b> | <b>\$61,051</b> | <b>\$58,032</b>        | <b>N/A</b>     |
| <b>Total Households</b> | <b>23,290</b>   | <b>5,642</b>         | <b>8,391</b>    | <b>2,324</b>    | <b>1,487</b>           | <b>5,446</b>   |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, S1901

## Industry Wages

Table 13 summarizes Lyon County and community's top 10 industry average hourly wage rates which represent over 80 percent of the county's total jobs. Manufacturing and government sectors, which provide for almost a third of the jobs in Lyon County, pay an average hourly wage rate of \$42.11 and \$36.25 respectively. The other higher paying sectors are in construction with an average hourly wage rate of \$35.36, transportation and warehousing paying \$31.41 per hour and agricultural jobs that pay an average wage rate of \$31.09 per hour.

Table 13. Lyon County and Communities, Top 10 Industries Average Hourly Wage Rate, 2022

|   | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|---|-------------|----------------------|---------|----------------|------------------------|----------------|
| <b>Government</b>   | \$36.25     | \$38.69              | \$28.75 | \$37.09        | \$36.18                | N/A            |
| <b>Manufacturing</b>  | \$42.11     | \$40.45              | \$41.89 | \$46.86        | \$50.41                | N/A            |
| <b>Retail Trade</b>   | \$18.89     | \$17.53              | \$18.98 | \$18.44        | \$19.64                | N/A            |
| <b>Construction</b>   | \$35.36     | \$32.71              | \$36.83 | \$40.64        | \$35.06                | N/A            |
| <b>Transportation and Warehousing</b>   | \$31.41     | \$30.95              | \$31.55 | \$33.21        | \$31.98                | N/A            |
| <b>Administrative and Support and Waste Management and Remediation Services</b> | \$22.33     | \$17.66              | \$22.65 | -              | \$28.19                | N/A            |
| <b>Accommodation and Food Services</b>  | \$12.39     | \$11.94              | \$12.55 | \$13.39        | \$12.22                | N/A            |
| <b>Agriculture, Forestry, Fishing and Hunting</b>                               | \$31.09     | \$27.63              | \$17.37 | -              | \$34.29                | N/A            |
| <b>Health Care and Social Assistance</b>  | \$26.08     | \$23.34              | \$26.32 | -              | \$26.84                | N/A            |
| <b>Other Services (except Public Administration)</b>                            | \$17.24     | \$16.63              | \$14.16 | \$19.26        | \$17.79                | N/A            |
| <b>Average Hourly Wage Rate All Industries</b>                                  | \$30.98     | \$29.39              | \$29.12 | \$34.63        | \$34.26                | N/A            |

Source: Lightcast 2023.4 – QCEW Employees, Non-QCEW Employees, and Self-Employed.

## Housing Supply

The relationship between population and housing is said to be two-sided. Population changes affect the demand for housing, which ultimately influences housing supply. On the other hand, changes in the supply of housing also create opportunities or disincentives that can trigger population shifts or changes. Lyon County’s population had shown an upward trend since 2015 and the most significant increases were seen in the Dayton/Dayton Valley area in 2020 and Fernley in 2021. Overall County population went up by 15.1% from 51,657 in 2015 to 59,435 in 2022.

This section examines Lyon County’s housing inventory supply, as well as characteristics such type of housing structures, vacancy/availability, age of housing and household income as it relates to tenure (owning or renting a home) and age of householders. In addition, historical records of building permits issued by the county from HUD’s State of the Cities Data Systems (SOCDS database) is also presented to show activities of new residential home construction in the communities.

### Housing Units

Lyon County housing inventory went up by 9.6% (2,163 units) between 2015 and 2022 presumably to accommodate the requirements of the overall growing county population. However, not all the communities are in a growth pattern. Most distinctly, Dayton/Dayton Valley’s 2022 housing inventory went up by 57.8% from 2015. Fernley and Silver Springs also showed an increase of 10.8% and 6.7% respectively, but Yerington/Mason Valley and the rest of the county’s housing inventory depleted in the same time period.

Table 14. Lyon County and Communities, Housing Units, 2015 to 2022

|                                 | Lyon County | Dayton/ Dayton Valley | Fernley | Silver Springs | Yerington/ Mason Valley | Rest of County |
|---------------------------------|-------------|-----------------------|---------|----------------|-------------------------|----------------|
| <b>Total Housing Units 2015</b> | 22,419      | 3,709                 | 7,795   | 2,471          | 1,579                   | 6,865          |
| <b>Total Housing Units 2022</b> | 24,582      | 5,851                 | 8,635   | 2,637          | 1,507                   | 5,952          |
| <b>Unit Change 2015-2022</b>    | 2,163       | 2,142                 | 840     | 166            | -72                     | -913           |
| <b>Percent Change 2015-2022</b> | 9.6%        | 57.8%                 | 10.8%   | 6.7%           | -4.6%                   | -13.3%         |

Source: American Community Survey (ACS) 20011-2015 and 2018-2022 5-Year Estimates, DP04

### Housing Structure Type

Tables 15 and 16 below show details of Lyon County’s estimated housing inventory in 2022 broken down by structure type. Almost 58.9% of all housing units are located in Dayton/Dayton Valley and Fernley, 16.9% in Silver Springs and Yerington/Mason Valley and 24.2% in the rest of the county.

Table 15. Lyon County and Communities, Housing Units by Structure Type, 2022

|                                | Lyon County | Dayton/ Dayton Valley | Fernley | Silver Springs | Yerington/ Mason Valley | Rest of County |
|--------------------------------|-------------|-----------------------|---------|----------------|-------------------------|----------------|
| <b>Single Family Units</b>     | 18,277      | 5,110                 | 6,719   | 1,158          | 1,172                   | 4,118          |
| <b>Multi-Family Units</b>      | 1,651       | 365                   | 913     | 55             | 180                     | 138            |
| <b>Mobile Home, RV, Etc..</b>  | 4,654       | 376                   | 1,003   | 1,424          | 155                     | 1,696          |
| <b>Single Family Units (%)</b> | 74.4%       | 87.3%                 | 77.8%   | 43.9%          | 77.8%                   | 69.2%          |
| <b>Multi-Family Units (%)</b>  | 6.7%        | 6.2%                  | 10.6%   | 2.1%           | 11.9%                   | 2.3%           |
| <b>Mobile Home, RV (%)</b>     | 18.9%       | 6.4%                  | 11.6%   | 54.0%          | 10.3%                   | 28.5%          |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, DP04



The predominant housing structures are single family (detached) units which account for 73.0% of the total housing inventory in the county. Mobile Homes/RV units account for 18.9% with a majority of these units (52.1%) located in Fernley and Silver Springs areas. Multi-family and single family (attached) units combined for 8.1% share of the housing structures and mostly located in Dayton/Dayton Valley and Fernley.

Table 16. Lyon County and Communities, Type of Housing Structure, 2022

|                               | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|-------------------------------|-------------|----------------------|---------|----------------|------------------------|----------------|
| <b>Total Housing Units</b>    | 24,582      | 5,851                | 8,635   | 2,637          | 1,507                  | 5,952          |
| <b>1-Unit Detached</b>        | 73.0%       | 86.2%                | 75.5%   | 43.9%          | 77.4%                  | 68.0%          |
| <b>1-Unit Attached</b>        | 1.4%        | 1.1%                 | 2.3%    | 0.0%           | 0.3%                   | 1.2%           |
| <b>Multi-Family 2+ Units</b>  | 6.7%        | 6.2%                 | 10.6%   | 2.1%           | 11.9%                  | 2.3%           |
| <b>Mobile Home, RV, etc..</b> | 18.9%       | 6.4%                 | 11.6%   | 54.0%          | 10.3%                  | 28.5%          |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, DP04

## Vacancy Status

In 2022, Lyon County had 1,292 vacant units or 5.3% of the housing units in the county. However, as depicted on Table 17, not all of those vacant units are available for sale or for rent. About 59.8% of the vacant units are in two main categories that are considered not available: ‘For Seasonal or Occasional Use’ and ‘Other Vacant’. The 206 units listed as ‘Seasonal or Occasional Use’ are most often vacation homes, timeshares, and the like. The 566 units classified as ‘Other Vacant’ are those held while waiting estate settlement, held due to owner discretion or other reasons that include foreclosure, needed repairs, or abandoned, condemned, or marked for demolition.<sup>1</sup>

In 2022 Lyon County showed 174 available vacant units for sale that are located in Dayton/Dayton Valley, Fernley and Silver Springs. An additional 107 vacant units were identified as sold but not occupied (mostly in Dayton/Dayton Valley). There were 239 vacant units identified as available for rent in Fernley, Silver Springs and the rest of the county.

Table 17. Lyon County and Communities, Vacancy Status, 2022

| Region                        | Total Vacant | For Rent | Rented, not Occupied | For Sale | Sold, not Occupied | For, seasonal or occasional use | For migrant workers | Other Vacant |
|-------------------------------|--------------|----------|----------------------|----------|--------------------|---------------------------------|---------------------|--------------|
| <b>Lyon County</b>            | 1,292        | 239      | 0                    | 174      | 107                | 206                             | 0                   | 566          |
| <b>Dayton/Dayton Valley</b>   | 209          | 0        | 0                    | 38       | 65                 | 57                              | 0                   | 49           |
| <b>Fernley</b>                | 244          | 94       | 0                    | 72       | 0                  | 61                              | 0                   | 17           |
| <b>Silver Springs</b>         | 313          | 55       | 0                    | 64       | 25                 | 28                              | 0                   | 141          |
| <b>Yerington/Mason Valley</b> | 20           | 0        | 0                    | 0        | 17                 | 0                               | 0                   | 3            |
| <b>Rest of County</b>         | 506          | 90       | 0                    | 0        | 0                  | 60                              | 0                   | 356          |

Source: American Community Survey 5-Year Estimates 2022, (B25004)

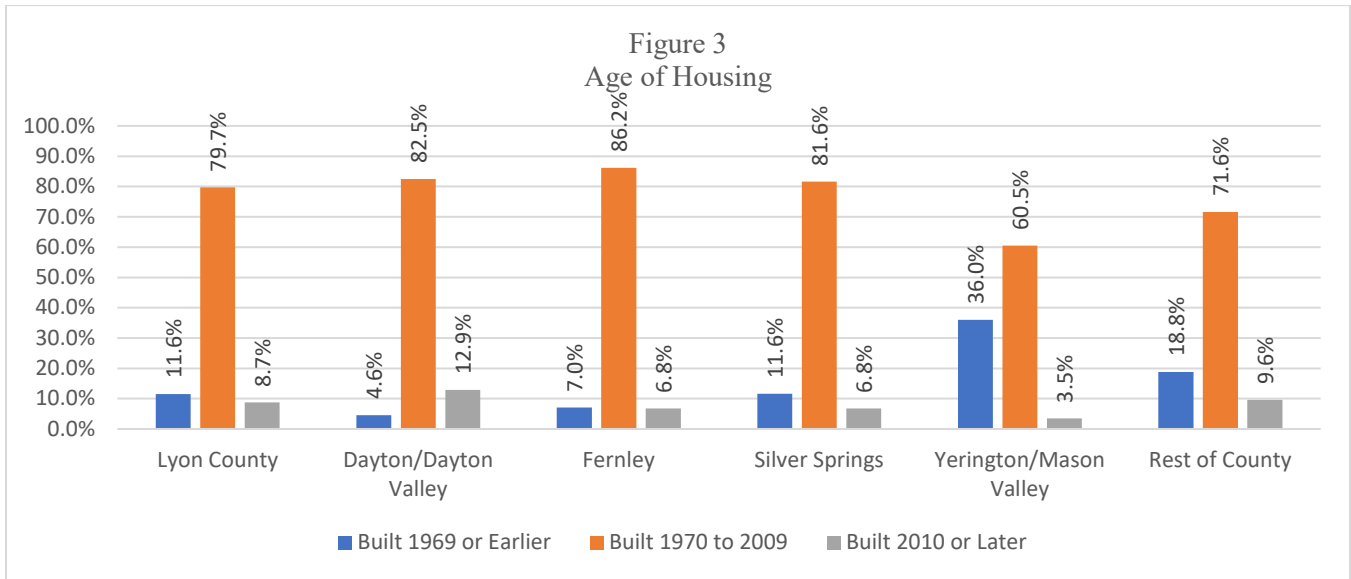
<sup>1</sup> <https://www.census.gov/housing/hvs/definitions.pdf>

## Age of Housing

The age of housing units can significantly affect the overall housing market and its ability to meet current day needs. The age of housing units can significantly affect the overall housing market and its ability to meet current day needs.

The majority, or 79.7% of the housing units in Lyon County, were built between 1970 to 2009. Housing units built in 1969 or earlier account for 11.6% of the total units and 40.5% of these older homes are located in Fernley and Yerington/Mason Valley. Most of the relatively newer homes, built 2010 or later, account for 8.7% of the housing inventory with 62.5% of them in Dayton/Dayton Valley and Fernley.

Figure 3. Lyon County and Communities, Housing Age, 2022



## Housing Tenure

Evaluating household tenure based on income across communities shows revealing variations. Generally, owner households tend to show higher income than renter households. Table 18 below shows that across all the communities the percentage share of households that earn at least \$50,000/year account for 71.0% of the owner-occupied units but only 50.9% of the renter-occupied units. Conversely, households with annual income less than \$50,000 account for only 29.0% of owner-occupied units compared to 49.1% of renter-occupied units. This income distribution pattern is consistent across all communities in Lyon County.

Table 18. Lyon County and Communities, Households by Income and Tenure, 2022

|                               | Total Units   | Owner Occupied | Owner Occupied Percent | Renter Occupied | Renter Occupied Percent |
|-------------------------------|---------------|----------------|------------------------|-----------------|-------------------------|
| <b>Lyon County</b>            |               |                |                        |                 |                         |
| Less Than \$14,999            | 2,062         | 1,077          | 6.1%                   | 985             | 17.9%                   |
| \$15,000 to \$24,999          | 1,211         | 882            | 5.0%                   | 329             | 6.0%                    |
| \$25,000 to \$49,999          | 4,580         | 3,193          | 17.9%                  | 1,387           | 25.2%                   |
| \$50,000 to \$74,999          | 4,422         | 3,283          | 18.5%                  | 1,139           | 20.7%                   |
| \$75,000+                     | 11,015        | 9,355          | 52.6%                  | 1,660           | 30.2%                   |
| <b>Total</b>                  | <b>23,290</b> | <b>17,790</b>  | <b>100.0%</b>          | <b>5,500</b>    | <b>100.0%</b>           |
|                               |               |                |                        |                 |                         |
| <b>Dayton/Dayton Valley</b>   |               |                |                        |                 |                         |
| Less Than \$14,999            | 228           | 134            | 3.0%                   | 94              | 7.9%                    |
| \$15,000 to \$24,999          | 205           | 151            | 3.4%                   | 54              | 4.6%                    |
| \$25,000 to \$49,999          | 798           | 560            | 12.6%                  | 238             | 20.1%                   |
| \$50,000 to \$74,999          | 1,170         | 863            | 19.4%                  | 307             | 25.9%                   |
| \$75,000+                     | 3,241         | 2,748          | 61.7%                  | 493             | 41.6%                   |
| <b>Total</b>                  | <b>5,642</b>  | <b>4,456</b>   | <b>100.0%</b>          | <b>1,186</b>    | <b>100.0%</b>           |
|                               |               |                |                        |                 |                         |
| <b>Fernley</b>                |               |                |                        |                 |                         |
| Less Than \$14,999            | 614           | 275            | 4.5%                   | 339             | 17.8%                   |
| \$15,000 to \$24,999          | 284           | 206            | 3.4%                   | 78              | 4.1%                    |
| \$25,000 to \$49,999          | 1,277         | 758            | 12.4%                  | 166             | 8.7%                    |
| \$50,000 to \$74,999          | 1,594         | 1,046          | 17.0%                  | 548             | 28.8%                   |
| \$75,000+                     | 4,622         | 3,850          | 62.8%                  | 772             | 40.6%                   |
| <b>Total</b>                  | <b>8,391</b>  | <b>6,135</b>   | <b>100.0%</b>          | <b>1,903</b>    | <b>100.0%</b>           |
|                               |               |                |                        |                 |                         |
| <b>Silver Springs</b>         |               |                |                        |                 |                         |
| Less Than \$14,999            | 360           | 273            | 14.6%                  | 87              | 19.0%                   |
| \$15,000 to \$24,999          | 204           | 182            | 9.7%                   | 22              | 4.8%                    |
| \$25,000 to \$49,999          | 684           | 518            | 27.7%                  | 166             | 36.3%                   |
| \$50,000 to \$74,999          | 362           | 289            | 15.5%                  | 73              | 16.0%                   |
| \$75,000+                     | 714           | 605            | 32.4%                  | 109             | 23.9%                   |
| <b>Total</b>                  | <b>2,324</b>  | <b>1,867</b>   | <b>100.0%</b>          | <b>457</b>      | <b>100.0%</b>           |
|                               |               |                |                        |                 |                         |
| <b>Yerington/Mason Valley</b> |               |                |                        |                 |                         |
| Less Than \$14,999            | 224           | 124            | 11.7%                  | 100             | 23.6%                   |
| \$15,000 to \$24,999          | 170           | 86             | 8.1%                   | 84              | 19.8%                   |
| \$25,000 to \$49,999          | 419           | 307            | 28.9%                  | 112             | 26.4%                   |
| \$50,000 to \$74,999          | 421           | 344            | 32.4%                  | 77              | 18.2%                   |
| \$75,000+                     | 253           | 202            | 19.0%                  | 51              | 12.0%                   |
| <b>Total</b>                  | <b>1,487</b>  | <b>1,063</b>   | <b>100.0%</b>          | <b>424</b>      | <b>100.0%</b>           |
|                               |               |                |                        |                 |                         |
| <b>Rest of County</b>         |               |                |                        |                 |                         |
| Less Than \$14,999            | 636           | 271            | 6.3%                   | 365             | 23.9%                   |
| \$15,000 to \$24,999          | 348           | 257            | 6.0%                   | 91              | 5.9%                    |
| \$25,000 to \$49,999          | 1,402         | 1,050          | 24.6%                  | 705             | 46.1%                   |
| \$50,000 to \$74,999          | 875           | 741            | 17.4%                  | 134             | 8.8%                    |
| \$75,000+                     | 2,185         | 1,950          | 45.7%                  | 235             | 15.4%                   |
| <b>Total</b>                  | <b>5,446</b>  | <b>4,269</b>   | <b>100.0%</b>          | <b>1,530</b>    | <b>100.0%</b>           |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, S2503

## Age of Householder

Table 19 depicts a general pattern that homeowners tend to be older than renters in Lyon County. The percentage share of owner-households with householders 55 years or older in Lyon County is 58.7% and 13.4% of the owners are at least 75 years old. In comparison, the share of renter-householders 55 years and older is relatively lower at 42.6% and while 9.2% of the renters are at least 75 years old.

Generally, householders that are at least 55 years old account for more than half of owner-occupied homes except for Fernley where 51.9% of owner householders are below 55 years old. However, across all the communities, the majority of the householders in renter-occupied homes are younger than 55 years old.

Table 19. Lyon County and Communities, Tenure by Age of Householder, 2022

|                          | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|--------------------------|-------------|----------------------|---------|----------------|------------------------|----------------|
| <b>Owner Occupied</b>    | 17,790      | 4,456                | 6,135   | 1,867          | 1,063                  | 4,269          |
| <b>15 to 34 Years</b>    | 2,336       | 604                  | 1,108   | 198            | 121                    | 305            |
| <b>35 to 54 Years</b>    | 5,020       | 1,421                | 2,073   | 441            | 135                    | 950            |
| <b>55 to 74 Years</b>    | 8,059       | 1,990                | 2,319   | 935            | 559                    | 2,256          |
| <b>75 Years and Over</b> | 2,375       | 441                  | 635     | 293            | 248                    | 758            |
| <b>Renter Occupied</b>   | 5,500       | 1,186                | 2,256   | 457            | 424                    | 1,177          |
| <b>15 to 34 Years</b>    | 1,584       | 275                  | 734     | 169            | 111                    | 295            |
| <b>35 to 54 Years</b>    | 1,834       | 404                  | 883     | 94             | 127                    | 326            |
| <b>55 to 74 Years</b>    | 1,576       | 340                  | 511     | 156            | 146                    | 423            |
| <b>75 Years and Over</b> | 506         | 167                  | 128     | 38             | 40                     | 133            |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, B25007

Housing units with mortgages in Lyon County account for over 65% of all owner-occupied units and 51.6% of their householders are below 55 years of age. Except for Fernley, more than a third of householders in housing units with mortgages in the communities are between the ages of 55 to 74 years. The majority (40.1%) of owners with mortgages in Fernley are in the 35 to 54 years of age range.

Across the communities, two-thirds or more of the housing units without mortgage owned by householders are 55 years and older. In addition, 24.8% of the householders are at least 75 years old and more than a third of them live in Fernley or Yerington/Mason Valley

Table 20. Lyon County and Communities, Mortgage Status by Age of Householder, 2022

|   | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|---|-------------|----------------------|---------|----------------|------------------------|----------------|
| <b>Housing Units with a Mortgage</b>    | 11,669      | 3,299                | 4,584   | 1,029          | 409                    | 2,348          |
| <b>15 to 34 Years</b>                   | 17.5%       | 17.9%                | 21.3%   | 11.1%          | 29.6%                  | 10.2%          |
| <b>35 to 54 Years</b>                   | 34.1%       | 31.0%                | 40.1%   | 26.0%          | 20.5%                  | 32.6%          |
| <b>55 to 74 Years</b>                   | 41.0%       | 43.2%                | 33.3%   | 51.9%          | 49.9%                  | 46.8%          |
| <b>75 Years and Over</b>                | 7.4%        | 7.8%                 | 5.3%    | 11.0%          | 0.0%                   | 10.4%          |
| <b>Housing Units without a Mortgage</b> | 6,121       | 1,157                | 1,551   | 838            | 654                    | 1,921          |
| <b>15 to 34 Years</b>                   | 4.8%        | 1.0%                 | 8.5%    | 10.0%          | 0.0%                   | 3.4%           |
| <b>35 to 54 Years</b>                   | 17.0%       | 34.3%                | 15.1%   | 20.6%          | 7.8%                   | 9.6%           |
| <b>55 to 74 Years</b>                   | 53.5%       | 48.7%                | 51.2%   | 47.9%          | 54.3%                  | 60.3%          |
| <b>75 Years and Over</b>                | 24.8%       | 15.9%                | 25.2%   | 21.5%          | 37.9%                  | 26.8%          |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, B25027

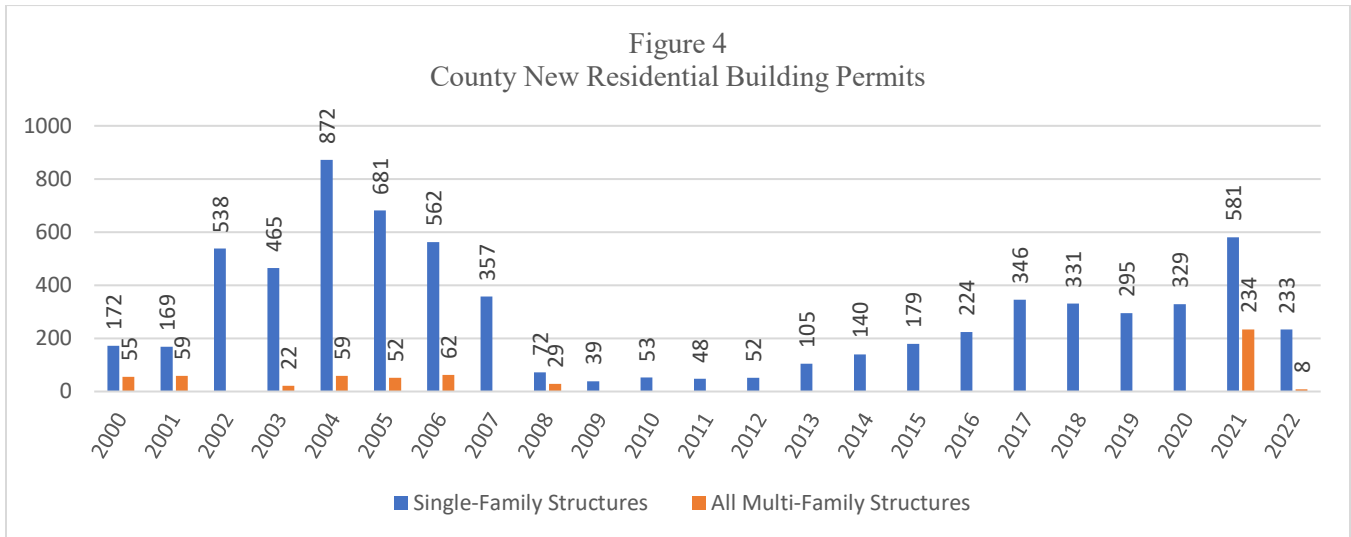
## Housing Building Permits

The rule in housing economics is that developers build more homes when there is demand or when housing prices are higher than construction costs. Developers’ ability to produce a range of housing units, i.e., sizes, types, and prices, is influenced by the availability of developable land and land development policies.

Figure 4 depicts the historical records of building permits issued in Lyon County from the year 2000 through 2022. Building permits are generally issued for all new construction but permits may also be required for renovation projects that reached a certain threshold outlined in their guidelines and building code. The average number of permits issued in Lyon County for single family units (2015-2022) is 315 permits per year. The only multi-family permits issued since 2010 occurred in the last two years, with 234 units in 2021 and 8 units in 2022.

Preliminary reports in 2023 shows county total of 347 building permits for single family structure with 219 units in Fernley, 16 units in Yerington, 112 units in the unincorporated areas and an additional 48 permits for construction of (3-4) unit multi-family structures in Fernley.

Figure 4. Lyon County, Building Permits, 2000 to 2022



## Affordable Housing Programs

There are 409 subsidized housing units in Lyon County that offer reduced rents to eligible households. Rental assistance programs support low-income homes where households pay rent based on how much they earn. The following assistance programs are available in Lyon County.

### Section 8 Project-Based Rental Assistance (PBRA)

Tenants in the Section 8 program pay less than 30% of their income for rent.

### Low-Income Housing Tax Credit (LIHTC)

Households must earn either less than 50% or 60% of the area median income (depending on the set-aside option chosen by the property owner) to qualify for these units. Rents in these units are capped at a maximum of 30% of the set-aside area median income (adjusted for unit size). Some rental units in this property may not be subject to LIHTC and therefore have higher rents and no maximum household income requirement.

*HOME Investment Partnership Program (HIPP)*

In projects with five or more HOME-assisted units, at least 20% of these units must be occupied by families earning 50% or less of area median income (AMI). All other HOME-assisted units must be occupied by families earning 80% or less of AMI, but in practice most are reserved for families earning 60% or less AMI. Maximum monthly rent is capped with a Low HOME Rent for <50% AMI units and a High HOME Rent for the remaining HOME-assisted units.

*Section 515 Rural Rental Housing*

Very low-, low-, and moderate-income families, elderly persons, and persons with disabilities are eligible to live at this property. Persons or families living in substandard housing have priority for tenancy.

*Section 521 USDA Rental Assistance*

This rental subsidy, available only to USDA Section 514, 515 and 516 properties, ensures renters only pay 30% of their adjusted income towards rent. USDA Rural Development Rental Assistance may not be available for all units at this property.

Table 21 lists the subsidized housing units reported by the Nevada Housing Division. Around 1.7% of the total housing units in Lyon County (409 units) participate in government income-based home programs located in Dayton (96 units), Fernley (179 units) and Yerington (134 units).

*Table 21. Lyon County, Subsidized Housing Inventory, 2023*

| Housing Complex                              | Community | Address                      | Total Units  |
|--|-----------|------------------------------|--|
| <b>Dayton Valley Village II/Halter Homes</b> | Dayton    | 369 Dayton Valley Rd., 89403 | 32<br>( 2 BDRM = 16)<br>( 3 BDRM = 6)                    |
| <b>Gold Country</b>                          | Dayton    | 240 Retail Rd., 89403        | 50<br>( 1 BDRM = 16)<br>( 2 BDRM = 34)                   |
| <b>River Valley Apts.</b>                    | Dayton    | 350 Dayton Valley Rd., 89403 | 24<br>( 2 BDRM = 12)<br>( 3 BDRM = 12)                   |
| <b>Fernwood Meadows</b>                      | Fernley   | 625 Silver Lace Blvd., 89408 | 28<br>( 1 BDRM = 28)                                     |
| <b>Lahontan Springs Apts.</b>                | Fernley   | 350 Willow Way, 89408        | 47*<br>( 2 BDRM = 24)<br>( 3 BDRM = 20)<br>( 4 BDRM = 4) |
| <b>Rockwood Apts.</b>                        | Fernley   | 645 Silverlace Blvd., 89408  | 32<br>( 1 BDRM = 8)<br>( 2 BDRM = 16)<br>( 3 BDRM = 8)   |
| <b>Sandia Manor D</b>                        | Fernley   | 335 & 375 Jill Ct., 89408    | 12<br>( 1 BDRM = 12)                                     |
| <b>Sandia Manor F</b>                        | Fernley   | 405 Jill Ct., 89408          | 14<br>( 1 BDRM = 14)                                     |
| <b>Sierra Run Apts.</b>                      | Fernley   | 237 Meadow Cir., 89406       | 21<br>( 1 BDRM = 9)<br>( 2 BDRM = 12)                    |

| Housing Complex                              | Community      | Address                         | Total Units  |
|--|----------------|---------------------------------|--|
| Sierra Run II                                | Fernley        | 237 Meadow Cir., 89406          | 24<br>( 1 BDRM = 24)                                   |
| Silverado Apts. aka Silver Springs Village   | Silver Springs | 3160 Elm St., 89429             | 22*<br>( 1 BDRM = 24)                                  |
| Southwood Apts.                              | Yerington      | 351 South St., 89447            | 20<br>( 2 BDRM = 19)<br>( 3 BDRM = 1)                  |
| Southwood Sr                                 | Yerington      | 351 South St., 89447            | 6<br>( 1 BDRM = 6)                                     |
| Yerington Manor I                            | Yerington      | 101 S. Mountain View St., 89447 | 52<br>( 1 BDRM = 51)<br>( 2 BDRM = 1)                  |
| Yerington Village aka Yerington Garden Apts. | Yerington      | 608 Surprise St., 89447         | 32<br>( 1 BDRM = 4)<br>( 2 BDRM = 20)<br>( 3 BDRM = 8) |

Source: Nevada Housing Division, accessed January 2024

The below table gives the maximum allowable AMI percentage of units within the subsidized and low-income units. If a property has ten units with five at 30% AMI and five at 50% AMI, five units must be rented to families at or under 30% AMI and five to families at or under 50% AMI.

Table 22. Lyon County, Subsidized Housing Inventory Income Restrictions, 2023

| Housing Complex                              | Total Units | 30% AMI | 35% AMI | 40% AMI | 45% AMI | 50% AMI | 60% AMI |
|--|-------------|---------|---------|---------|---------|---------|---------|
| Dayton Valley Village II/Halter Homes        | 22          | -       | -       | -       | -       | -       | -       |
| Gold Country                                 | 50          | 3       | -       | -       | -       | 47      | -       |
| River Valley Apts.                           | 24          | -       | -       | -       | -       | 3       | 21      |
| Fernwood Meadows                             | 28          | -       | -       | -       | -       | -       | -       |
| Lahontan Springs Apts.                       | 48          | -       | 2       | -       | 5       | 13      | 27      |
| Rockwood Apts.                               | 32          | -       | -       | -       | 5       | 4       | 23      |
| Sandia Manor D                               | 12          | -       | -       | -       | -       | -       | -       |
| Sandia Manor F                               | 14          | -       | 16      | 4       | 1       | 2       | 3       |
| Sierra Run Apts.                             | 21          | -       | -       | -       | -       | -       | -       |
| Sierra Run II                                | 24          | -       | -       | -       | -       | -       | -       |
| Silverado Apts. aka Silver Springs Village   | 24          | 14      | -       | -       | -       | 7       | 3       |
| Southwood Apts.                              | 20          | 11      | -       | -       | -       | 7       | 2       |
| Southwood Sr                                 | 6           | 4       | -       | -       | -       | 1       | 1       |
| Yerington Manor I                            | 52          | -       | -       | -       | -       | -       | -       |
| Yerington Village aka Yerington Garden Apts. | 32          | -       | -       | -       | -       | 14      | -       |

Source: Nevada Housing Division, accessed January 2024; \*Income restrictions not given

## Housing Demand

Households of different sizes and income levels demand different types and sizes of housing. Therefore, the availability of various options in a community are crucial to satisfy the demand. The reality is that not all housing types are always available in each community. This section will review the nature of housing demand in the communities based on differing household attributes and requirements.

### Housing Tenure

Lyon County has 24,582 occupied housing units of which 72.4% are owner occupied and 22.4% are renter occupied and 5.3% vacant. Overall county owner vacancy rate is at 1.0% with Silver Springs at a relatively higher rate at 3.3% and Yerington/Mason Valley at 0.0% vacancy rate.

Overall Rental vacancy rate in Lyon County is at 4.2%. While in Dayton/Dayton Valley and Yerington/Mason Valley are showing zero vacancy rates, Fernley and Silver Springs rental vacancy rates are at 4.0% and 10.7% respectively.

Table 23. Lyon County and Communities, Housing Units, Occupancy and Vacancy, 2022

|                            | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|----------------------------|-------------|----------------------|---------|----------------|------------------------|----------------|
| <b>Total Housing Units</b> | 24,582      | 5,851                | 8,635   | 2,637          | 1,507                  | 5,952          |
| <b>Owner-Occupied</b>      | 17,790      | 4,456                | 6,135   | 1,867          | 1,063                  | 4,269          |
| <b>Renter-Occupied</b>     | 5,500       | 1,186                | 2,256   | 457            | 424                    | 1,177          |
| <b>Vacant</b>              | 1,292       | 209                  | 244     | 313            | 20                     | 506            |
| <b>Owner Vacancy Rate</b>  | 1.0%        | 0.8%                 | 1.2%    | 3.3%           | 0.0%                   | N/A            |
| <b>Renter Vacancy Rate</b> | 4.2%        | 0.0%                 | 4.0%    | 10.7%          | 0.0%                   | N/A            |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, DP04

### Length of Residency

At least two-thirds of move-ins in Lyon County and across the communities occurred prior to 2018. Historically, Dayton/Dayton Valley and Fernley account for the majority share of the total move ins in the county. Fernley accounted for 41.2% of total move-ins in 2018 or later, which is a 7-percentage point increase from their share of total moved-ins prior to 2018. This may have been an impact of the rapid industrial activity in the region particularly after the opening of USA Parkway that connected I-80 and US 50 at the end of 2017.

Table 24. Lyon County and Communities, Households by Moved-in-Year, 2022

|                            | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|----------------------------|-------------|----------------------|---------|----------------|------------------------|----------------|
| <b>Total Housing Units</b> | 23,290      | 5,642                | 8,391   | 2,324          | 1,487                  | 5,446          |
| Moved-in 2021 or Later     | 4.2%        | 3.1%                 | 7.0%    | 3.1%           | 2.2%                   | 1.9%           |
| Moved-in 2018 to 2020      | 21.4%       | 21.3%                | 22.3%   | 24.9%          | 28.9%                  | 16.7%          |
| Moved-in 2010 to 2017      | 40.3%       | 42.5%                | 46.2%   | 27.8%          | 33.2%                  | 36.2%          |
| 2009 or Earlier            | 34.1%       | 33.0%                | 24.5%   | 44.3%          | 35.7%                  | 45.2%          |

Source: American Community Survey (ACS) 2018-2022; 5-Year Estimates, DP04



## Bedrooms

Table 25 depicts that 97.2% of owner-occupied housing units in Lyon County have at least two bedrooms; of which 86.4% are three or more bedrooms. Fernley and Dayton/Dayton Valley have the majority number of 2 to 3-bedroom units or more in the county with 34.9% and 25.5% shares of total inventory respectively. Most of the one bedroom and some studio owner housing units are located in Silver Springs and Fernley.

Table 25. Lyon County and Communities, Owner-Occupied Housing Inventory by Bedrooms, 2022

|                                    | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/Mason Valley | Rest of County |
|------------------------------------|-------------|----------------------|---------|----------------|------------------------|----------------|
| <b>Owner Occupied</b>              | 17,790      | 4,456                | 6,135   | 1,867          | 1,063                  | 4,269          |
| <b>Percent Owned, 0-1 Bedrooms</b> | 2.8%        | 1.0%                 | 1.5%    | 6.3%           | 4.2%                   | 4.5%           |
| <b>Percent Owned, 2 Bedroom</b>    | 10.8%       | 8.6%                 | 8.2%    | 14.2%          | 27.0%                  | 11.3%          |
| <b>Percent Owned, 3+ Bedroom</b>   | 86.4%       | 90.4%                | 90.3%   | 79.5%          | 68.8%                  | 84.2%          |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, DP04

Table 26 shows that 89.8% of renter-occupied housing units in Lyon County have at least two bedrooms; of which 51.7% are three or more bedrooms. Rental units with primarily one bedroom and some studios are available across the communities but 40.4% of the inventory are in Fernley. The rental units with 2 to 3 or more bedrooms are predominantly in Fernley and Dayton /Dayton Valley at 41.1% and 22.1% share of the inventory respectively.

Table 26. Lyon County and Communities, Renter-Occupied Housing Inventory by Bedrooms, 2022

|                                     | Lyon County | Dayton/Dayton Valley | Fernley | Silver Springs | Yerington/ Mason Valley | Rest of County |
|-------------------------------------|-------------|----------------------|---------|----------------|-------------------------|----------------|
| <b>Rental Units</b>                 | 5,500       | 1,186                | 2,256   | 457            | 424                     | 1,177          |
| <b>Percent Rental, 0-1 Bedrooms</b> | 10.2%       | 7.8%                 | 10.0%   | 11.4%          | 20.3%                   | 8.8%           |
| <b>Percent Rental, 2 Bedroom</b>    | 38.2%       | 27.1%                | 44.5%   | 23.9%          | 51.2%                   | 38.1%          |
| <b>Percent Rental, 3+ Bedroom</b>   | 51.7%       | 65.1%                | 45.5%   | 64.8%          | 28.5%                   | 53.2%          |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, DP04

Table 27 shows the average household size for owner-occupied homes in Lyon County is 2.55, which is lower than the state average of 2.71. Family households (mostly married) account for 68.9 % of homeowners in the County and the rest are non-family households of which 25.2% live alone. Dayton/Dayton Valley and Fernley show similar types with more than two-thirds of their owner households are family/married couples and their shares of non-family households (mostly living alone) are 18.4% and 19.2% respectively. Family households account for more than half of owner-occupied units in both Silver Springs and Yerington/Mason Valley and non-family living alone accounts for 40.5% and 44.3% respectively.

Table 27. Lyon County and Communities, Owner-Occupied by Household Size and Type, 2022

|                               | Lyon County | Dayton/ Dayton Valley | Fernley | Silver Springs | Yerington/ Mason Valley | Rest of County |
|-------------------------------|-------------|-----------------------|---------|----------------|-------------------------|----------------|
| <b>Total Households</b>       | 17,790      | 4,456                 | 6,135   | 1,867          | 1,063                   | 4,269          |
| <b>Average Household Size</b> | 2.55        | 2.76                  | 2.82    | 2.13           | 1.91                    | N/A            |
| <b>Families</b>               | 68.9%       | 76.5%                 | 73.0%   | 52.5%          | 54.6%                   | 65.7%          |
| <b>Married Couples</b>        | 55.0%       | 62.5%                 | 58.8%   | 38.0%          | 35.8%                   | 54.0%          |
| <b>Other Family</b>           | 13.9%       | 14.1%                 | 14.2%   | 14.5%          | 18.7%                   | 11.8%          |
| <b>Non-Family</b>             | 31.1%       | 23.5%                 | 27.0%   | 47.5%          | 45.4%                   | 34.3%          |
| <b>Living Alone</b>           | 25.2%       | 18.4%                 | 19.4%   | 40.5%          | 44.3%                   | 29.2%          |
| <b>Not Living Alone</b>       | 5.9%        | 5.1%                  | 7.6%    | 7.0%           | 1.1%                    | 5.1%           |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, B25010, B25011

Table 28 shows the average household size for renter occupied homes is 2.52 which is slightly lower than the 2.54 average of the State. Family households account for 59.1% of the county’s renters and are predominantly married couples while non-family households account for 40.9% of the renters and the majority live alone. All the communities follow the same pattern except for Yerington/Mason Valley where 57.1% of renters are non-family households predominantly living alone and 42.9% are family households that are mostly not married.

Table 28. Lyon County and Communities, Renter-Occupied by Household Size and Type, 2022

|                               | Lyon County | Dayton/ Dayton Valley | Fernley | Silver Springs | Yerington/ Mason Valley | Rest of County |
|-------------------------------|-------------|-----------------------|---------|----------------|-------------------------|----------------|
| <b>Total Households</b>       | 5,500       | 1,186                 | 2,256   | 457            | 424                     | 1,177          |
| <b>Average Household Size</b> | 2.52        | 2.64                  | 2.54    | 2.46           | 2.30                    | N/A            |
| <b>Families</b>               | 59.1%       | 60.0%                 | 65.3%   | 56.2%          | 42.9%                   | 52.9%          |
| <b>Married Couples</b>        | 35.4%       | 31.1%                 | 42.7%   | 30.4%          | 19.6%                   | 33.3%          |
| <b>Other Family</b>           | 23.7%       | 28.9%                 | 22.7%   | 25.8%          | 23.3%                   | 19.6%          |
| <b>Non-Family</b>             | 40.9%       | 40.0%                 | 34.7%   | 43.8%          | 57.1%                   | 47.1%          |
| <b>Living Alone</b>           | 28.2%       | 26.8%                 | 24.9%   | 24.5%          | 45.3%                   | 31.2%          |
| <b>Not Living Alone</b>       | 12.7%       | 13.2%                 | 9.8%    | 19.3%          | 11.8%                   | 15.9%          |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, B25010, B25011

## Home Values and Housing Costs

Table 29 below shows a distribution of home values of owner-occupied housing units in Lyon County. In 2022, 79.0% of homes in the County are valued at no less than \$200,000 with 53.8% valued at least \$300,000. The Dayton/Dayton Valley and Fernley have the highest share of homes with values of at least \$300,000 at 69.1% and 61.1% of their owner-occupied units respectively. On the other hand, Silver Springs and Yerington/Mason Valley have the higher share of homes valued below \$150,000 at 29.2% and 36.7% of their owner occupied homes respectively.

Table 29. Lyon County and Communities, Owner-Occupied Housing Units by Value, 2022

|   | Lyon County | Dayton/Dayton Valley | Fernley   | Silver Springs | Yerington/Mason Valley | Rest of County |
|---|-------------|----------------------|-----------|----------------|------------------------|----------------|
| <b>Owner-Occupied Units</b>                 | 17,790      | 4,456                | 6,135     | 1,867          | 1,063                  | 4,269          |
| <b>Less than \$100,000</b>                  | 9.2%        | 3.4%                 | 8.5%      | 18.8%          | 20.5%                  | 9.1%           |
| <b>\$100,000 to \$149,999</b>               | 5.3%        | 2.2%                 | 2.6%      | 10.4%          | 16.2%                  | 7.5%           |
| <b>\$150,000 to \$199,999</b>               | 6.5%        | 5.1%                 | 2.2%      | 12.6%          | 7.9%                   | 11.1%          |
| <b>\$200,000 to \$299,999</b>               | 25.2%       | 20.2%                | 25.6%     | 26.1%          | 37.4%                  | 26.3%          |
| <b>\$300,000+</b>                           | 53.8%       | 69.1%                | 61.1%     | 32.0%          | 18.0%                  | 46.0%          |
| <b>Owner-Occupied Median Value</b>          | \$314,200   | \$361,700            | \$328,900 | \$226,400      | \$226,400              | N/A            |
| <b>% of Units With Mortgage</b>             | 65.6%       | 74.0%                | 74.7%     | 55.1%          | 38.5%                  | 55.0%          |
| <b>Median Value, Units with Mortgage</b>    | \$335,100   | \$361,200            | \$339,800 | \$271,500      | \$269,900              | N/A            |
| <b>% of Units Without Mortgage</b>          | 34.4%       | 26.0%                | 25.3%     | 44.9%          | 61.5%                  | 45.0%          |
| <b>Median Value, Units without Mortgage</b> | \$267,800   | \$363,800            | \$279,500 | \$184,100      | \$137,500              | N/A            |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, DP04, B25097

Tables 30 and 31 below show a distribution profile of Lyon County’s owner and renter occupied units based on their respective monthly housing costs. Selected monthly owner costs are the sum of all mortgage related payments that includes monthly principal, financing costs, property taxes, insurance, homeowner’s association fees (if applicable) and essential utilities (i.e. power, water and sewer). Gross Rent or the renter monthly costs consists of contract rent plus the estimated and the essential utilities.

The median owner cost for occupied housing units with mortgage in Lyon County at \$1,614 per month is almost four times the \$429 monthly housing costs for units without mortgage. Further comparison of monthly selected owner costs for homes with across communities reveal that Dayton/Dayton Valley and the Fernley have a relatively higher median housing cost than in Silver Springs and Yerington/Mason Valley.

Lyon County’s median gross rent is \$1,196 with Fernley showing with the highest median rent of \$1,351 per month compared to the lowest median monthly rent of \$736 in Yerington/Mason Valley. Majority of the renters in Dayton/Dayton Valley (37.5%), and Silver Springs (47.0%) spends between \$1,000 to \$1,499 a month on their rentals, while most of Fernley’s renters (41.4%) spends \$1,500 per month or higher. Yerington/Mason Valley has the lowest gross rent with more than 53.1% of the renters spending \$500- \$900 a month and 26.4% spending less than \$500 a month on their rentals. Also, while only 0.5% of rental units in Fernley have “No Rent” 20.4% of Silver Springs rentals are showing with “No Rent”.

Table 30. Lyon County and Communities, Owner-Occupied Housing Units by Selected Monthly Owner Costs, 2022

|  | Lyon County    | Dayton/Dayton Valley | Fernley        | Silver Springs | Yerington/Mason Valley | Rest of County |
|--|----------------|----------------------|----------------|----------------|------------------------|----------------|
| <b>Owner Occupied Units with Mortgage</b>    | <b>11,669</b>  | <b>3,299</b>         | <b>4,584</b>   | <b>1,029</b>   | <b>409</b>             | <b>2,348</b>   |
| <b>Less than \$1,000</b>                     | 10.3%          | 8.7%                 | 5.8%           | 20.4%          | 12.0%                  | 16.7%          |
| <b>\$1,000 to \$1,499</b>                    | 30.8%          | 22.2%                | 29.5%          | 38.9%          | 69.2%                  | 35.3%          |
| <b>\$1,500 to \$1,999</b>                    | 33.5%          | 37.8%                | 40.4%          | 22.2%          | 16.9%                  | 21.8%          |
| <b>\$2,000 to \$2,499</b>                    | 17.3%          | 21.9%                | 19.6%          | 12.2%          | 0.0%                   | 11.4%          |
| <b>\$2,500 or more</b>                       | 8.1%           | 9.4%                 | 4.7%           | 6.3%           | 2.0%                   | 14.9%          |
| <b>Median Housing Cost</b>                   | <b>\$1,614</b> | <b>\$1,731</b>       | <b>\$1,658</b> | <b>\$1,405</b> | <b>\$1,357</b>         | <b>N/A</b>     |
| <b>Owner Occupied Units without Mortgage</b> | <b>6,121</b>   | <b>1,157</b>         | <b>1,551</b>   | <b>838</b>     | <b>654</b>             | <b>1,921</b>   |
| <b>Less than \$250</b>                       | 13.0%          | 4.8%                 | 11.6%          | 14.3%          | 28.4%                  | 13.1%          |
| <b>\$250 to \$399</b>                        | 31.8%          | 32.5%                | 19.1%          | 58.6%          | 32.7%                  | 29.5%          |
| <b>\$400 to \$599</b>                        | 33.2%          | 36.3%                | 34.3%          | 19.8%          | 32.7%                  | 36.3%          |
| <b>\$600 to \$799</b>                        | 11.6%          | 17.9%                | 17.9%          | 5.3%           | 5.0%                   | 7.7%           |
| <b>\$800 or more</b>                         | 10.5%          | 8.5%                 | 17.0%          | 2.0%           | 1.1%                   | 13.4%          |
| <b>Median Housing Cost</b>                   | <b>\$429</b>   | <b>\$511</b>         | <b>\$470</b>   | <b>\$354</b>   | <b>\$337</b>           | <b>N/A</b>     |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, DP04

Table 31. Lyon County and Communities, Renter-Occupied Housing Units by Gross Rent, 2022

|                              | Lyon County    | Dayton/Dayton Valley | Fernley        | Silver Springs | Yerington/Mason Valley | Rest of County |
|------------------------------|----------------|----------------------|----------------|----------------|------------------------|----------------|
| <b>Occupied Rental Units</b> | <b>5,500</b>   | <b>1,186</b>         | <b>2,256</b>   | <b>457</b>     | <b>424</b>             | <b>1,177</b>   |
| <b>Less than \$500</b>       | 6.7%           | 1.6%                 | 7.4%           | 9.4%           | 26.4%                  | 2.5%           |
| <b>\$500 to \$999</b>        | 25.7%          | 20.2%                | 23.3%          | 12.5%          | 53.1%                  | 31.1%          |
| <b>\$1,000 to \$1,499</b>    | 30.3%          | 37.5%                | 27.3%          | 47.0%          | 13.4%                  | 28.1%          |
| <b>\$1,500+</b>              | 28.2%          | 31.4%                | 41.4%          | 10.7%          | 0.2%                   | 16.5%          |
| <b>No Rent</b>               | 9.1%           | 9.3%                 | 0.5%           | 20.4%          | 6.8%                   | 21.8%          |
| <b>Median Gross Rent</b>     | <b>\$1,196</b> | <b>\$1,298</b>       | <b>\$1,351</b> | <b>\$1,308</b> | <b>\$736</b>           | <b>N/A</b>     |

Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, DP04

## Cost Burden

A household is considered as cost-burdened if they spend over 30 percent of their monthly income on housing, and “severely” cost-burdened if spending over 50 percent of income. Tables 31 and 32 below, use HUD’s income limit classifications for households using a percentage of Area Median Income (AMI). A household that is earning less than or equal to 80% of AMI is considered “low income”; “very low income” if their income is less than or equal to 50% of AMI and “extremely low income” if they are earning less than or equal to 30% of AMI.

Overall, about 22.0% of homeowners Lyon County are spending over 30% of income on housing costs and 7.4% are severely cost-burdened (housing cost >50% of income). About 35.8% of the owner households in the county are considered low income, 45.7% of them are cost burdened, and about 19.8% are considered severely cost burdened.

- Dayton/Dayton Valley shows 24.7% cost burdened homeowners. About 25.0% of the homeowners are considered low income and 61.5% are cost burdened; 31.7% severely cost burdened.
- Fernley shows 21.6% cost burdened homeowners. About 24.2% of homeowners are low income and 61.7% are cost burdened; 31.7% severely cost burdened.
- Silver Springs shows 21.9% cost burdened homeowners. Almost 55.0% of their homeowners are considered low income and 32.4% are cost burdened; 13.8% severely cost burdened.
- Yerington/Mason Valley shows 20.0% cost burdened homeowners. About 70.2% of their homeowners are considered low income and 28.5% are cost burdened; 11.1% severely cost burdened.
- It is estimated that 20.2% of homeowners in the Rest of the County are cost burdened. About 44.6% of their homeowners are low income with close to 35.1% cost burdened and 14.7% severely cost burdened.

Lyon County show that 38.1% of their renters are cost burdened or spending over 30% of income on rental housing cost. About 55.4% of the renters are considered low income (Income <=80% AMI) with 63.9% cost burdened and 29.3% severely cost burdened.

- Dayton/Dayton Valley shows that 38.1% of the renters are cost burdened. About 31.3% of the renters are low income and 77.9% are cost burdened; 29.3% severely cost burdened.
- Fernley shows 39.7% of the renters are cost burdened. About 50.0% of renters are low income and 76.5% of them are cost burdened and 37.5% are severely cost burdened.
- Silver Springs show 46.7% of the renters that are cost burdened. About 58.7% of their renters are considered low income and 79.6% of them are cost burdened; 57.4% severely cost burdened.
- Yerington/Mason Valley show 20.4% of renters are cost burdened. About 79.6% of their renters are considered low income and 25.6% are cost burdened only 2.6% severely cost burdened.
- It is estimated that 47.8% of renters in the Rest of the County are cost burdened. About 76.1.2% of their renters are low income of which 55.2% cost burdened and almost 29.5% severely cost burdened.

Table 32. Lyon County and Communities, Owner-Occupied Households by Income and Cost Burden, 2020

| Income Level                  | Households    | Cost Burdened<br>>30% | Cost Burdened<br>>50% | Not<br>Cost Burdened |
|-------------------------------|---------------|-----------------------|-----------------------|----------------------|
| <b>Lyon County</b>            |               |                       |                       |                      |
| < 30% AMI                     | 1,340         | 57.8%                 | 38.4%                 | 42.2%                |
| >30% to <50% AMI              | 1,460         | 51.4%                 | 20.5%                 | 48.6%                |
| >50% to <80% AMI              | 2,880         | 37.2%                 | 10.8%                 | 62.8%                |
| >80% to <100% AMI             | 1,730         | 24.9%                 | 2.6%                  | 75.1%                |
| >100% AMI                     | 8,455         | 5.4%                  | 0.1%                  | 94.6%                |
| <b>Total</b>                  | <b>15,865</b> | <b>22.0%</b>          | <b>7.4%</b>           | <b>78.0%</b>         |
| <b>Dayton/Dayton Valley</b>   |               |                       |                       |                      |
| < 30% AMI                     | 225           | 84.4%                 | 48.9%                 | 15.6%                |
| >30% to <50% AMI              | 210           | 76.2%                 | 42.9%                 | 23.8%                |
| >50% to <80% AMI              | 590           | 47.5%                 | 21.2%                 | 52.5%                |
| >80% to <100% AMI             | 450           | 36.7%                 | 4.4%                  | 63.3%                |
| >100% AMI                     | 2,620         | 8.2%                  | 0.0%                  | 91.8%                |
| <b>Total</b>                  | <b>4,095</b>  | <b>24.7%</b>          | <b>8.4%</b>           | <b>75.3%</b>         |
| <b>Fernley</b>                |               |                       |                       |                      |
| < 30% AMI                     | 280           | 76.8%                 | 51.8%                 | 23.2%                |
| >30% to <50% AMI              | 290           | 75.9%                 | 19.0%                 | 24.1%                |
| >50% to <80% AMI              | 660           | 60.6%                 | 19.7%                 | 39.4%                |
| >80% to <100% AMI             | 715           | 23.1%                 | 2.1%                  | 76.9%                |
| >100% AMI                     | 3,135         | 3.0%                  | 0.3%                  | 97.0%                |
| <b>Total</b>                  | <b>5,080</b>  | <b>21.6%</b>          | <b>7.0%</b>           | <b>78.4%</b>         |
| <b>Silver Springs</b>         |               |                       |                       |                      |
| < 30% AMI                     | 305           | 31.1%                 | 31.1%                 | 68.9%                |
| >30% to <50% AMI              | 345           | 34.8%                 | 10.1%                 | 65.2%                |
| >50% to <80% AMI              | 290           | 31.0%                 | 0.0%                  | 69.0%                |
| >80% to <100% AMI             | 220           | 27.3%                 | 6.8%                  | 72.7%                |
| >100% AMI                     | 555           | 1.8%                  | 0.0%                  | 98.2%                |
| <b>Total</b>                  | <b>1,710</b>  | <b>21.9%</b>          | <b>8.5%</b>           | <b>78.1%</b>         |
| <b>Yerington/Mason Valley</b> |               |                       |                       |                      |
| < 30% AMI                     | 130           | 92.3%                 | 46.2%                 | 7.7%                 |
| >30% to <50% AMI              | 255           | 13.7%                 | 0.0%                  | 86.3%                |
| >50% to <80% AMI              | 335           | 14.9%                 | 6.0%                  | 85.1%                |
| >80% to <100% AMI             | 50            | 0.0%                  | 0.0%                  | 100.0%               |
| >100% AMI                     | 255           | 0.0%                  | 0.0%                  | 100.0%               |
| <b>Total</b>                  | <b>1,025</b>  | <b>20.0%</b>          | <b>7.8%</b>           | <b>80.0%</b>         |
| <b>Rest of County</b>         |               |                       |                       |                      |
| < 30% AMI                     | 400           | 38.8%                 | 26.3%                 | 61.3%                |
| >30% to <50% AMI              | 360           | 59.7%                 | 33.3%                 | 40.3%                |
| >50% to <80% AMI              | 1,005         | 24.9%                 | 3.5%                  | 75.1%                |
| >80% to <100% AMI             | 295           | 13.6%                 | 0.0%                  | 86.4%                |
| >100% AMI                     | 1,890         | 7.4%                  | 0.0%                  | 92.6%                |
| <b>Total</b>                  | <b>3,955</b>  | <b>20.2%</b>          | <b>6.4%</b>           | <b>79.8%</b>         |

Source: US Department of Housing and Urban Development, CHAS, 5-year 2016-2020

Note that due to the relative size of the population, sample sizes may be very small and produce data with large margins of error. Columns may not add up due to rounding.

Table 33. Lyon County and Communities, Renter-Occupied Households by Income and Cost Burden, 2020

| Income Level                  | Households   | Cost Burdened<br>>30% | Cost Burdened<br>>50% | Not<br>Cost Burdened |
|-------------------------------|--------------|-----------------------|-----------------------|----------------------|
| <b>Lyon County</b>            |              |                       |                       |                      |
| < 30% AMI                     | 1,065        | 64.8%                 | 47.9%                 | 35.2%                |
| >30% to <50% AMI              | 1,030        | 71.8%                 | 25.2%                 | 28.2%                |
| >50% to <80% AMI              | 1,150        | 56.1%                 | 15.7%                 | 43.9%                |
| >80% to <100% AMI             | 1,250        | 10.4%                 | 0.0%                  | 89.6%                |
| >100% AMI                     | 1,365        | 1.8%                  | 0.0%                  | 98.2%                |
| <b>Total</b>                  | <b>5,860</b> | <b>38.1%</b>          | <b>16.2%</b>          | <b>61.9%</b>         |
| <b>Dayton/Dayton Valley</b>   |              |                       |                       |                      |
| < 30% AMI                     | 75           | 26.7%                 | 26.7%                 | 73.3%                |
| >30% to <50% AMI              | 180          | 91.7%                 | 0.0%                  | 8.3%                 |
| >50% to <80% AMI              | 130          | 88.5%                 | 15.4%                 | 11.5%                |
| >80% to <100% AMI             | 280          | 8.9%                  | 0.0%                  | 91.1%                |
| >100% AMI                     | 570          | 4.4%                  | 0.0%                  | 95.6%                |
| <b>Total</b>                  | <b>1,230</b> | <b>28.5%</b>          | <b>3.3%</b>           | <b>71.5%</b>         |
| <b>Fernley</b>                |              |                       |                       |                      |
| < 30% AMI                     | 300          | 73.3%                 | 48.3%                 | 26.7%                |
| >30% to <50% AMI              | 220          | 81.8%                 | 59.1%                 | 18.2%                |
| >50% to <80% AMI              | 630          | 76.2%                 | 25.4%                 | 23.8%                |
| >80% to <100% AMI             | 665          | 3.8%                  | 0.0%                  | 96.2%                |
| >100% AMI                     | 485          | 0.0%                  | 0.0%                  | 100.0%               |
| <b>Total</b>                  | <b>2,300</b> | <b>39.3%</b>          | <b>18.9%</b>          | <b>60.7%</b>         |
| <b>Silver Springs</b>         |              |                       |                       |                      |
| < 30% AMI                     | 100          | 75.0%                 | 65.0%                 | 25.0%                |
| >30% to <50% AMI              | 130          | 100.0%                | 69.2%                 | 0.0%                 |
| >50% to <80% AMI              | 40           | 25.0%                 | 0.0%                  | 75.0%                |
| >80% to <100% AMI             | 85           | 0.0%                  | 0.0%                  | 100.0%               |
| >100% AMI                     | 100          | 0.0%                  | 0.0%                  | 100.0%               |
| <b>Total</b>                  | <b>460</b>   | <b>46.7%</b>          | <b>33.7%</b>          | <b>53.3%</b>         |
| <b>Yerington/Mason Valley</b> |              |                       |                       |                      |
| < 30% AMI                     | 145          | 58.6%                 | 6.9%                  | 41.4%                |
| >30% to <50% AMI              | 160          | 9.4%                  | 0.0%                  | 90.6%                |
| >50% to <80% AMI              | 85           | 0.0%                  | 0.0%                  | 100.0%               |
| >80% to <100% AMI             | 75           | 0.0%                  | 0.0%                  | 100.0%               |
| >100% AMI                     | 20           | 0.0%                  | 0.0%                  | 100.0%               |
| <b>Total</b>                  | <b>490</b>   | <b>20.4%</b>          | <b>2.0%</b>           | <b>79.6%</b>         |
| <b>Rest of County</b>         |              |                       |                       |                      |
| < 30% AMI                     | 445          | 65.2%                 | 60.7%                 | 34.8%                |
| >30% to <50% AMI              | 340          | 73.5%                 | 11.8%                 | 26.5%                |
| >50% to <80% AMI              | 265          | 15.1%                 | 0.0%                  | 84.9%                |
| >80% to <100% AMI             | 145          | 55.2%                 | 0.0%                  | 44.8%                |
| >100% AMI                     | 190          | 0.0%                  | 0.0%                  | 100.0%               |
| <b>Total</b>                  | <b>1,380</b> | <b>47.8%</b>          | <b>22.5%</b>          | <b>52.2%</b>         |

Source: US Department of Housing and Urban Development, CHAS, 5-year 2016-2020

Note that due to the relative size of the population, sample sizes may be very small and produce data with large margins of error. Columns may not add up due to rounding.

## Housing Gap

A housing gap analysis is a method of assessing both the affordability and availability of housing in a community. These two factors are innately interdependent so to realize the socio-economic benefits of an affordable housing unit needs it also needs to be available.

This section examines affordability gap (based on the dollar difference between household income and housing cost) and availability gap (based on the unit difference between housing supply and demand). Those gaps represent shortages or surpluses and identifying them for different household groups are essential for policy making and planning in the communities.

### Housing Tenure by Income

Housing tenure is a term that describes the legal and financial relationship between a person and their home. It determines how much control, security, and responsibility they have over their living space. There are different types of housing tenure, such as renting, owning, co-operating, or squatting. Each type has its own advantages and disadvantages, depending on the needs and preferences of the occupant.

Some factors that affect housing tenure are income, wealth, location, availability, affordability, and ultimately, individual preferences and choices. Since housing tenure translates to an individual resident’s mobility, stability, community involvement, and access to services, it becomes an important public policy consideration. Table 34 gives a quick reference to the owner and rental occupied units distributed by household income discussed in length earlier in this report.

Table 34. Lyon County and Communities, Household by Income and Tenure, 2022

|                        | Lyon County   | Dayton/Dayton Valley | Fernley      | Silver Springs | Yerington/Mason Valley | Rest of County |
|------------------------|---------------|----------------------|--------------|----------------|------------------------|----------------|
| <b>Owner-Occupied</b>  |               |                      |              |                |                        |                |
| Less Than \$14,999     | 1,077         | 134                  | 275          | 273            | 124                    | 271            |
| \$15,000 to \$24,999   | 882           | 151                  | 206          | 182            | 86                     | 257            |
| \$25,000 to \$49,999   | 3,193         | 560                  | 758          | 518            | 307                    | 1,050          |
| \$50,000 to \$74,999   | 3,283         | 863                  | 1,046        | 289            | 344                    | 741            |
| \$75,000 to \$99,999   | 2,680         | 751                  | 1,003        | 176            | 87                     | 663            |
| \$100,000 to \$149,999 | 4,272         | 1,201                | 1,842        | 342            | 75                     | 812            |
| \$150,000 or more      | 2,403         | 796                  | 1,005        | 87             | 40                     | 475            |
| <b>Total</b>           | <b>17,790</b> | <b>4,456</b>         | <b>6,135</b> | <b>1,867</b>   | <b>1,063</b>           | <b>4,269</b>   |
| <b>Renter-Occupied</b> |               |                      |              |                |                        |                |
| Less Than \$14,999     | 985           | 94                   | 339          | 87             | 100                    | 365            |
| \$15,000 to \$24,999   | 329           | 54                   | 78           | 22             | 84                     | 91             |
| \$25,000 to \$49,999   | 1,387         | 238                  | 519          | 166            | 112                    | 352            |
| \$50,000 to \$74,999   | 1,139         | 307                  | 548          | 73             | 77                     | 134            |
| \$75,000 to \$99,999   | 674           | 165                  | 412          | 35             | 2                      | 60             |
| \$100,000 to \$149,999 | 554           | 133                  | 250          | 24             | 1                      | 146            |
| \$150,000 or more      | 432           | 195                  | 110          | 50             | 48                     | 29             |
| <b>Total</b>           | <b>5,500</b>  | <b>1,186</b>         | <b>2,256</b> | <b>457</b>     | <b>424</b>             | <b>1,177</b>   |

Source: American Community Survey (ACS) 2018-2022, 5-Year Estimates, S2503



## Housing Affordability

Housing affordability is determined by how easily households can afford their housing expenses. Housing affordability is influenced by factors such as income, supply and demand of housing, interest rates, and government policies. Examining housing affordability can expose differences in available and affordable housing for varying income groups and households.

This section emphasizes the importance of both housing affordability and availability, as they are interconnected. Household income and housing cost are the two major factors that influence one’s decision to own or rent a home. Housing costs for homeowners include mortgage payments, property taxes, insurance, and utilities. For renters, housing cost comprises their monthly rent and utilities.

### Owner-Occupied Housing Affordability

Rising interest rates, inflationary pressures and not to mention the speculative nature of the housing market made homebuying more challenging today. It will cost you an additional \$700 per month on mortgage payment to buy a \$300,000 home compared to 2 years ago. Table 35 presents comparative home value estimates in Lyon County and selected communities. In addition to the 2022 ACS estimates, median housing values were calculated from the Lyon County Assessor’s home sales database and Zillow Research housing data as defined below

Table 35. Lyon County and Communities, Median Housing Values: ACS Data, Current Local Assessor Data, & Zillow Estimates

|                                 | Lyon County | Dayton/Dayton Valley | Fernley   | Silver Springs | Yerington/Mason Valley | Rest of County |
|---------------------------------|-------------|----------------------|-----------|----------------|------------------------|----------------|
| <b>ACS Data</b>                 |             |                      |           |                |                        |                |
| <b>Owner-Occupied</b>           | \$314,200   | \$361,700            | \$328,900 | \$226,400      | \$226,400              | N/A            |
| <b>With Mortgage</b>            | \$335,100   | \$361,200            | \$339,800 | \$271,500      | \$269,900              | N/A            |
| <b>Without Mortgage</b>         | \$267,800   | \$363,800            | \$279,500 | \$184,100      | \$137,500              | N/A            |
| <b>County Assessor</b>          | \$390,000   | \$430,000            | \$365,000 | \$359,000      | 286,450                | N/A            |
| <b>Zillow Estimate</b>          | \$381,813   | \$424,526            | \$367,753 | \$305,675      | \$282,191              | N/A            |
|                                 |             |                      |           |                |                        |                |
| <b>Median Household Income</b>  | \$70,026    | \$85,375             | \$84,025  | \$47,584       | \$41,600               | N/A            |
| <b>Monthly Household Income</b> | \$5,836     | \$7,115              | \$7,002   | \$3,965        | \$3,467                | N/A            |

Source: Owner Occupied: American Community Survey (ACS) 2018-2022, 5-Year Estimates, DP03, DP04, S2506, S2507;

County Assessor: Data from Lyon County Assessor’s Office Zillow Estimate <https://www.zillow.com/research/data/>

\*Assumes Full-Time Equivalent at 2,080 annual hours.

**Owner Scenario:** Using our Monthly Affordable Housing Expense (MAHE) on a house affordability calculator (from [Calculator.net](http://Calculator.net)) we estimated a housing price that will be affordable for each income scenario. To identify the housing gap, median housing price estimates used in the analysis are from the Lyon County Assessor’s Office.

**Owner Affordable Housing Assumptions and Calculation**

|  |  |
|--|--|
| Median Household Income  | ACS 2018- 2022 Estimate (S1901)  |
| Projected Annual Household Income (AHI)  | @ 50%, 80%, 100%, 120% of Median Household Income  |
| Monthly Household Income (MHI)   | AHI divided by 12  |
| Monthly Affordable Housing Expense (MAHE)  | MHI times 30%  |
| <b><i>Estimated Annual Housing Expenses</i></b>                                    |  |
| Homeowner Insurance  | 0.55% of the house price or value  |
| Private Mortgage Insurance   | 0.50% of the loan amount   |
| Property Tax   | 0.96% of the assessed value  |
| Monthly Utility Allowance for Single Family (estimated using HUD Utility Schedule) | \$266 = includes essential utilities: electricity, heating, ventilation, and air conditioning (HVAC) water and sewer |
| <b><i>Mortgage Expense</i></b>   |  |
| Mortgage Loan Term   | 30-year fixed conventional loan  |
| Interest Rate  | 7.03%  |
| Down Payment   | 5% or 95% loan to value  |

Table 36 depicts the homeownership affordability for Lyon County and selected communities. The analysis presents the growing of challenge purchasing a home in Lyon County. But more importantly, it provides a baseline pricing for affordable homes that community planners, real estate developers, builders and realtors can use. Here are the highlights:

- **Lyon County.** Overall current county median house price of \$390,000 is greater than estimated affordable house prices at all levels i.e. 50%, 80%, 100% and 120% of median annual household income. The minimum household income to make that home market price affordable is estimated at \$135,342 or 194% of the county’s median household income.
- **Dayton/Dayton Valley.** The median house price of \$430,000 is greater than estimated affordable house prices at all levels i.e. 50%, 80%, 100% and 120% of median annual household income. The minimum household income to make that home market price affordable is estimated at \$148,131 or 174% of the county’s median household income.
- **Fernley.** The median house price of \$365,000 is greater than estimated affordable house prices at all levels i.e. 50%, 80%, 100% and 120% of median annual household income. The minimum household income to make that home market price affordable is estimated at \$127,348 or 152% of the county’s median household income.
- **Silver Springs.** The median house price of \$359,000 is greater than estimated affordable house prices at all levels i.e. 50%, 80%, 100% and 120% of median annual household income. The minimum household income to make that home market price affordable is estimated at \$125,429 or 264% of the county’s median household income.
- **Yerington/Mason Valley.** The median house price of \$286,450 is greater than estimated affordable house prices at all levels i.e. 50%, 80%, 100% and 120% of median annual household income. The minimum household income to make that home market price affordable is estimated at \$102,232 or 246% of the county’s median household income

Table 36. Lyon County and Communities, Homeowner Affordability Analysis, 2022

|                                    | <b>Occupied<br/>Unit<br/>Median<br/>Income</b> | <b>50%<br/>Median<br/>Income</b> | <b>80%<br/>Median<br/>Income</b> | <b>100%<br/>Median<br/>Income</b> | <b>120%<br/>Median<br/>Income</b> |
|------------------------------------|--|----------------------------------|----------------------------------|-----------------------------------|-----------------------------------|
| <b>Lyon County</b>                 | <b>\$70,026</b>                                | <b>\$35,013</b>                  | <b>\$56,021</b>                  | <b>\$70,026</b>                   | <b>\$84,031</b>                   |
| Monthly Household Income           |  | \$2,918                          | \$4,668                          | \$5,836                           | \$7,003                           |
| % of Income for Housing            |  | 30%                              | 30%                              | 30%                               | 30%                               |
| Monthly Affordable Housing Expense |  | \$875                            | \$1,401                          | \$1,751                           | \$2,101                           |
| Affordable Home Price              |  | \$76,185                         | \$141,987                        | \$185,771                         | \$229,556                         |
| Median House Price                 |  | \$390,000                        | \$390,000                        | \$390,000                         | \$390,000                         |
| Affordable Price Difference        |  | (\$313,815)                      | (\$248,013)                      | (\$204,229)                       | (\$160,444)                       |
|                                    |  |                                  |                                  |                                   |                                   |
| <b>Dayton/Dayton Valley</b>        | <b>\$85,375</b>                                | <b>\$42,688</b>                  | <b>\$68,300</b>                  | <b>\$85,375</b>                   | <b>\$102,450</b>                  |
| Monthly Household Income           |  | \$3,557                          | \$5,692                          | \$7,115                           | \$8,538                           |
| % of Income for Housing            |  | 30%                              | 30%                              | 30%                               | 30%                               |
| Monthly Affordable Housing Expense |  | \$1,067                          | \$1,708                          | \$2,134                           | \$2,561                           |
| Affordable Home Price              |  | \$100,204                        | \$180,392                        | \$233,684                         | \$287,101                         |
| Median House Price                 |  | \$430,000                        | \$430,000                        | \$430,000                         | \$430,000                         |
| Affordable Price Difference        |  | (\$329,796)                      | (\$249,608)                      | (\$196,316)                       | (\$142,899)                       |
|                                    |  |                                  |                                  |                                   |                                   |
| <b>Fernley</b>                     | <b>\$84,025</b>                                | <b>\$42,013</b>                  | <b>\$67,220</b>                  | <b>\$84,025</b>                   | <b>\$100,830</b>                  |
| Monthly Household Income           |  | \$3,501                          | \$5,602                          | \$7,002                           | \$8,403                           |
| % of Income for Housing            |  | 30%                              | 30%                              | 30%                               | 30%                               |
| Monthly Affordable Housing Expense |  | \$1,050                          | \$1,681                          | \$2,101                           | \$2,521                           |
| Affordable House Price             |  | \$98,077                         | \$177,015                        | \$229,556                         | \$282,097                         |
| Median House Price                 |  | \$365,000                        | \$365,000                        | \$365,000                         | \$365,000                         |
| Affordable Price Difference        |  | (\$266,923)                      | (\$187,985)                      | (\$135,444)                       | (\$82,903)                        |
|                                    |  |                                  |                                  |                                   |                                   |
| <b>Silver Springs</b>              | <b>\$47,584</b>                                | <b>\$23,792</b>                  | <b>\$38,067</b>                  | <b>\$47,584</b>                   | <b>\$57,101</b>                   |
| Monthly Household Income           |  | \$1,983                          | \$3,172                          | \$3,965                           | \$4,758                           |
| % of Income for Housing            |  | 30%                              | 30%                              | 30%                               | 30%                               |
| Monthly Affordable Housing Expense |  | \$595                            | \$952                            | \$1,190                           | \$1,428                           |
| Affordable House Price             |  | \$41,157                         | \$85,818                         | \$115,591                         | \$145,365                         |
| Median House Price                 |  | \$359,000                        | \$359,000                        | \$359,000                         | \$359,000                         |
| Affordable Price Difference        |  | (\$317,843)                      | (\$273,182)                      | (\$243,409)                       | (\$213,635)                       |
|                                    |  |                                  |                                  |                                   |                                   |
| <b>Yerington/Mason Valley</b>      | <b>\$41,600</b>                                | <b>\$20,800</b>                  | <b>\$33,280</b>                  | <b>\$41,600</b>                   | <b>\$49,920</b>                   |
| Monthly Household Income           |  | \$1,733                          | \$2,773                          | \$3,467                           | \$4,160                           |
| % of Income for Housing            |  | 30%                              | 30%                              | 30%                               | 30%                               |
| Monthly Affordable Housing Expense |  | \$520                            | \$832                            | \$1,040                           | \$1,248                           |
| Affordable House Price             |  | \$31,775                         | \$70,806                         | \$96,826                          | \$122,847                         |
| Median House Price                 |  | \$286,450                        | \$286,450                        | \$286,450                         | \$286,450                         |
| Affordable Price Difference        |  | (\$254,675)                      | (\$215,644)                      | (\$189,624)                       | (\$163,603)                       |

Sources: American Community Survey (ACS) 2018-2022 5-Year Estimates, S2503; Zillow Estimates

*Renter-Occupied Housing Affordability*

About 22.4% of County’s housing units are rented and renter vacancy rate is at 4.2%. More than two-thirds of the renters are family households 55% are married couples and majority of non-family renters live by themselves. The average renter household size in the county is about 2.55 and while 38.2% of the occupied rentals are in 2-bedroom units, 51.7% are in 3-bedroom or more. The County’s 2022 median gross rent for 2-bedroom unit \$980, \$1,420 for 3-bedrooms and \$1,909 for a 4-bedroom. Overall, 25.7% of renters spend \$500-\$999 per month to maintain their rentals; 30.3% spend \$1,000-\$1,499 per month while 28.2.8% spend \$1,500 or more on monthly rental cost.

**Renter Scenario:** The Monthly Affordable Housing Expense (MAHE) for the renter uses an additional income scenario at 30% of “median household income” to align it with income-based eligibility criteria set by government rental subsidy programs. The Monthly Rent used in the analysis is the prevailing market rate estimates + the estimated utility allowance by bedroom size.

**Renter Affordable Housing Assumptions and Calculation**

|   |   |
|---|---|
| Median Household Income                   | ACS 2018- 2022 Estimate (\$1901)  |
| Projected Annual Household Income (AHI)   | @ 30%, 50%, 80%, 100%, 120% of Median Household Income  |
| Monthly Household Income (MHI)            | AHI divided by 12   |
| Monthly Affordable Housing Expense (MAHE) | MHI times 30%   |
| Monthly Gross Rent                        | Based on prevailing contract or market rate + Utility Allowance:<br>1-bedroom = \$117; 2-bedroom = \$142; 3-bedroom = \$165 |

Table 37 below shows a comparison of Renter-Occupied Average Rents in Lyon County from multiple sources. The *Market Rate estimates* represent contract rent provided by a from published online rates of available rental units in the county. The *Annual Fair Market Rents (FMRs)* published by HUD represent the 40<sup>th</sup> percentile gross rent estimates and are commonly used to set limits for most rental subsidy programs. The *50<sup>th</sup> Percentile or Median Rent Estimates (also published by HUD)* are used under certain conditions to set success rate payment standards in order to augment income eligibility for home programs. Lastly, the *2022 Median Gross Rent* from the American Community Survey (ACS) 5-year (2018-2022) estimates provide an additional local rental market perspective.

*Table 37. Lyon County, Renter-Occupied Average Rents based on Market Rate, HUD Fair Market Rent (FMR) FY22 to FY24*

|   | One Bedroom | Two Bedroom | Three Bedroom |
|---|-------------|-------------|---------------|
| <b>Market Rate + Utilities</b>                        | \$1,212     | \$1,310     | \$2,100       |
| <b>FY 2024 HUD FMR</b>                                | \$1,052     | \$1,225     | \$1,726       |
| <b>FY 2023 HUD FMR</b>                                | \$926       | \$1,097     | \$1,559       |
| <b>2024 50<sup>th</sup> Percentile Rent Estimates</b> | \$1,099     | \$1,279     | \$1,802       |
| <b>2023 50<sup>th</sup> Percentile Rent Estimates</b> | \$977       | \$1,157     | \$1,644       |
| <b>2022 County Median Gross Rent (ACS Estimates)</b>  | \$764       | \$980       | \$1,420       |

Table 38 summarizes rental housing affordability for Lyon County and selected communities. Affordability in Dayton/Dayton Valley is achieved at 80% of median income for 1-bedroom or 2-bedroom rentals. However, rental affordability in Fernley income needs to be at least at 100% median income for a 3-bedroom or 4-bedroom units. For Silver Springs, affordability is met for at least 1 or 2-bedroom rentals at 120% of the community’s median household and in the Yerington/Mason Valley area a 1-bedroom rental is only achievable at 120% of median household income.

Table 38. Lyon County and Communities, Renter Affordability Scenario, 2022

|   | <b>Median Household Income</b> | <b>30% HH Income</b> | <b>50% HH Income</b> | <b>80% HH Income</b> | <b>100% HH Income</b> | <b>120% HH Income</b> |
|---|--------------------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|
| <b>Lyon County</b>                        | <b>\$70,026</b>                | <b>\$21,008</b>      | <b>\$35,013</b>      | <b>\$56,021</b>      | <b>\$70,026</b>       | <b>\$84,031</b>       |
| Monthly Household Income                  |                                | \$1,751              | \$2,918              | \$4,668              | \$5,836               | \$7,003               |
| % of Income for Housing                   |                                | 30%                  | 30%                  | 30%                  | 30%                   | 30%                   |
| Monthly Affordable Housing Expense (MAHE) |                                | \$525                | \$875                | \$1,401              | \$1,751               | \$2,101               |
| Monthly Rent (Market Rate + Utilities)    |                                |                      |                      |                      |                       |                       |
| 1-Bedroom = \$1,212                       |                                | (\$687)              | (\$337)              | \$189                | \$539                 | \$889                 |
| 2-Bedroom = \$1,310                       |                                | (\$785)              | (\$435)              | \$91                 | \$441                 | \$791                 |
| 3-Bedroom = \$2,100                       |                                | (\$1,575)            | (\$1,225)            | (\$699)              | (\$349)               | \$1                   |
|   |                                |                      |                      |                      |                       |                       |
| <b>Dayton/Dayton Valley</b>               | <b>\$85,375</b>                | <b>\$25,613</b>      | <b>\$42,688</b>      | <b>\$68,300</b>      | <b>\$85,375</b>       | <b>\$102,450</b>      |
| Monthly Household Income                  |                                | \$2,134              | \$3,557              | \$5,692              | \$7,115               | \$8,538               |
| % of Income for Housing                   |                                | 30%                  | 30%                  | 30%                  | 30%                   | 30%                   |
| Monthly Affordable Housing Expense (MAHE) |                                | \$640                | \$1,067              | \$1,708              | \$2,134               | \$2,561               |
| Monthly Rent (Market Rate + Utilities)    |                                |                      |                      |                      |                       |                       |
| 1-Bedroom = \$1,212                       |                                | (\$572)              | (\$145)              | \$496                | \$922                 | \$1,349               |
| 2-Bedroom = \$1,310                       |                                | (\$670)              | (\$243)              | \$398                | \$824                 | \$1,251               |
| 3-Bedroom = \$2,100                       |                                | (\$1,460)            | (\$1,033)            | (\$393)              | \$34                  | \$461                 |
|   |                                |                      |                      |                      |                       |                       |
| <b>Fernley</b>                            | <b>\$84,025</b>                | <b>\$25,208</b>      | <b>\$42,013</b>      | <b>\$67,220</b>      | <b>\$84,025</b>       | <b>\$100,830</b>      |
| Monthly Household Income                  |                                | \$2,101              | \$3,501              | \$5,602              | \$7,002               | \$8,403               |
| % of Income for Housing                   |                                | 30%                  | 30%                  | 30%                  | 30%                   | 30%                   |
| Monthly Affordable Housing Expense (MAHE) |                                | \$630                | \$1,050              | \$1,681              | \$2,101               | \$2,521               |
| Monthly Rent (Market Rate + Utilities)    |                                |                      |                      |                      |                       |                       |
| 1-Bedroom = \$1,212                       |                                | (\$582)              | (\$162)              | \$469                | \$889                 | \$1,309               |
| 2-Bedroom = \$1,310                       |                                | (\$680)              | (\$260)              | \$371                | \$791                 | \$1,211               |
| 3-Bedroom = \$2,100                       |                                | (\$1,470)            | (\$1,050)            | (\$420)              | \$1                   | \$421                 |
|   |                                |                      |                      |                      |                       |                       |
| <b>Silver Springs</b>                     | <b>\$47,584</b>                | <b>\$14,275</b>      | <b>\$23,792</b>      | <b>\$38,067</b>      | <b>\$47,584</b>       | <b>\$57,101</b>       |
| Monthly Household Income                  |                                | \$1,190              | \$1,983              | \$3,172              | \$3,965               | \$4,758               |
| % of Income for Housing                   |                                | 30%                  | 30%                  | 30%                  | 30%                   | 30%                   |
| Monthly Affordable Housing Expense (MAHE) |                                | \$357                | \$595                | \$952                | \$1,190               | \$1,428               |
| Monthly Rent (Market Rate + Utilities)    |                                |                      |                      |                      |                       |                       |
| 1-Bedroom = \$1,212                       |                                | (\$855)              | (\$617)              | (\$260)              | (\$22)                | \$216                 |
| 2-Bedroom = \$1,310                       |                                | (\$953)              | (\$715)              | (\$358)              | (\$120)               | \$118                 |
| 3-Bedroom = \$2,100                       |                                | (\$1,743)            | (\$1,505)            | (\$1,148)            | (\$910)               | (\$672)               |
|   |                                |                      |                      |                      |                       |                       |
| <b>Yerington/Mason Valley</b>             | <b>\$41,600</b>                | <b>\$12,480</b>      | <b>\$20,800</b>      | <b>\$33,280</b>      | <b>\$41,600</b>       | <b>\$49,920</b>       |
| Monthly Household Income                  |                                | \$1,040              | \$1,733              | \$2,773              | \$3,467               | \$4,160               |
| % of Income for Housing                   |                                | 30%                  | 30%                  | 30%                  | 30%                   | 30%                   |
| Monthly Affordable Housing Expense (MAHE) |                                | \$312                | \$520                | \$832                | \$1,040               | \$1,248               |
| Monthly Rent (Market Rate + Utilities)    |                                |                      |                      |                      |                       |                       |
| 1-Bedroom = \$1,212                       |                                | (\$900)              | (\$692)              | (\$380)              | (\$172)               | \$36                  |
| 2-Bedroom = \$1,310                       |                                | (\$998)              | (\$790)              | (\$478)              | (\$270)               | (\$62)                |
| 3-Bedroom = \$2,100                       |                                | (\$1,788)            | (\$1,580)            | (\$1,268)            | (\$1,060)             | (\$852)               |

## Housing Unit Gap

Every housing market indicator point to the fact that the US is facing a housing shortage. However, although most experts consider the housing shortage as a simple supply and demand gap issue, the multiple ways it affects different groups of people makes it more complex. Although homebuyers and renters both look at shortage from an income perspective, they have differing concerns for rising housing costs and availability of affordable homes. This section will evaluate housing unit demand and supply in Lyon County and communities by tenure and by income tier. The overall intent is to identify and understand the housing market imbalance in terms of unit gaps that can be used for planning and future policy making.

Using the occupied units by tenure and distributed by household income from ACS, we can establish the number of housing units demanded in the communities. Calculating 30% of the household income sets the affordable monthly housing cost limit or a “ceiling price” for the “affordable” housing unit demanded. A housing unit is considered affordable if the cost to acquire and/or maintain it is not more than 30% of total household income. Household income includes the income of the householder and the income of all other individuals 15 years or older in the household.<sup>1</sup>

On the other hand, ACS data for occupied housing units by tenure and distributed by housing cost is used to represent the units supplied in the communities. The current housing cost paid by owners and renters for their occupied housing units is used in the analysis as the “current price” of the housing unit supplied. Again, renter’s housing cost or gross rent is the contract rent amount plus utilities, including electricity, gas, water, sewer, and heating fuels. While for homeowners, the selected monthly housing costs include the sum of payments for mortgages, real estate taxes, homeowners’ insurance, and utilities, including electricity, gas, water, sewer, and heating fuels.<sup>2</sup>

### Housing Unit Sources and Assumptions for Current Residents

| <b>Housing Unit Demand</b>                          |   |
|---|---|
| Households by Annual Household Income (AHI)         | ACS Five-Year Estimates 2018-2022, B25118 |
| Monthly Household Income (MHI)                      | AHI divided by 12                         |
| Monthly Affordable Housing Expense (MAHE)           | MHI multiplied by 30%                     |
| <b>Housing Unit Supply</b>                          |   |
| Owners – Households by Selected Monthly Owner Costs | ACS Five-Year Estimates 2018-2022, B25094 |
| Renters – Households by Gross Rent                  | ACS Five-Year Estimates 2018-2022, B25063 |

Housing unit gap is calculated as the difference between the number of all units supplied and the units demanded. Note that occupied units without mortgages or without rental fees are included in the total units supplied and are distinctly mentioned in the analysis so it can be considered in the interpretation of the calculated unit gaps. About 34.4% of the owner-occupied homes in Lyon County no longer have mortgages while 9.1% of the rental units are rent free.

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<sup>1&2</sup> [American & Puerto Rico Community Survey 2021 Subject Definitions](#)

## Owner Gap Analysis

Table 39 depicts owner-occupied housing unit demand and supply for Lyon County and communities. Overall county results indicated a net sufficiency of supply (cumulative total = 3,723 units) of affordable housing units for homeowners making less than \$50,000 per year. As noted, the units supplied included homes with no mortgages and almost all of them will have housing costs in the lower tier (i.e. cost < \$1,250 per month). Realistically, potential homebuyers, particularly those in this low-income tier will have to deal with higher home prices and housing cost in today's market. Homeowners making annual income between \$50,000-\$74,999 also showed a sufficiency of 2,644 units. About 85.3% of these surplus units are located in Fernley (1,572 units) and Dayton/Dayton Valley (685 units).

Homeowners earning at least \$75,000 across the communities are showing housing unit deficiencies and 89.6% of them (5,702 units) are for unit demands of householders earning \$100,000 or more. Dayton/Dayton Valley and Fernley account for majority (75.5%) of that deficiency i.e. 1,686 units and 2,620 units respectively.

## Renter Gap Analysis

Table 40 summarizes the renter housing unit trends for Lyon County and communities. Overall county results for renter households earning annual income of less than \$50,000 show cumulative sufficiency or surplus units.

Households earning annual income of less than \$20,000 showed a 276-unit deficiency. The deficiency could have been higher if the units supplied in this cost tier (monthly housing cost < \$500) did not include housing units with no rent. However, it is worth noting only 0.5% of the occupied rental units in Fernley pays "no rent" (see Table 31) and yet 74.3% of the total unit deficiency or 205 units of unmet unit demand.

Renter households with annual earnings of \$50,000 per year showed cumulative deficiency of 496 units. However, those earning between \$50,000 to \$74,999 are showing surpluses except in Yerington which showed a 48 units deficiency. Generally, across the communities, those renters in earning tiers of \$75,000 per year or more show deficiencies.

Table 39. Lyon County, Owner-Occupied Demand and Supply Imbalance, Current Residents, 2022

|                               | Affordable Monthly Housing Cost | Owner Number of Units Demand | Owner Number of Units Supplied | Sufficiency/ (Deficiency) |
|-------------------------------|---------------------------------|------------------------------|--------------------------------|---------------------------|
| <b>Lyon County</b>            |                                 |                              |                                |                           |
| Less Than \$20,000            | Less than \$500                 | 1,510                        | 3,873                          | 2,363                     |
| \$20,000 to \$34,999          | \$500 to \$874                  | 1,740                        | 2,678                          | 938                       |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 1,902                        | 2,324                          | 422                       |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 3,283                        | 5,927                          | 2,644                     |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 2,680                        | 2,015                          | -665                      |
| \$100,000 or More             | \$2,500 and above               | 6,675                        | 973                            | -5,702                    |
| <b>Total</b>                  |                                 | <b>17,790</b>                | <b>17,790</b>                  | <b>0</b>                  |
| <b>Dayton/Dayton Valley</b>   |                                 |                              |                                |                           |
| Less Than \$20,000            | Less than \$500                 | 208                          | 545                            | 337                       |
| \$20,000 to \$34,999          | \$500 to \$874                  | 343                          | 673                            | 330                       |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 294                          | 657                            | 363                       |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 863                          | 1,548                          | 685                       |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 751                          | 722                            | -29                       |
| \$100,000 or More             | \$2,500 and above               | 1,997                        | 311                            | -1,686                    |
| <b>Total</b>                  |                                 | <b>4,456</b>                 | <b>4,456</b>                   | <b>0</b>                  |
| <b>Fernley</b>                |                                 |                              |                                |                           |
| Less Than \$20,000            | Less than \$500                 | 314                          | 901                            | 587                       |
| \$20,000 to \$34,999          | \$500 to \$874                  | 387                          | 788                            | 401                       |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 538                          | 701                            | 163                       |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 1,046                        | 2,618                          | 1,572                     |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 1,003                        | 900                            | -103                      |
| \$100,000 or More             | \$2,500 and above               | 2,847                        | 227                            | -2,620                    |
| <b>Total</b>                  |                                 | <b>6,135</b>                 | <b>6,135</b>                   | <b>0</b>                  |
| <b>Silver Springs</b>         |                                 |                              |                                |                           |
| Less Than \$20,000            | Less than \$500                 | 367                          | 711                            | 344                       |
| \$20,000 to \$34,999          | \$500 to \$874                  | 334                          | 278                            | -56                       |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 272                          | 209                            | -63                       |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 289                          | 478                            | 189                       |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 176                          | 126                            | -50                       |
| \$100,000 or More             | \$2,500 and above               | 429                          | 65                             | -364                      |
| <b>Total</b>                  |                                 | <b>1,867</b>                 | <b>1867</b>                    | <b>0</b>                  |
| <b>Yerington/Mason Valley</b> |                                 |                              |                                |                           |
| Less Than \$20,000            | Less than \$500                 | 169                          | 593                            | 424                       |
| \$20,000 to \$34,999          | \$500 to \$874                  | 159                          | 103                            | -56                       |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 189                          | 67                             | -122                      |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 344                          | 292                            | -52                       |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 87                           | 0                              | -87                       |
| \$100,000 or More             | \$2,500 and above               | 115                          | 8                              | -107                      |
| <b>Total</b>                  |                                 | <b>1063</b>                  | <b>1063</b>                    | <b>0</b>                  |
| <b>Rest of County</b>         |                                 |                              |                                |                           |
| Less Than \$20,000            | Less than \$500                 | 452                          | 1,123                          | 671                       |
| \$20,000 to \$34,999          | \$500 to \$874                  | 517                          | 836                            | 319                       |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 609                          | 690                            | 81                        |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 741                          | 991                            | 250                       |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 663                          | 267                            | -396                      |
| \$100,000 or More             | \$2,500 and above               | 1,287                        | 362                            | -925                      |
| <b>Total</b>                  |                                 | <b>4,269</b>                 | <b>4,269</b>                   | <b>0</b>                  |

Source: American Community Survey (ACS) 2018-2022, 5-Year Estimates, B25094, B25118



Table 40. Lyon County, Renter Housing Unit Demand and Supply Imbalance, Current Residents, 2022

| Annual Household Income       | Affordable Monthly Housing Cost | Renter Number of Units Demand | Renter Number of Units Supplied | Sufficiency/ (Deficiency) |
|-------------------------------|---------------------------------|-------------------------------|---------------------------------|---------------------------|
| <b>Lyon County</b>            |                                 |                               |                                 |                           |
| Less Than \$20,000            | Less than \$500                 | 1,146                         | 870                             | -276                      |
| \$20,000 to \$34,999          | \$500 to \$874                  | 662                           | 692                             | 30                        |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 893                           | 1,635                           | 742                       |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 1,139                         | 1,874                           | 735                       |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 674                           | 383                             | -291                      |
| \$100,000 or More             | \$2,500 and above               | 986                           | 46                              | -940                      |
| <b>Total</b>                  |                                 | <b>5,500</b>                  | <b>5,500</b>                    | <b>0</b>                  |
| <b>Dayton/Dayton Valley</b>   |                                 |                               |                                 |                           |
| Less Than \$20,000            | Less than \$500                 | 106                           | 129                             | 23                        |
| \$20,000 to \$34,999          | \$500 to \$874                  | 130                           | 51                              | -79                       |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 150                           | 429                             | 279                       |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 307                           | 526                             | 219                       |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 165                           | 33                              | -132                      |
| \$100,000 or More             | \$2,500 and above               | 328                           | 18                              | -310                      |
| <b>Total</b>                  |                                 | <b>1,186</b>                  | <b>1,186</b>                    | <b>0</b>                  |
| <b>Fernley</b>                |                                 |                               |                                 |                           |
| Less Than \$20,000            | Less than \$500                 | 383                           | 178                             | -205                      |
| \$20,000 to \$34,999          | \$500 to \$874                  | 66                            | 123                             | 57                        |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 487                           | 706                             | 219                       |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 548                           | 913                             | 365                       |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 412                           | 308                             | -104                      |
| \$100,000 or More             | \$2,500 and above               | 360                           | 28                              | -332                      |
| <b>Total</b>                  |                                 | <b>2,256</b>                  | <b>2,256</b>                    | <b>0</b>                  |
| <b>Silver Springs</b>         |                                 |                               |                                 |                           |
| Less Than \$20,000            | Less than \$500                 | 98                            | 136                             | 38                        |
| \$20,000 to \$34,999          | \$500 to \$874                  | 152                           | 46                              | -106                      |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 25                            | 53                              | 28                        |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 73                            | 188                             | 115                       |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 35                            | 34                              | -1                        |
| \$100,000 or More             | \$2,500 and above               | 74                            | 0                               | -74                       |
| <b>Total</b>                  |                                 | <b>457</b>                    | <b>457</b>                      | <b>0</b>                  |
| <b>Yerington/Mason Valley</b> |                                 |                               |                                 |                           |
| Less Than \$20,000            | Less than \$500                 | 123                           | 141                             | 18                        |
| \$20,000 to \$34,999          | \$500 to \$874                  | 145                           | 157                             | 12                        |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 28                            | 97                              | 69                        |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 77                            | 29                              | -48                       |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 2                             | 0                               | -2                        |
| \$100,000 or More             | \$2,500 and above               | 49                            | 0                               | -49                       |
| <b>Total</b>                  |                                 | <b>424</b>                    | <b>424</b>                      | <b>0</b>                  |
| <b>Rest of County</b>         |                                 |                               |                                 |                           |
| Less Than \$20,000            | Less than \$500                 | 436                           | 286                             | -150                      |
| \$20,000 to \$34,999          | \$500 to \$874                  | 169                           | 315                             | 146                       |
| \$35,000 to \$49,999          | \$875 to \$1,249                | 203                           | 350                             | 147                       |
| \$50,000 to \$74,999          | \$1,250 to \$1,874              | 134                           | 218                             | 84                        |
| \$75,000 to \$99,999          | \$1,875 to \$2,499              | 60                            | 8                               | -52                       |
| \$100,000 or More             | \$2,500 and above               | 175                           | 0                               | -175                      |
| <b>Total</b>                  |                                 | <b>1,177</b>                  | <b>1,177</b>                    | <b>0</b>                  |

Source: American Community Survey (ACS) 2018-2022, 5-Year Estimates, B25063, B25118

## Appendix

For accessibility purposes, below are tables with the data relating to the figures throughout this document.

### Figure 1

Table 41. Lyon County and Communities, Population Change, 2015 to 2021, Index 2015 = 100

|             | Lyon County | Dayton/<br>Dayton Valley | Fernley | Silver Springs | Yerington/Mason<br>Valley | Rest of<br>County |
|-------------|-------------|--------------------------|---------|----------------|---------------------------|-------------------|
| <b>2015</b> | 100.00      | 100.00                   | 100.00  | 100.00         | 100.00                    | 100.00            |
| <b>2016</b> | 100.46      | 102.99                   | 100.22  | 93.14          | 102.48                    | 101.44            |
| <b>2017</b> | 101.25      | 101.55                   | 100.40  | 89.44          | 101.85                    | 106.27            |
| <b>2018</b> | 102.90      | 103.77                   | 102.02  | 84.36          | 102.71                    | 110.18            |
| <b>2019</b> | 105.27      | 102.18                   | 104.60  | 94.80          | 103.84                    | 112.06            |
| <b>2020</b> | 107.76      | 155.60                   | 107.46  | 91.76          | 105.59                    | 84.98             |
| <b>2021</b> | 112.34      | 164.09                   | 116.46  | 87.54          | 102.38                    | 86.18             |
| <b>2022</b> | 115.06      | 168.23                   | 120.07  | 95.63          | 102.88                    | 85.43             |

Source: American Community Survey (ACS) 2018-2022; 5-Year Estimates, DP05  
Data in this table relates to Figure 1

### Figure 2

Table 42. Lyon County and Communities, Population by Age Group, 2022

|                           | Lyon<br>County | Dayton/<br>Dayton<br>Valley | Fernley | Silver<br>Springs | Yerington/Mason<br>Valley | Rest of<br>County |
|---------------------------|----------------|-----------------------------|---------|-------------------|---------------------------|-------------------|
| <b>19 &amp; Under</b>     | 22.9%          | 23.4%                       | 27.4%   | 14.7%             | 19.5%                     | 18.4%             |
| <b>20 to 34 Years</b>     | 17.5%          | 16.8%                       | 21.3%   | 13.2%             | 14.4%                     | 13.8%             |
| <b>35 to 54 Years</b>     | 23.8%          | 24.3%                       | 25.7%   | 25.6%             | 15.3%                     | 21.2%             |
| <b>55 to 74 Years</b>     | 28.1%          | 28.9%                       | 20.2%   | 37.7%             | 36.9%                     | 35.6%             |
| <b>75 Years and Older</b> | 7.7%           | 6.6%                        | 5.4%    | 8.9%              | 14.0%                     | 11.1%             |

Source: American Community Survey (ACS) 2018-2022; 5-Year Estimates, DP05  
Data in this table relates to Figure 2

### Figure 3

Table 43. Lyon County and Communities, Age of Housing, 2022

|                              | Lyon<br>County | Dayton/<br>Dayton<br>Valley | Fernley | Silver<br>Springs | Yerington/Mason<br>Valley | Rest of<br>County |
|------------------------------|----------------|-----------------------------|---------|-------------------|---------------------------|-------------------|
| <b>Built 1969 or Earlier</b> | 11.6%          | 4.6%                        | 7.0%    | 11.6%             | 36.0%                     | 18.8%             |
| <b>Built 1970 to 2009</b>    | 79.7%          | 82.5%                       | 86.2%   | 81.6%             | 60.5%                     | 71.6%             |
| <b>Built 2010 or Later</b>   | 8.7%           | 12.9%                       | 6.8%    | 6.8%              | 3.5%                      | 9.6%              |

Source: American Community Survey (ACS) 2018-2022; 5-Year Estimates, DP04  
Data in this table relates to Figure 3

Figure 4

Due to the length of the dataset, Figure 4 is broken into three tables.

Table 44. Lyon County, Building Permits, 2000 to 2009

|   | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|---|------|------|------|------|------|------|------|------|------|------|
| <b>Total Units</b>                                    | 224  | 225  | 533  | 474  | 761  | 572  | 361  | 228  | 54   | 34   |
| <b>Units in Single-Family Structures</b>              | 169  | 166  | 533  | 454  | 753  | 572  | 361  | 228  | 54   | 34   |
| <b>Units in All Multi-Family Structures</b>           | 55   | 59   | 0    | 20   | 8    | 0    | 0    | 0    | 0    | 0    |
| <b>Units in 2-unit Multi-Family Structures</b>        | 0    | 0    | 0    | 20   | 0    | 0    | 0    | 0    | 0    | 0    |
| <b>Units in 3- and 4-unit Multi-Family Structures</b> | 0    | 0    | 0    | 0    | 8    | 0    | 0    | 0    | 0    | 0    |
| <b>Units in 5+ Unit Multi-Family Structures</b>       | 55   | 59   | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |

Source: SOCDs Building Permits Database, Accessed December 2023

Table 45. Lyon County, Building Permits, 2010 to 2019

|   | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|------|------|------|------|------|------|------|------|------|------|
| <b>Total Units</b>                                    | 43   | 46   | 51   | 92   | 131  | 144  | 133  | 134  | 121  | 120  |
| <b>Units in Single-Family Structures</b>              | 43   | 46   | 51   | 92   | 131  | 144  | 133  | 134  | 121  | 120  |
| <b>Units in All Multi-Family Structures</b>           | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| <b>Units in 2-unit Multi-Family Structures</b>        | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| <b>Units in 3- and 4-unit Multi-Family Structures</b> | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |
| <b>Units in 5+ Unit Multi-Family Structures</b>       | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    |

Source: SOCDs Building Permits Database, Accessed December 2023

Table 46. Lyon County, Building Permits, 2020 to 2022

|   | 2020 | 2021 | 2022 |  |  |  |  |  |  |  |
|---|------|------|------|--|--|--|--|--|--|--|
| <b>Total Units</b>                                    | 218  | 304  | 91   |  |  |  |  |  |  |  |
| <b>Units in Single-Family Structures</b>              | 218  | 304  | 91   |  |  |  |  |  |  |  |
| <b>Units in All Multi-Family Structures</b>           | 0    | 0    | 0    |  |  |  |  |  |  |  |
| <b>Units in 2-unit Multi-Family Structures</b>        | 0    | 0    | 0    |  |  |  |  |  |  |  |
| <b>Units in 3- and 4-unit Multi-Family Structures</b> | 0    | 0    | 0    |  |  |  |  |  |  |  |
| <b>Units in 5+ Unit Multi-Family Structures</b>       | 0    | 0    | 0    |  |  |  |  |  |  |  |

Source: SOCDs Building Permits Database, Accessed December 2023

