



EXTENSION
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Biotechnology & Natural Resources

Housing Assessment and Gap Analysis Lincoln 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 Lincoln County, Nevada

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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 - Lincoln County

| Demographics & Economics | Housing Supply | Housing Demand |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <i>Population:</i> 4,600 (Stagnate to Declining) | <i>Total Housing Units:</i> 2,340 1,781 Single Family 105 Multi-Family 454 Mobile Home, RV, etc.. | <i>Total Housing Units:</i> 2,340 1,258 Owner Occupied 470 Renters Occupied 612 Vacant |
| <i>Age:</i> Approximately 36% of population is 55 years and older, and 24% between the ages 35 and 54. | <i>Subsidized Housing Units:</i> 82 apartments units administered through 5 housing programs | <i>Owner-Occupied Bedrooms:</i> 65.7% have 3+ bedrooms. 31.4% have 2 bedrooms. 2.9% have 1 or fewer bedrooms. |
| <i>Households:</i> 1,728 <i>Families:</i> 1,059 <i>Household Size:</i> 2.34 | <i>Housing Age:</i> 41.7% of all housing built 1969 or earlier. | <i>Renter Occupied Bedrooms:</i> 70.9% have 2 bedrooms. 29.1% have 1 or fewer bedrooms. |
| <i>Home Ownership Rate:</i> 72.8% <i>Homeowners w/o Mortgage:</i> 45.4% | <i>Housing Structure:</i> 74.5 % 1-Unit Detached 19.4% Mobile Home, RV 6.1% Duplex, Multi-Family | <i>Average Household Size:</i> Owner-Occupied = 2.54 Renter-Occupied = 1.81 |
| <i>Labor Force Participation Rate</i> 45.7% <i>Unemployment Rate:</i> 4.0% | <i>Households Income and Tenure:</i> 8.9% of owners and 34.7% of renters earn less than \$25,000. | <i>Owner-Occupied Housing Value:</i> 45% less than \$150,000 19% between \$150k and \$199,999 36% greater than \$200,000 |
| <i>Total Employment:</i> 1,523 - largest industries include government, retail trade, Administrative & Waste Management, Accommodation & Food Service and Agriculture | <i>Building Permits:</i> In 2022, 23 single family building permits were issued. Since 2005, there haven't been any multi-family permits issued. | <i>Renter-Occupied Gross Rent:</i> 14% less than \$500 70% between \$500 and \$999 10% greater than \$1,000 6% no rent |
| <i>Median HH Income:</i> \$62,164 <i>Median Hourly Wage Rate:</i> \$29.88 <i>Average Hourly Wage Rate:</i> \$28.50 | | <i>Cost Burden:</i> Owner-Occupied 14.8% at >30% Renter-Occupied 16.5% at >30% |

Housing Gap Analysis

Home Value Estimates: ACS = \$160,600, Lincoln County Assessor = \$168,307, Zillow = \$208,680
Household Median Income (HMI) = \$62,164

| Housing Affordability | Housing Unit Gap | |
|-------------------------------------------|-------------------------|--------------------------|
| Owner | Owner Annual HH Income | Sufficiency/(Deficiency) |
| Affordable Home Price | Less Than \$20,000 | 411 |
| 50% HMI = \$68,954 | \$20,000 to \$34,999 | 193 |
| 80% HMI = \$128,238 | \$35,000 to \$49,999 | 48 |
| 100% HMI = \$167,8045 | \$50,000 to \$74,999 | (190) |
| 120% HMI = \$207,370 | \$75,000 to \$99,999 | (184) |
| | \$100,000 or More | (278) |
| Renter | Renter Annual HH Income | Sufficiency/(Deficiency) |
| Monthly Affordable Housing Expense | Less Than \$20,000 | (32) |
| 30% HMI = \$466 | \$20,000 to \$34,999 | 198 |
| 50% HMI = \$777 | \$35,000 to \$49,999 | 40 |
| 80% HMI = \$1,243 | \$50,000 to \$74,999 | (52) |
| 100% HMI = \$1,554 | \$75,000 to \$99,999 | (101) |
| 120% HMI = \$1,865 | \$100,000 or More | (53) |

Executive Summary – Alamo

| Demographics & Economics | Housing Supply | Housing Demand |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Population: 1,154 (25% of total Lincoln County). | Total Housing Units: 503 337 Single Family 11 Multi-Family 155 Mobile Home, RV, etc.. | Total Housing Units: 503 311 Owner Occupied 108 Renters Occupied 84 Vacant |
| Age: Approximately 31.8% of population is 55 years and older, and 24.8% under the age of 14. | Subsidized Housing Units: 0 apartments units administered through 5 housing programs | Owner-Occupied Bedrooms: 53.7% have 3+ bedrooms. 46.3% have 2 bedrooms. 0.0% have 1 or fewer bedrooms. |
| Households: 419 Families: 330 Household Size: 2.75 | Housing Age: 36.2% of all housing built 1969 or earlier. | Renter Occupied Bedrooms: 44.4% have 2 bedrooms. 55.6% have 1 or fewer bedrooms. |
| Home Ownership Rate: 74.2% Homeowners w/o Mortgage: 47.9% | Housing Structure: 67.0 % 1-Unit Detached 30.8% Mobile Home, RV 2.2% Duplex, Multi-Family | Average Household Size: Owner-Occupied = 2.85 Renter-Occupied = 2.48 |
| Labor Force Participation Rate 53.9% Unemployment Rate: 0.00% | Households Income and Tenure: 35.3% of owners and 54.6% of renters earn less than \$50,000. | Owner-Occupied Housing Value: 64% less than \$150,000 19% between \$150k and \$199,999 18% greater than \$200,000 |
| Total Employment: 288 - largest industries include Administrative Support & Waste Management, Retail Trade, and Government | | Renter-Occupied Gross Rent: 10.2% less than \$500 45.4% between \$500 and \$999 44.4% greater than \$1,000 0% no rent |
| Median HH Income: \$60,647 Median Hourly Wage Rate: \$29.15 Average Hourly Wage Rate: \$27.99 | | Cost Burden: Owner-Occupied 2.6% at >30% Renter-Occupied 0.0% at >30% |

Housing Gap Analysis

Home Value Estimates: ACS = \$120,300, Lincoln County Assessor = \$169,944, Zillow = \$211,078
Household Median Income (HMI) = \$60,647

| Housing Affordability | Housing Unit Gap | |
|-------------------------------------------|-------------------------|--------------------------|
| Owner | Owner Annual HH Income | Sufficiency/(Deficiency) |
| Affordable Home Price | Less Than \$20,000 | 149 |
| 50% HMI = \$66,536 | \$20,000 to \$34,999 | 23 |
| 80% HMI = \$124,422 | \$35,000 to \$49,999 | (4) |
| 100% HMI = \$162,970 | \$50,000 to \$74,999 | (29) |
| 120% HMI = \$201,518 | \$75,000 to \$99,999 | (72) |
| | \$100,000 or More | (67) |
| Renter | Renter Annual HH Income | Sufficiency/(Deficiency) |
| Monthly Affordable Housing Expense | Less Than \$20,000 | 11 |
| 30% HMI = \$455 | \$20,000 to \$34,999 | 38 |
| 50% HMI = \$758 | \$35,000 to \$49,999 | 0 |
| 80% HMI = \$1,213 | \$50,000 to \$74,999 | 0 |
| 100% HMI = \$1,516 | \$75,000 to \$99,999 | (49) |
| 120% HMI = \$1,819 | \$100,000 or More | 0 |

Executive Summary – Caliente

| Demographics & Economics | Housing Supply | Housing Demand |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Population: 686 (14.9% of total Lincoln County). | Total Housing Units: 459 365 Single Family 74 Multi-Family 20 Mobile Home, RV, etc.. | Total Housing Units: 459 221 Owner Occupied 148 Renters Occupied 90 Vacant |
| Age: Approximately 51.9% of population is 55 years and older, and 24.3% between the ages of 35 and 54. | Subsidized Housing Units: 50 apartments units administered through 4 housing programs | Owner-Occupied Bedrooms: 66.5% have 3+ bedrooms. 26.7% have 2 bedrooms. 6.8% have 1 or fewer bedrooms. |
| Households: 369 Families: 123 Household Size: 1.65 | Housing Age: 59.3% of all housing built 1969 or earlier. | Renter Occupied Bedrooms: 54.1% have 2 bedrooms. 45.9% have 1 or fewer bedrooms. |
| Home Ownership Rate: 59.9% Homeowners w/o Mortgage: 68.8% | Housing Structure: 71.5 % 1-Unit Detached 4.3% Mobile Home, RV 24.2% Duplex, Multi-Family | Average Household Size: Owner-Occupied = 1.99 Renter-Occupied = 1.16 |
| Labor Force Participation Rate 42.7% Unemployment Rate: 6.7% | Households Income and Tenure: 40.7% of owners and 80.1% of renters earn less than \$50,000. | Owner-Occupied Housing Value: 58% less than \$150,000 30.8% between \$150k and \$199,999 11.2% greater than \$200,000 |
| Total Employment: 488 - largest industries include Government, Retail Trade, Accommodations & Food Service. | | Renter-Occupied Gross Rent: 31.8% less than \$500 54.7% between \$500 and \$999 0.0% greater than \$1,000 13.5% no rent |
| Median HH Income: \$33,073 Median Hourly Wage Rate: \$15.90 Average Hourly Wage Rate: \$28.44 | | Cost Burden: Owner-Occupied 18.3% at >30% Renter-Occupied 39.3% at >30% |

Housing Gap Analysis

Home Value Estimates: ACS = \$134,400, Lincoln County Assessor = \$110,00, Zillow = \$185,579
Household Median Income (HMI) = \$33,073

| Housing Affordability | Housing Unit Gap | |
|-------------------------------------------|-------------------------|--------------------------|
| Owner | Owner Annual HH Income | Sufficiency/(Deficiency) |
| Affordable Home Price | Less Than \$20,000 | 97 |
| 50% HMI = \$22,645 | \$20,000 to \$34,999 | 11 |
| 80% HMI = \$54,196 | \$35,000 to \$49,999 | 12 |
| 100% HMI = \$75,315 | \$50,000 to \$74,999 | (20) |
| 120% HMI = \$96,306 | \$75,000 to \$99,999 | (61) |
| | \$100,000 or More | (39) |
| Renter | Renter Annual HH Income | Sufficiency/(Deficiency) |
| Monthly Affordable Housing Expense | Less Than \$20,000 | 10 |
| 30% HMI = \$248 | \$20,000 to \$34,999 | 13 |
| 50% HMI = \$413 | \$35,000 to \$49,999 | 8 |
| 80% HMI = \$661 | \$50,000 to \$74,999 | (11) |
| 100% HMI = \$827 | \$75,000 to \$99,999 | (20) |
| 120% HMI = \$992 | \$100,000 or More | 0 |

Executive Summary – Panaca

| Demographics & Economics | Housing Supply | Housing Demand |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Population:</i> 1,038 (22.6% of total Lincoln County). | <i>Total Housing Units:</i> 418 323 Single Family 20 Multi-Family 75 Mobile Home, RV, etc.. | <i>Total Housing Units:</i> 418 257 Owner Occupied 60 Renters Occupied 101 Vacant |
| <i>Age:</i> Approximately 17.5% of population is 55 years and older, and 24.3% between the ages of 35 and 54. | <i>Subsidized Housing Units:</i> 20 apartments units administered through 2 housing programs | <i>Owner-Occupied Bedrooms:</i> 83.7% have 3+ bedrooms. 16.3% have 2 bedrooms. 0.0% have 1 or fewer bedrooms. |
| <i>Households:</i> 317 <i>Families:</i> 277 <i>Household Size:</i> 3.27 | <i>Housing Age:</i> 55.0% of all housing built 1969 or earlier. | <i>Renter Occupied Bedrooms:</i> 85.0% have 2 bedrooms. 15.0% have 1 or fewer bedrooms. |
| <i>Home Ownership Rate:</i> 81.1% <i>Homeowners w/o Mortgage:</i> 40.1% | <i>Housing Structure:</i> 77.3 % 1-Unit Detached 17.9% Mobile Home, RV 4.8% Duplex, Multi-Family | <i>Average Household Size:</i> Owner-Occupied = 3.21 Renter-Occupied = 3.53 |
| <i>Labor Force Participation Rate</i> 58.9% <i>Unemployment Rate:</i> 0.0% | <i>Households Income and Tenure:</i> 19.5% of owners and 81.7% of renters earn less than \$50,000. | <i>Owner-Occupied Housing Value:</i> 35.2% less than \$150,000 8.5% between \$150k and \$199,999 56.3% greater than \$200,000 |
| <i>Total Employment:</i> 346 - largest industries include Government, Retail Trade, Utilities, and Construction | | <i>Renter-Occupied Gross Rent:</i> 15.0% less than \$500 85.0% between \$500 and \$999 0.0% greater than \$1,000 0.0% no rent |
| <i>Median HH Income:</i> \$81,875 <i>Median Hourly Wage Rate:</i> \$39.36 <i>Average Hourly Wage Rate:</i> \$30.93 | | <i>Cost Burden:</i> Owner-Occupied 6.8% at >30% Renter-Occupied 0.0% at >30% |

Housing Gap Analysis

Home Value Estimates: ACS = \$208,600, Lincoln County Assessor = \$229,577, Zillow = \$222,031
Household Median Income (HMI) = \$81,875

| Housing Affordability | Housing Unit Gap | |
|-------------------------------------------|-------------------------|--------------------------|
| Owner | Owner Annual HH Income | Sufficiency/(Deficiency) |
| Affordable Home Price | Less Than \$20,000 | 38 |
| 50% HMI = \$100,250 | \$20,000 to \$34,999 | 78 |
| 80% HMI = \$178,491 | \$35,000 to \$49,999 | 28 |
| 100% HMI = \$230,524 | \$50,000 to \$74,999 | 2 |
| 120% HMI = \$282,557 | \$75,000 to \$99,999 | (39) |
| | \$100,000 or More | (107) |
| Renter | Renter Annual HH Income | Sufficiency/(Deficiency) |
| Monthly Affordable Housing Expense | Less Than \$20,000 | (22) |
| 30% HMI = \$614 | \$20,000 to \$34,999 | 40 |
| 50% HMI = \$1,023 | \$35,000 to \$49,999 | (7) |
| 80% HMI = \$1,638 | \$50,000 to \$74,999 | 0 |
| 100% HMI = \$2,047 | \$75,000 to \$99,999 | 0 |
| 120% HMI = \$2,456 | \$100,000 or More | (11) |

Executive Summary – Pioche

| Demographics & Economics | Housing Supply | Housing Demand |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Population: 1,158 (25.2% of total Lincoln County). | Total Housing Units: 511 398 Single Family 0 Multi-Family 113 Mobile Home, RV, etc.. | Total Housing Units: 511 276 Owner Occupied 73 Renters Occupied 162 Vacant |
| Age: Approximately 42.1% of population is 55 years and older, and 25.7% between the ages of 35 and 54. | Subsidized Housing Units: 12 apartments units administered through 1 housing program | Owner-Occupied Bedrooms: 61.2% have 3+ bedrooms. 38.8% have 2 bedrooms. 0.0% have 1 or fewer bedrooms. |
| Households: 349 Families: 201 Household Size: 1.98 | Housing Age: 39.5% of housing was built in 1969 or earlier | Renter Occupied Bedrooms: 100% have 2 bedrooms. 0.0% have 1 or fewer bedrooms. |
| Home Ownership Rate: 70.4% Homeowners w/o Mortgage: 42.8% | Housing Structure: 77.9 % 1-Unit Detached 22.1% Mobile Home, RV 0.0% Duplex, Multi-Family | Average Household Size: Owner-Occupied = 2.24 Renter-Occupied = NA |
| Labor Force Participation Rate 31.0% Unemployment Rate: 15.4% | Households Income and Tenure: 12.4% of owners and 0.0% of renters earn less than \$50,000. | Owner-Occupied Housing Value: 38.4% less than \$150,000 22.1% between \$150k and \$199,999 39.5% greater than \$200,000 |
| Total Employment: 338 - largest industries include Government, Retail Trade, and Accommodations & Food Service | | Renter-Occupied Gross Rent: 0.0% less than \$500 100% between \$500 and \$999 0.0% greater than \$1,000 0.0% no rent |
| Median HH Income: \$62,617 Median Hourly Wage Rate: \$30.10 Average Hourly Wage Rate: \$28.23 | | Cost Burden: Owner-Occupied 29.9% at >30% Renter-Occupied 0.0% at >30% |

Housing Gap Analysis

Home Value Estimates: ACS = \$172,200, Lincoln County Assessor = \$172,500, Zillow = \$211,726
Household Median Income (HMI) = \$62,617

| Housing Affordability | Housing Unit Gap | |
|-------------------------------------------|-------------------------|--------------------------|
| Owner | Owner Annual HH Income | Sufficiency/(Deficiency) |
| Affordable Home Price | Less Than \$20,000 | 88 |
| 50% HMI = \$69,717 | \$20,000 to \$34,999 | 75 |
| 80% HMI = \$129,383 | \$35,000 to \$49,999 | 0 |
| 100% HMI = \$169,203 | \$50,000 to \$74,999 | (137) |
| 120% HMI = \$206,249 | \$75,000 to \$99,999 | 12 |
| | \$100,000 or More | (38) |
| Renter | Renter Annual HH Income | Sufficiency/(Deficiency) |
| Monthly Affordable Housing Expense | Less Than \$20,000 | 0 |
| 30% HMI = \$470 | \$20,000 to \$34,999 | 73 |
| 50% HMI = \$783 | \$35,000 to \$49,999 | 0 |
| 80% HMI = \$1,252 | \$50,000 to \$74,999 | (41) |
| 100% HMI = \$1,565 | \$75,000 to \$99,999 | (32) |
| 120% HMI = \$1,879 | \$100,000 or More | 0 |

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 |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Population: 564 | Total Housing Units: 449 358 Single Family 0 Multi-Family 91 Mobile Home, RV, etc.. | Total Housing Units: 449 193 Owner Occupied 81 Renters Occupied 175 Vacant |
| Age: Approximately 46.3% of population is 55 years and older, and 31.6% between the ages of 35 and 54. | Subsidized Housing Units: 0 | Owner-Occupied Bedrooms: 66.3% have 3+ bedrooms. 22.3% have 2 bedrooms. 11.4% have 1 or fewer bedrooms. |
| Households: 274 Families: 128 Household Size: N/A | Housing Age: 74.8% of housing was built between 1970 and 2009 | Renter Occupied Bedrooms: 100% have 2 bedrooms. 0.0% have 1 or fewer bedrooms. |
| Home Ownership Rate: 70.4% Homeowners w/o Mortgage: 25.4% | Housing Structure: 79.7 % 1-Unit Detached 20.3% Mobile Home, RV 0.0% Duplex, Multi-Family | Average Household Size: Owner-Occupied = N/A Renter-Occupied = N/A |
| Labor Force Participation Rate 48.4% Unemployment Rate: 0.0% | Households Income and Tenure: 5.2% of owners earn less than \$50,000. | Owner-Occupied Housing Value: 21.7% less than \$150,000 15.3% between \$150k and \$199,999 63.0% greater than \$200,000 |
| Total Employment: 63 total jobs | | Renter-Occupied Gross Rent: 0.0% less than \$500 90.1% between \$500 and \$999 0.0% greater than \$1,000 9.0% no rent |
| Median HH Income: N/A Median Hourly Wage Rate: N/A Average Hourly Wage Rate: N/A | | Cost Burden: Owner-Occupied 19.6% at >30% Renter-Occupied 33.3% at >30% |
| Housing Gap Analysis | | |
| | Housing Unit Gap | |
| | Owner Annual HH Income | Sufficiency/(Deficiency) |
| | Less Than \$20,000 | 39 |
| | \$20,000 to \$34,999 | 6 |
| | \$35,000 to \$49,999 | 12 |
| | \$50,000 to \$74,999 | (6) |
| This data was not available | \$75,000 to \$99,999 | (24) |
| For owner- and renter-occupied housing | \$100,000 or More | (27) |
| In the rest-of-county- region | Renter Annual HH Income | Sufficiency/(Deficiency) |
| | Less Than \$20,000 | (31) |
| | \$20,000 to \$34,999 | 34 |
| | \$35,000 to \$49,999 | 39 |
| | \$50,000 to \$74,999 | 0 |
| | \$75,000 to \$99,999 | 0 |
| | \$100,000 or More | (42) |

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 Lincoln County.

Layout

The Housing Needs Assessment includes data for Lincoln County and the communities of Alamo, Caliente, Panaca, and Pioche. 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 Lincoln County. It considers the population and economy of Lincoln County, 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 spend no more than 30 percent of their gross income on owner housing costs or gross rent</p> <p>Owner Housing Cost include mortgage payments + real estate taxes + home insurance + homeowner association fees (if applicable) + utilities.</p> <p>Gross Rent Cost is the contract rent + utilities.</p> <p>Households are considered “cost-burdened” if they are spending more than 30% of their income on housing (owner or rental) costs; and “severely cost-burdened” 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>Extremely Low Income are households earning no more than 30% of AMI.</p> <p>Very Low Income are households earning at least 30%, but no more than 50% of AMI.</p> <p>Low Income 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

Lincoln 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. Lincoln County, Income Limits by Persons in Family, FY 2023

| | 1 | 2 | 3 | 4 | 5 | 6 |
|----------------------------------------------|----------|----------|----------|-----------------|----------|----------|
| Extremely Low-Income Limits (30% AMI) | \$18,200 | \$20,800 | \$24,860 | \$30,000 | \$35,140 | \$40,280 |
| Very Low-Income Limits (50% AMI) | \$30,350 | \$34,650 | \$39,000 | \$43,300 | \$46,800 | \$50,250 |
| Low-Income Limits (80% AMI) | \$48,550 | \$55,450 | \$62,400 | \$69,300 | \$74,580 | \$80,400 |

Source: HUD, Office of Policy Development and Research, Income Limits Briefing Materials, FY 2023
Median Family Income = \$82,500

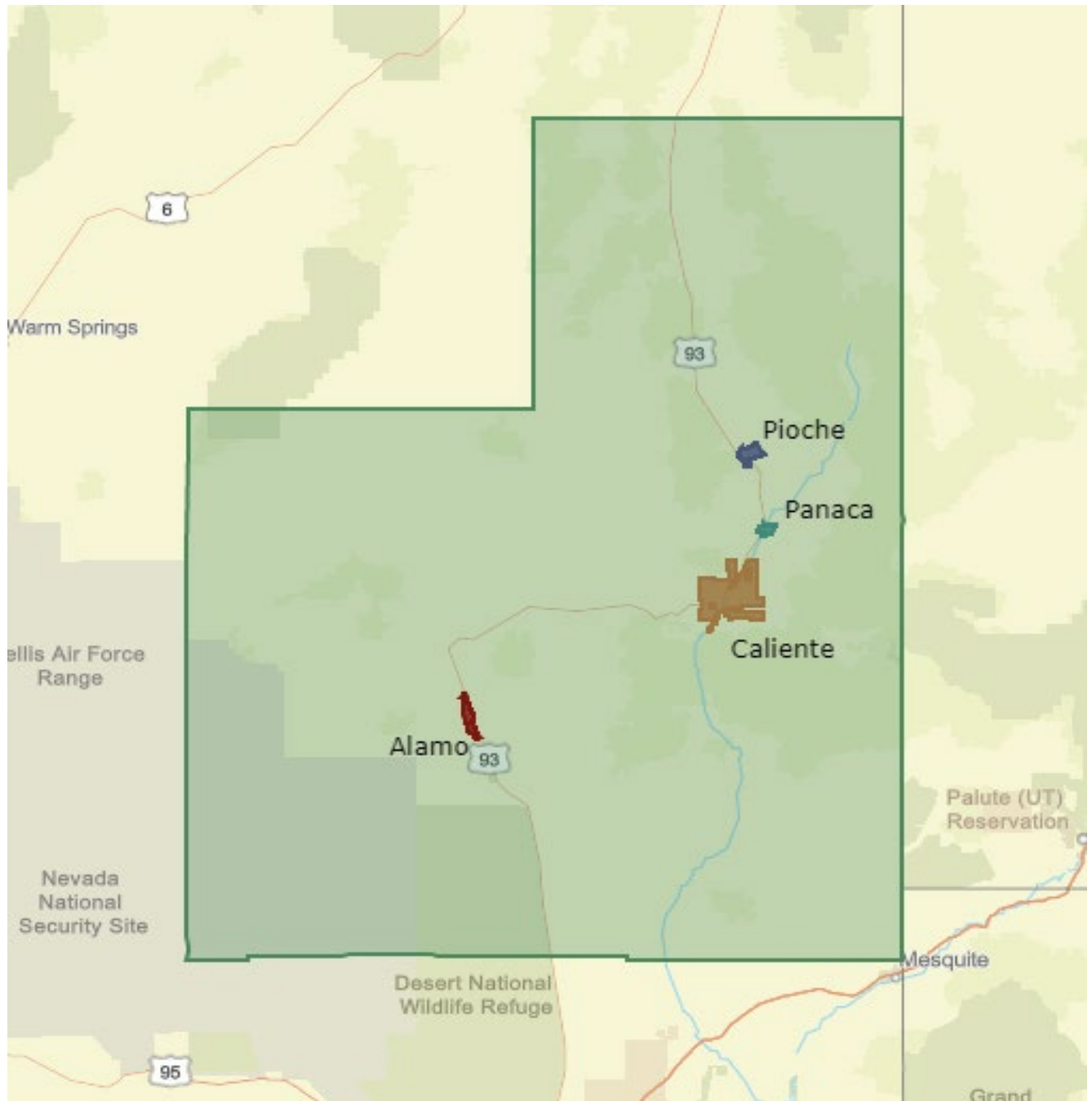
Table 2. Lincoln County, Monthly Affordable Housing Cost Limits by Persons in Family, FY2023

| | 1 | 2 | 3 | 4 | 5 | 6 |
|----------------------------------------------|---------|---------|---------|----------------|---------|---------|
| Extremely Low-Income Limits (30% AMI) | \$455 | \$520 | \$622 | \$750 | \$879 | \$1,007 |
| Very Low-Income Limits (50% AMI) | \$759 | \$866 | \$975 | \$1,083 | \$1,170 | \$1,256 |
| Low-Income Limits (80% AMI) | \$1,214 | \$1,386 | \$1,560 | \$1,733 | \$1,865 | \$2,010 |

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

Lincoln County

Lincoln County is the third-largest county in Nevada and the seventh-largest county in the U.S. by acreage and has over 96% public land. Situated between Utah and southern Nevada, this county offers the best of both worlds for tourists and residents. Lincoln County is a rural county that has had population fluctuations because of agriculture, railroads, and tourism. Four major communities are along U.S. 95, including the communities of Alamo, Caliente, Panaca and Pioche.



Demographic and Economic Characteristics

Demographic and economic data provides a good gauge for defining a community’s housing market. Demographic characteristics describe the population, age, race & ethnicity, poverty, and educational attainment. Economic characteristics are centered on income, employment, and occupations. These traits can help us grasp the housing availability and affordability in a certain Lincoln County community. Basic demographic and housing characteristics for Lincoln County and its communities are presented in Table 3.

Table 3 Lincoln County and Communities, Basic Demographics: Indicators of Housing Demand, 2021

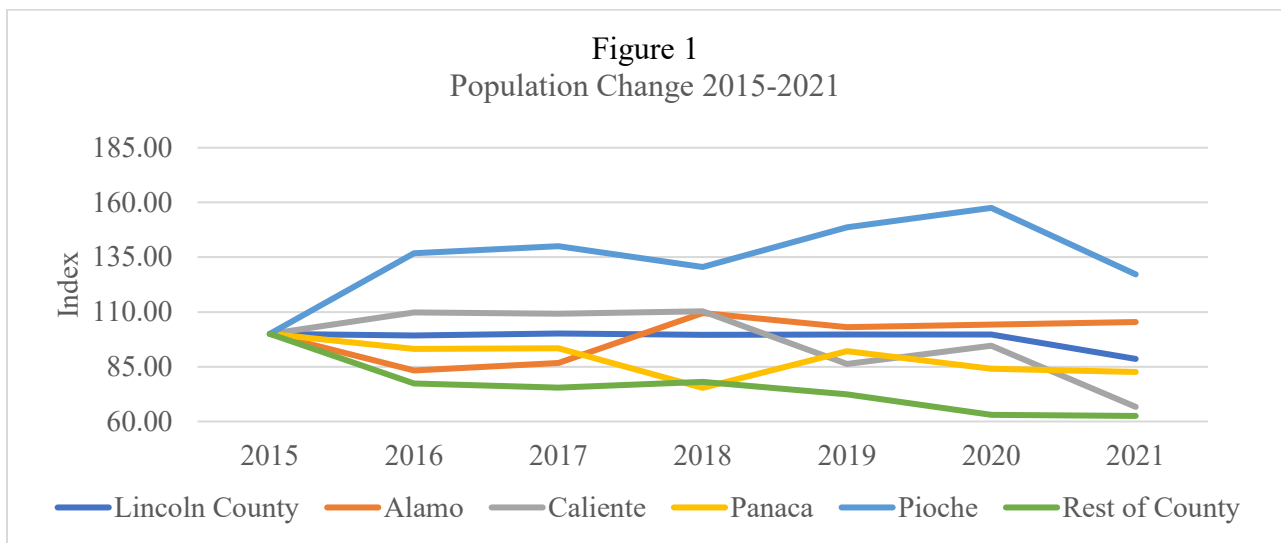
| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|---------------------------------|----------------|-------|----------|--------|--------|----------------|
| Population | 4,600 | 1,154 | 686 | 1,038 | 1,158 | 564 |
| Households | 1,728 | 419 | 369 | 317 | 349 | 274 |
| Families | 1,059 | 330 | 123 | 277 | 201 | 128 |
| Average Household Size | 2.34 | 2.75 | 1.65 | 3.27 | 1.98 | N/A |
| Single-Person Households | 31.8% | 14.3% | 66.7% | 12.6% | 35.2% | N/A |
| Households with Children | 25.5% | 44.2% | 10.0% | 35.1% | 43.8% | 9.5% |
| Home Ownership Rate | 72.8% | 74.2% | 59.9% | 81.1% | 59.7% | 70.4% |
| Age 55+ | 35.9% | 31.8% | 51.9% | 17.5% | 42.1% | 46.3% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, S1101

Population

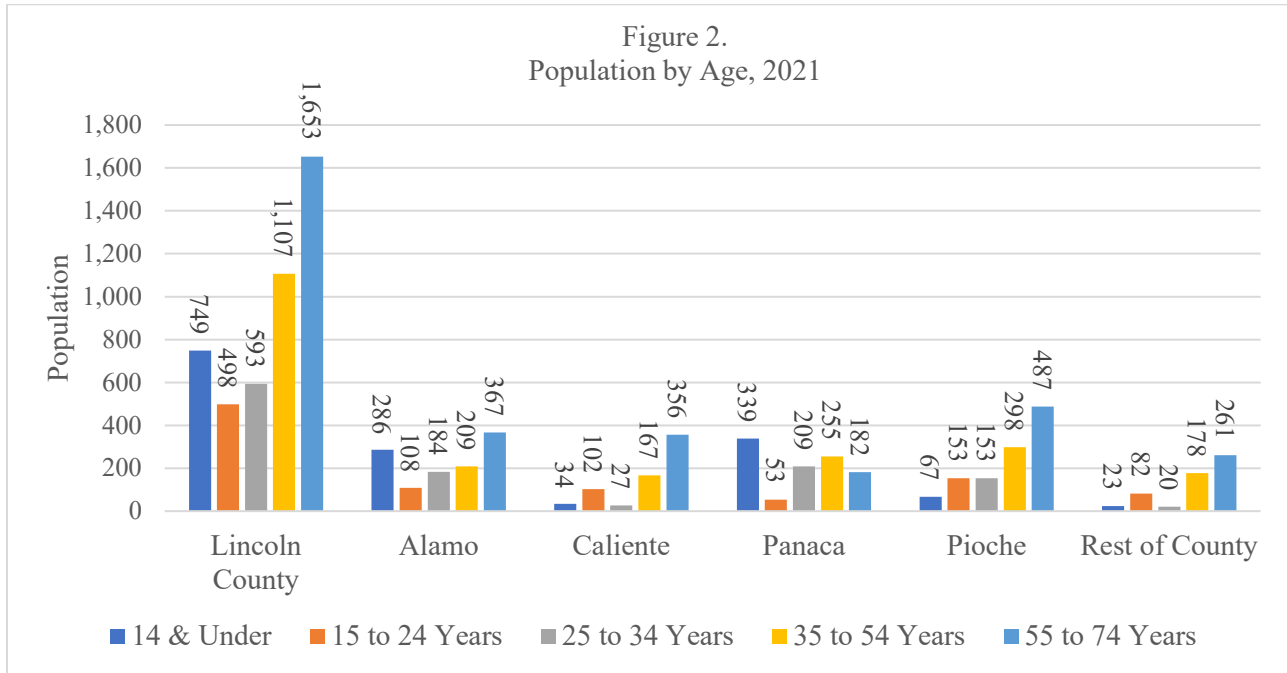
Overall, Lincoln County’s population declined by 11.4%, because of significant population losses in Caliente (-33.3%), Panaca (-17.4%) and Rest of County (-37.4%). Alamo and Pioche realized an increase in population of 5.4% and 27.1%, respectively.

Figure 1. Lincoln County and Communities, Population Change, 2015 to 2021



In 2021, Lincoln County residents ages 55 and over represent 35.9% of Lincoln County population. This age range is also the largest group for each community except for Panaca, which has approximately 45% of the county’s population ages 14 and younger. Caliente has nearly 52% of their population 55 years and older.

Figure 2. Lincoln County and Communities, Population by Age, 2021



Veterans

Approximately 12 percent of Lincoln County are veterans. The largest concentrations of veterans are in Alamo (12.9%), Pioche (10.7%), and rural Lincoln County. Most Lincoln County veterans are male and over the age of 55 (Table 4).

Table 4. Lincoln County and Communities, Veterans by Gender and Age, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|--------------------------------|----------------|-------|----------|--------|--------|----------------|
| Civilian Population 18+ | 3,688 | 829 | 583 | 660 | 1,091 | 525 |
| Veteran Population 18+ | 444 | 107 | 42 | 24 | 171 | 100 |
| Male | 374 | 78 | 42 | 24 | 148 | 82 |
| Female | 70 | 29 | 0 | 0 | 23 | 18 |
| 18 to 34 years | 29 | 29 | 0 | 0 | 0 | 0 |
| 35 to 54 years | 54 | 0 | 0 | 0 | 54 | 0 |
| 55 to 64 years | 66 | 0 | 9 | 0 | 39 | 18 |
| 65 to 74 years | 203 | 59 | 23 | 14 | 25 | 82 |
| 75 years and older | 92 | 19 | 10 | 10 | 53 | 0 |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, S2101

Race and Ethnicity

Table 5 summarizes Lincoln County’s race and ethnicity breakdown. In 2021, the Lincoln County population is predominately white and nearly 8 percent identify as Hispanic Origin. Pioche reports the most diverse population, with nearly 74 percent of the population identifying as White and over 17 percent Black. Alamo and Pioche have a highly concentrated population of Hispanic Origin at 13.9% and 13.1%, respectively.

Table 5. Lincoln County and Communities, Race and Ethnicity, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-------------------------|----------------|--------|----------|--------|--------|----------------|
| White | 89.60% | 98.90% | 93.60% | 95.90% | 73.80% | 89.10% |
| Black | 5.20% | 0.00% | 4.30% | 0.00% | 17.30% | 0.40% |
| American Indian | 2.80% | 1.10% | 0.00% | 4.10% | 0.80% | 10.50% |
| Asian | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Pacific Islander | 0.10% | 0.00% | 0.00% | 0.00% | 0.30% | 0.00% |
| Other Race | 2.30% | 0.00% | 0.00% | 0.00% | 0.30% | 0.00% |
| Hispanic Origin | 7.90% | 13.90% | 3.40% | 0.00% | 13.10% | 5.10% |

Source: American Community Survey (ACS) 2017-2021; 5-Year Estimates, DP04

Poverty

The overall poverty rate for Lincoln County is 5.6 percent, which is half of Nevada’s poverty rate of 10.7 percent. Caliente and Pioche report the highest levels of poverty, of 12.1 percent and 9.4 percent, respectively (Table 6).

Table 6. Lincoln County and Communities, Poverty, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-----------------------------------------------------|----------------|-------|----------|--------|--------|----------------|
| Population that Poverty Status is Determined | 4,056 | 1,154 | 610 | 1,038 | 691 | 563 |
| Population Below Poverty Level | 227 | 0 | 74 | 46 | 65 | 42 |
| Population Percent Below Poverty Level | 5.6% | 0.0% | 12.1% | 4.4% | 9.4% | 7.5% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, S1701

Education

Table 7 reports Lincoln County and Communities’ educational attainment of the population ages 25 and older. Nearly 87 percent of Lincoln County residents have at least a high school diploma and over 46 percent have gained post high school education. Alamo reports the highest levels of education, while rural Lincoln County has the least.

Table 7. Lincoln County and Communities, Population Age 25+ Educational Attainment, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|------------------------------------------------------|----------------|-------|----------|--------|--------|----------------|
| Less than 9 th Grade | 2.7% | 1.4% | 1.1% | 0.0% | 2.1% | 11.3% |
| 9 th Grade to 12 th No Diploma | 10.5% | 8.8% | 9.3% | 0.0% | 21.6% | 7.0% |
| High School Grad. & GED | 40.6% | 55.1% | 36.4% | 40.2% | 35.1% | 33.3% |
| Some College, No Degree | 24.8% | 28.2% | 26.2% | 27.4% | 19.0% | 25.5% |
| Associate Degree | 6.3% | 0.0% | 9.5% | 9.0% | 8.3% | 5.0% |
| Bachelor's Degree | 8.9% | 0.0% | 9.6% | 10.8% | 11.7% | 13.9% |
| Grad or Professional Degree | 6.3% | 6.4% | 8.0% | 12.5% | 2.1% | 3.9% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, S1501

Labor Force and Unemployment

Lincoln County labor force participation rate is 45.7%, which could show a large percentage of retirees. The county has a strong job market, with an overall unemployment rate of 4.0% and some communities reporting full employment. Unfortunately, Pioche is the outlier and has a high unemployment rate at 15.4% (Table 8).

Table 8. Lincoln County and Communities, Labor Force and Unemployment, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|---------------------------------------|----------------|-------|----------|--------|--------|----------------|
| Population 16+ | 3,813 | 868 | 630 | 699 | 1,091 | 525 |
| In Labor Force | 1,741 | 468 | 269 | 412 | 338 | 254 |
| Employed | 1,671 | 468 | 251 | 412 | 286 | 254 |
| Unemployed | 70 | 0 | 18 | 0 | 52 | 0 |
| Not In Labor Force | 2,072 | 400 | 361 | 287 | 753 | 271 |
| Unemployment Rate | 4.0% | 0.0% | 6.7% | 0.0% | 15.4% | 0 |
| Percent Population Not in Labor Force | 54.3% | 46.1% | 57.3% | 41.1% | 69.0% | 51.6% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, DP03

Industry and Occupation Employment

Table 9 summarizes Lincoln County's employment distribution by economic sector. In 2022, four sectors make up 85% of Lincoln County's total employment and are well represented in individual communities. The agriculture sector has a larger presence in Caliente and Pioche while mining is concentrated in Panaca.

Table 10 reports occupational employment for Lincoln County and individual communities. More than half of the work is in white-collar jobs, and the rest is equally divided between service and blue-collar jobs.

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

| Industry | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|---------------------------------------------------------------------------------|-----------------------|--------------|-----------------|---------------|---------------|-----------------------|
| Agriculture, Forestry, Fishing and Hunting | 73 | <10 | 14 | <10 | 22 | <17 |
| Mining, Quarrying, and Oil and Gas Extract. | 19 | 0 | <10 | 15 | <10 | <10 |
| Utilities | 38 | 13 | 0 | 24 | 0 | 1 |
| Construction | 78 | 28 | 15 | 19 | 16 | 0 |
| Manufacturing | 23 | <10 | <10 | 14 | 0 | <10 |
| Wholesale Trade | 11 | <10 | <10 | <10 | <10 | <10 |
| Retail Trade | 196 | 49 | 70 | 41 | 36 | 0 |
| Transportation and Warehousing | 62 | <10 | 17 | 12 | 26 | <10 |
| Information | 25 | <10 | <10 | <10 | 23 | <10 |
| Finance and Insurance | 33 | <10 | 24 | 0 | <10 | <10 |
| Real Estate and Rental and Leasing | 17 | <10 | 11 | <10 | <10 | <10 |
| Professional, Scientific, and Technical Services | 27 | <10 | 13 | <10 | <10 | <10 |
| Management of Companies and Enterprises | <10 | 0 | 0 | 0 | 0 | 0 |
| Administrative and Support and Waste Management and Remediation Services | 107 | 81 | 14 | <10 | <10 | <10 |
| Educational Services | <10 | <10 | <10 | <10 | 0 | <10 |
| Health Care and Social Assistance | 52 | <10 | 18 | <10 | <10 | <10 |
| Arts, Entertainment, and Recreation | <10 | 0 | <10 | <10 | <10 | <10 |
| Accommodation and Food Services | 92 | 18 | 40 | <10 | 34 | 0 |
| Other Services (except Public Administration) | 41 | 11 | 16 | <10 | <10 | <10 |
| Government | 612 | 47 | 223 | 180 | 162 | 0 |
| Total | 1,523 | 288 | 488 | 346 | 338 | 63 |

Source: Lightcast 2023.3 – QCEW Employees, Non-QCEW Employees, and Self-Employed

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

| Occupation | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-----------------------------------------------|----------------|------------|------------|------------|------------|----------------|
| Management | 132 | 23 | 40 | 25 | 31 | 13 |
| Business and Financial Operations | 56 | 10 | 22 | <10 | 14 | <10 |
| Computer and Mathematical | 20 | <10 | <10 | <10 | <10 | <10 |
| Architecture and Engineering | 17 | <10 | <10 | <10 | <10 | <10 |
| Life, Physical, and Social Science | 23 | <10 | <10 | <10 | <10 | <10 |
| Community and Social Service | 51 | <10 | 15 | <10 | 14 | <10 |
| Legal | 14 | <10 | <10 | <10 | <10 | <10 |
| Educational Instruction and Library | 121 | <10 | 31 | 78 | <10 | <10 |
| Arts, Design, Entertainment, Sports, & Media | 11 | <10 | <10 | <10 | <10 | <10 |
| Healthcare Practitioners and Technical | 73 | <10 | 55 | <10 | <10 | <10 |
| Healthcare Support | 26 | <10 | 16 | <10 | <10 | <10 |
| Protective Service | 77 | <10 | 17 | 14 | 37 | <10 |
| Food Preparation and Serving Related | 93 | 11 | 39 | 11 | 33 | 0 |
| Building and Grounds Cleaning and Maintenance | 55 | 12 | 22 | 16 | <10 | <10 |
| Personal Care and Service Occupations | 23 | <10 | <10 | <10 | <10 | <10 |
| Sales and Related | 141 | 36 | 46 | 27 | 31 | 1 |
| Office and Administrative Support | 179 | 39 | 63 | 37 | 37 | 3 |
| Farming, Fishing, and Forestry | 45 | <10 | <10 | <10 | 14 | <10 |
| Construction and Extraction | 94 | 27 | 19 | 26 | 21 | 1 |
| Installation, Maintenance, and Repair | 71 | 23 | 17 | 15 | 14 | 2 |
| Production Occupations | 57 | 17 | <10 | 21 | <10 | <10 |
| Transportation and Material Moving | 138 | 44 | 32 | 27 | 32 | 3 |
| Military-only occupations | <10 | <10 | <10 | <10 | <10 | <10 |
| Total Jobs | 1,523 | 288 | 488 | 346 | 338 | 63 |

Source: Lightcast 2023.3 – QCEW Employees, Non-QCEW Employees, and Self-Employed

Household Income

Table 11 summarizes the number of family wage earners per household. About 23% of families have no wage earners, possibly because of unemployment, disability, retirement, or caregiving. Family households with one wage earner and two wage earners account for 38.7 percent and 32.6 percent, respectively. Alamo has the largest percentage of single earner households (45.7%), while Panaca has 41.9 percent of two household wage earners.

Table 12 shows the household income distribution in Lincoln County and individual communities. The county median household income is \$62,164, Alamo's and Pioche's numbers are both close to that figure at \$60,647 and \$62,617 respectively. Panaca shows a substantially higher median household income at \$81,875 and Caliente considerably lower, at \$33,073.

Table 11. Lincoln County and Communities, Number of Family Wage Earners, 2021

| Family Wage Earners | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|---------------------|----------------|------------|------------|------------|------------|----------------|
| No Earners | 243 | 89 | 33 | 47 | 50 | 24 |
| 1 Earner | 410 | 151 | 42 | 84 | 79 | 54 |
| 2 Earners | 345 | 90 | 48 | 116 | 72 | 19 |
| 3 Earners | 61 | 0 | 0 | 30 | 0 | 31 |
| Total | 1,059 | 330 | 123 | 277 | 201 | 128 |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, B19122

Table 12. Lincoln County and Communities, Households by Income, 2021

| Household Income | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|
| Less than \$10,000 | 3.5% | 0.0% | 13.6% | 0.0% | 0.0% | NA |
| \$10,000 to \$14,999 | 4.4% | 0.0% | 1.6% | 6.9% | 2.6% | NA |
| \$15,000 to \$24,999 | 8.1% | 7.9% | 26.6% | 2.8% | 0.0% | NA |
| \$25,000 to \$34,999 | 4.2% | 2.6% | 13.3% | 0.0% | 0.0% | NA |
| \$35,000 to \$49,999 | 12.9% | 29.8% | 1.4% | 21.5% | 7.2% | NA |
| \$50,000 to \$74,999 | 24.4% | 14.8% | 11.1% | 11.7% | 59.3% | NA |
| \$75,000 to \$99,999 | 20.7% | 28.9% | 22.0% | 15.8% | 20.1% | NA |
| \$100,000 to \$149,999 | 13.6% | 11.5% | 10.6% | 26.8% | 5.2% | NA |
| \$150,000 to \$199,999 | 5.6% | 4.5% | 0.0% | 14.5% | 5.7% | NA |
| \$200,000 or more | 2.7% | 0.0% | 0.0% | 0.0% | 0.0% | NA |
| Median Income | \$62,164 | \$60,647 | \$33,073 | \$81,875 | \$62,617 | NA |
| Mean Income | \$74,183 | \$38,952 | \$48,218 | \$88,402 | \$73,900 | NA |
| Total Households | 1,728 | 419 | 369 | 317 | 349 | 274 |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, S1901

Industry Wages

Table 13 summarizes Lincoln County and community's top 10 industry average hourly wage rates and represents over 85 percent of the county's total jobs. The average hourly wage rate was calculated by using the average annual earnings (including wages, salaries, benefits, and other compensation) divided by the number of jobs, and then divided by 2,080 hours (full-time equivalence).

The average hourly wage rate in Lincoln County is \$28.50, with government jobs paying \$36.84 per hour and accommodation and food service jobs paying \$10.91 per hour. The construction sector average hourly wage is 117% percent greater than the county's average hourly wage rate and accounts for 36 percent of total jobs. The average hourly wage rate in accommodation and food service is 38.3 percent of the county's average and represents almost 11 percent of all jobs.

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

| | Lincoln County | Alamo | Caliente | Panaca | Pioche |
|----------------------------------------------------|----------------|---------|----------|---------|---------|
| Government | \$36.84 | \$36.36 | \$38.54 | \$35.77 | \$35.85 |
| Retail Trade | \$12.27 | \$12.56 | \$12.02 | \$11.88 | \$12.72 |
| Admin & Support & Waste Management. | \$30.57 | \$34.13 | \$20.15 | NA | NA |
| Accommodation & Food Service | \$10.91 | \$11.80 | \$10.02 | NA | \$11.38 |
| Transportation. & Warehouse | \$30.34 | NA | \$41.80 | \$42.26 | \$19.58 |
| Ag/Forestry/Fishing | \$19.83 | NA | \$19.29 | NA | \$18.41 |
| Construction | \$33.35 | \$35.14 | \$22.72 | \$36.94 | \$35.00 |
| Health Care | \$17.04 | NA | \$18.07 | NA | NA |
| Finance/Insurance | \$30.68 | NA | \$29.08 | NA | NA |
| Utilities | \$36.20 | \$36.25 | NA | \$36.18 | NA |
| | | | | | |
| Average Hourly Wage Rate All Industries | \$28.50 | \$27.99 | \$28.44 | \$30.93 | \$28.23 |
| Median Hourly Wage Rate All Industries | \$29.88 | \$29.15 | \$15.90 | \$39.36 | \$30.10 |

Source: Lightcast (formerly EMSI) for earnings estimates.

Housing Supply

Lincoln County is losing its population. The county’s population decreased from 5,060 in 2010 to 4,600 (-460) in 2022. Similarly, housing supply also declined during this period from 2,356 to 2,340 units. Without economic growth, Lincoln County may lose more people and homes. Population loss and changing housing needs might require more diverse housing options. This section examines Lincoln County’s housing inventory.

Housing Units

Lincoln County housing units have declined by 16 between 2010 and 2021, however, these declines were not felt across each community. For example, Alamo and Pioche added housing units, +40 and +37, respectively. These border communities may be experiencing growth because of the proximity to growing urban populations and perceived affordability. As shown in Table 14, all other communities, including the Rest of County, are showing a decline between 4 and 9 percent of the total housing units.

Table 14. Lincoln County and Communities, Housing Units, 2010 to 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|---------------------------------|----------------|-------|----------|--------|--------|----------------|
| Total Housing Units 2010 | 2,356 | 463 | 502 | 449 | 474 | 468 |
| Total Housing Units 2021 | 2,340 | 503 | 459 | 418 | 511 | 449 |
| Unit Change 2010-2021 | -16 | 40 | -43 | -31 | 37 | -19 |
| Percent Change 2010-2021 | -0.7% | 8.6% | -8.6% | -6.9% | 7.8% | -4.1% |

Source: American Community Survey (ACS) 2006-2010 and 2017-2021 5-Year Estimates, DP04

Housing Structure Type

Lincoln County has an inventory of about 2,340 housing units and over 76% (1,781 units) are single-family homes (Table 15). Out of the 454 mobile home and RV units, 34% are in Alamo, 25% in Pioche, 17% in Panaca, and 19% spread throughout the rest of the County. Only 105 multifamily units are available in Lincoln County, of which 70% are in Caliente.

Table 15. Lincoln County and Communities, Housing Units by Structure Type, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|--------------------------------|----------------|-------|----------|--------|--------|----------------|
| Single Family Units | 1,781 | 337 | 365 | 323 | 398 | 358 |
| Multi-Family Units | 105 | 11 | 74 | 20 | 0 | 0 |
| Mobile Home, RV, Etc.. | 454 | 155 | 20 | 75 | 113 | 91 |
| Single Family Units (%) | 76.1% | 67.0% | 79.5% | 77.3% | 77.9% | 79.7% |
| Multi-Family Units (%) | 4.5% | 0.0% | 16.1% | 4.8% | 0.0% | 0.0% |
| Mobile Home, RV (%) | 19.4% | 30.8% | 4.2% | 17.9% | 22.1% | 20.3% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, DP04

Table 16 shows the composition of the housing stock by structure type within each community as of 2021. Nearly 75% of Lincoln County housing is 1-unit detached, followed by almost 20% mobile home or RV. This is consistent across all communities except for a higher percentage of mobile homes and RVs in Alamo and Pioche. Caliente also reports over 24% 1-4 attached housing units.

Table 16. Lincoln County and Communities, Type of Housing Structure, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-------------------------------|----------------|-------|----------|--------|--------|----------------|
| Total Housing Units | 2,340 | 503 | 459 | 418 | 511 | 449 |
| 1-Unit Detached | 74.5% | 67.0% | 71.5% | 77.3% | 77.9% | 79.7% |
| 1-Unit Attached | 1.6% | 0.0% | 8.1% | 0.0% | 0.0% | 0.0% |
| Multi-Family 2+ Units | 4.5% | 2.2% | 16.1% | 4.8% | 0.0% | 0.0% |
| Mobile Home, RV, etc.. | 19.4% | 30.8% | 4.3% | 17.9% | 22.1% | 20.3% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, DP04

Vacancy Status

Lincoln County has a large percentage of housing units vacant. Of the 2,340 total housing units in the County, 612 are vacant. This 26.2% vacancy rate is significantly higher than the overall State average of 10.1%. Lincoln County's units show a vacancy status in two main categories, 'For Seasonal or Occasional Use' and 'Other Vacant'. The 333 units listed as Seasonal or Occasional Use are most often vacation homes, timeshares, and the like. The 233 Other Vacant units have a number of possibilities, however the most common reasons a unit would be classified here are due to Foreclosure, Needing Repairs, Abandonment, and to be Demolished or Condemned.¹

Caliente and Rest of County have a large percentage of their units falling under Seasonal Use, with 70% and 84% respectively. Alamo, Panaca, and Pioche each have their highest share of vacant units as 'Other Vacant', at 70.2%, 49.5%, and 54.9% respectively.

Table 17. Lincoln County and Communities, Vacancy Status, 2021

| Region | Total Vacant | For Rent | For Sale Only | For, seasonal or occasional use | For migrant workers | Other Vacant |
|-----------------------|--------------|----------|---------------|---------------------------------|---------------------|--------------|
| Lincoln County | 612 | 13 | 26 | 333 | 7 | 233 |
| Alamo CDP | 84 | 0 | 0 | 25 | 0 | 59 |
| Caliente city | 90 | 0 | 0 | 63 | 7 | 20 |
| Panaca CDP | 101 | 0 | 26 | 25 | 0 | 50 |
| Pioche CDP | 162 | 0 | 0 | 73 | 0 | 89 |
| Rest of County | 175 | 13 | 0 | 147 | 0 | 15 |

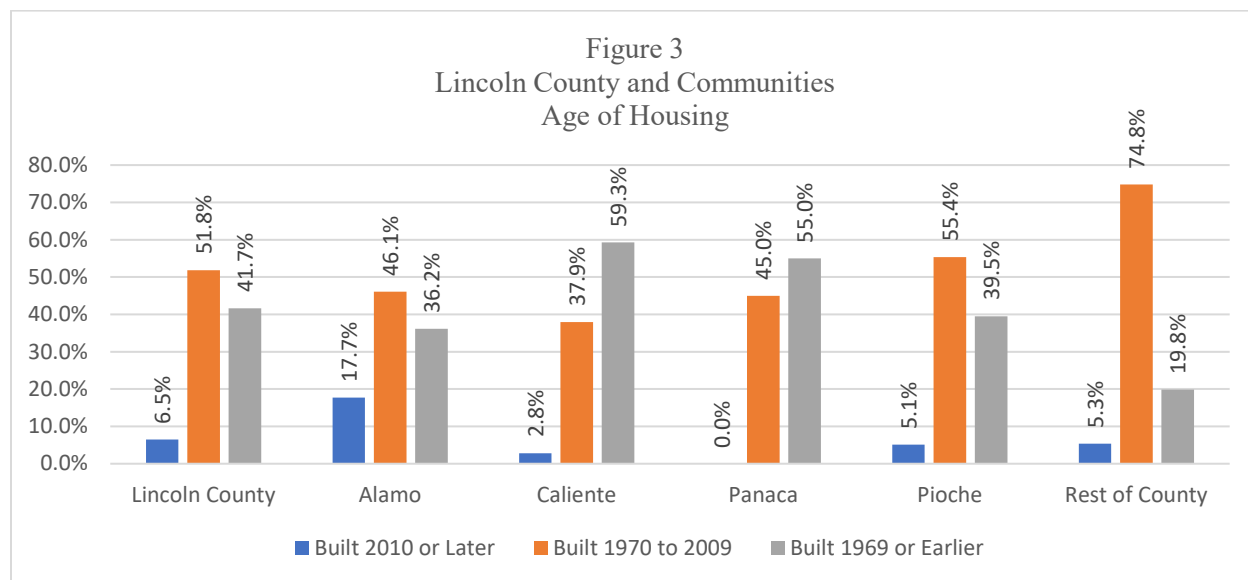
Source: American Community Survey 5-Year Estimates 2021, (B25004)

¹ <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. Housing units built in 1969 or earlier account for over 41% of Lincoln County’s housing. Caliente and Panaca have the highest percentage of housing structures built pre-1969 at 59% and 55%, respectively (Figure 3).

Figure 3. Lincoln County and Communities, Housing Age, 2021



Housing Tenure

Despite having a small population and economy, Lincoln County has a competitive household income compared to the state. Evaluating household income by housing tenure reveals significant variations across the county. Table 18 shows that Lincoln County has 1,728 occupied housing units, with 73% occupied by the homeowners and 27% are renter occupied.

In Alamo, 45% of owners and renters earn an annual income of \$75,000 or more. However, 35% of the homeowners and 55% of renters earn less than \$50,000/year. The median income is \$60,647 for all Alamo households in 2021.

Similarly, Caliente has 46% of homeowners earning an annual income of \$75,000 or more. However, renters earn less with 63% having incomes below \$25,000 per year. The median income is \$33,073 for all Caliente households in 2021.

In Panaca, 81% of owners earn an annual income of at least \$50,000, but 66% earn \$75,000 per year or more. In contrast, 88% of Pioche homeowners earn at least \$50,000, but only 28% earn \$75,000 or more. All renters in Pioche earn at least \$50,000 with 44% earning at least \$75,000. In contrast, 82% of the renters in Panaca earn below \$50,000, with over 50% earning less than \$25,000 annually. The median income for Panaca and Pioche is \$81,875 and \$62,617 respectively.

Table 18. Lincoln County and Communities, Households by Income and Tenure, 2021

| | Total Units | Owner Occupied | Owner Occupied Percent | Renter Occupied | Renter Occupied Percent |
|-----------------------|--------------|----------------|------------------------|-----------------|-------------------------|
| Lincoln County | | | | | |
| Less Than \$14,999 | 136 | 37 | 2.9% | 99 | 21.1% |
| \$15,000 to \$24,999 | 140 | 76 | 6.0% | 64 | 13.6% |
| \$25,000 to \$49,999 | 295 | 194 | 15.4% | 101 | 21.5% |
| \$50,000 to \$74,999 | 422 | 370 | 29.4% | 52 | 11.1% |
| \$75,000+ | 735 | 581 | 46.3% | 154 | 32.7% |
| Total | 1,728 | 1,258 | 100.0% | 470 | 100.0% |
| Alamo | | | | | |
| Less Than \$14,999 | 0 | 0 | 0.0% | 0 | 0.0% |
| \$15,000 to \$24,999 | 33 | 33 | 10.6% | 0 | 0.0% |
| \$25,000 to \$49,999 | 195 | 77 | 24.7% | 59 | 54.6% |
| \$50,000 to \$74,999 | 62 | 62 | 19.9% | 0 | 0.0% |
| \$75,000+ | 237 | 139 | 44.8% | 49 | 45.4% |
| Total | 527 | 311 | 100.0% | 108 | 100.0% |
| Caliente | | | | | |
| Less Than \$14,999 | 56 | 18 | 8.1% | 38 | 25.7% |
| \$15,000 to \$24,999 | 98 | 43 | 19.0% | 55 | 37.2% |
| \$25,000 to \$49,999 | 54 | 30 | 13.6% | 24 | 16.2% |
| \$50,000 to \$74,999 | 41 | 30 | 13.6% | 11 | 7.4% |
| \$75,000+ | 120 | 100 | 45.7% | 20 | 13.5% |
| Total | 369 | 221 | 100.0% | 148 | 100.0% |
| Panaca | | | | | |
| Less Than \$14,999 | 22 | 0 | 0.0% | 22 | 36.7% |
| \$15,000 to \$24,999 | 9 | 0 | 0.0% | 9 | 15.0% |
| \$25,000 to \$49,999 | 68 | 50 | 19.5% | 18 | 30.0% |
| \$50,000 to \$74,999 | 37 | 37 | 14.4% | 0 | 0.0% |
| \$75,000+ | 181 | 170 | 66.1% | 11 | 18.3% |
| Total | 317 | 257 | 100.0% | 60 | 100.0% |
| Pioche | | | | | |
| Less Than \$14,999 | 9 | 9 | 3.3% | 0 | 0.0% |
| \$15,000 to \$24,999 | 0 | 0 | 0.0% | 0 | 0.0% |
| \$25,000 to \$49,999 | 25 | 25 | 9.1% | 0 | 0.0% |
| \$50,000 to \$74,999 | 207 | 166 | 60.1% | 41 | 56.2% |
| \$75,000+ | 108 | 76 | 27.5% | 32 | 43.8% |
| Total | 349 | 276 | 100.0% | 73 | 100.0% |
| Rest of County | | | | | |
| Less Than \$14,999 | 49 | 10 | 5.2% | 39 | 48.1% |
| \$15,000 to \$24,999 | 0 | 0 | 0.0% | 0 | 0.0% |
| \$25,000 to \$49,999 | 12 | 12 | 6.2% | 0 | 0.0% |
| \$50,000 to \$74,999 | 75 | 75 | 38.9% | 0 | 0.0% |
| \$75,000+ | 138 | 96 | 49.7% | 42 | 51.9% |
| Total | 274 | 193 | 100.0% | 81 | 100.0% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, S2503

Age of Householder

Throughout Lincoln County nearly 60% of homeowners are 55 years and older. This is magnified in Caliente and Pioche, where over 72% of homeowners are 55 and older in each of the areas. The complete opposite is true in Alamo where nearly 35% of homeowners are under 34 years of age. Renters follow a similar age breakdown, with nearly 55% of the county's renters at 55 years and older. Again, Alamo has the largest younger breakout with 43% of renters 34 years and under.

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

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|--------------------------|----------------|-------|----------|--------|--------|----------------|
| Owner Occupied | 1,212 | 259 | 210 | 252 | 287 | 204 |
| 15 to 34 Years | 8.3% | 34.7% | 0.0% | 2.8% | 0.0% | 2.0% |
| 35 to 54 Years | 33.6% | 38.6% | 27.6% | 44.4% | 25.8% | 30.9% |
| 55 to 74 Years | 46.8% | 6.6% | 55.7% | 41.7% | 74.2% | 56.4% |
| 75 Years and Over | 11.3% | 20.1% | 16.7% | 11.1% | 0.0% | 10.8% |
| Renter Occupied | 433 | 119 | 138 | 97 | 30 | 49 |
| 15 to 34 Years | 22.2% | 43.7% | 7.2% | 35.1% | 0.0% | 0.0% |
| 35 to 54 Years | 23.6% | 0.0% | 37.7% | 10.3% | 0.0% | 81.6% |
| 55 to 74 Years | 35.3% | 45.4% | 29.0% | 20.6% | 100.0% | 18.4% |
| 75 Years and Over | 18.9% | 10.9% | 26.1% | 34.0% | 0.0% | 0.0% |

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

When looking solely at homeowners' mortgage status, the gap between age groups also widens. While just under 50% of homeowners 55 and older have a mortgage on their residence, 68% of those 55 and older own their house outright, without a mortgage. In Alamo less than 30% of those 55 years and older own their home outright.

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

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-----------------------------------------|----------------|-------|----------|--------|--------|----------------|
| Housing Units with a Mortgage | 652 | 85 | 107 | 135 | 163 | 162 |
| 15 to 34 Years | 10.4% | 67.1% | 0.0% | 5.2% | 0.0% | 2.5% |
| 35 to 54 Years | 40.0% | 10.6% | 32.7% | 59.3% | 45.4% | 38.9% |
| 55 to 74 Years | 42.6% | 0.0% | 53.3% | 35.6% | 54.6% | 51.9% |
| 75 Years and Over | 6.9% | 22.4% | 14.0% | 0.0% | 0.0% | 6.8% |
| Housing Units without a Mortgage | 560 | 174 | 103 | 117 | 124 | 42 |
| 15 to 34 Years | 5.9% | 19.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| 35 to 54 Years | 26.1% | 52.3% | 22.3% | 27.4% | 0.0% | 0.0% |
| 55 to 74 Years | 51.6% | 9.8% | 58.3% | 48.7% | 100.0% | 73.8% |
| 75 Years and Over | 16.4% | 19.0% | 19.4% | 23.9% | 0.0% | 26.2% |

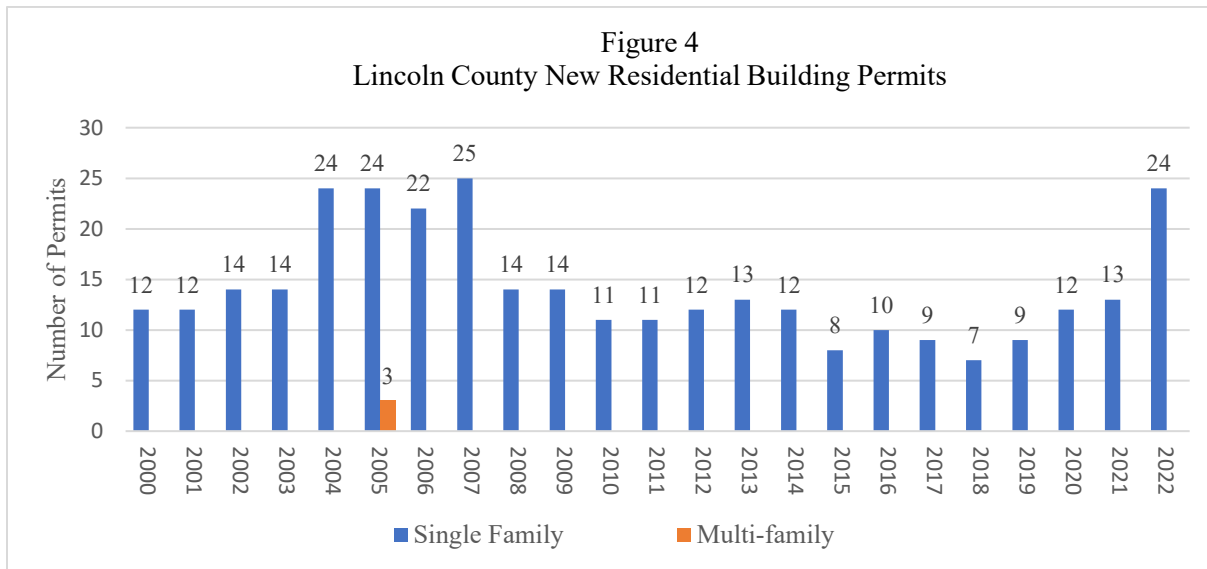
Source: American Community Survey (ACS) 2018-2022 5-Year Estimates, B25027

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.

Building permits for new single and multi-family homes are issued by Lincoln County’s Planning and Building Department. Figure 4 depicts the historical records of building permits issued in Lincoln County from the year 2000 through 2022. It should be noted that the last permit issued for the development of a multi-family residential was in 2005 for 3 permits. Renovations are not considered a new construction unless it reaches a certain threshold outlined in their guideline and building code.

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



Affordable Housing Programs

There are 82 subsidized housing units in Lincoln County that offer reduced rents to eligible households. Rental assistance programs support homes where households pay rent based on how much they earn. The following assistance programs are available in Lincoln 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. Lincoln County Assessor’s and Planning Departments verified this data in July 2023. Around 3.5% of the total housing units in Lincoln County (82 units) are classified as subsidized units. Caliente has 50 units for assisted living, out of which 20 units may be available for low-income seniors or disabled individuals.

Table 21. Lincoln County, Subsidized Housing Inventory, 2023

| Housing Complex | Community | Address | Total Units | Low-Income Housing Programs |
|---------------------|-----------|---------------------------|-----------------------------------------------------|-----------------------------|
| Caliente Apartments | Caliente | 150 Minnie St. | 30 (1 BRDM = 8) (2 BDRM = 16) (3 BDRM = 6) | PBRA LIHTC |
| Carefree Living | Panaca | 236 S 4 th St. | 20 (1 BDRM) | HIPP LIHTC |
| CI Caliente | Caliente | 200 Miller Ln | 20 (1 BDRM) | Section 515 Section 521 |
| CI Pioche | Pioche | Main St. | 12 (2 BDRM) | Section 515 |
| Total | | | 82 | |

Source: Nevada Housing Division, accessed July 2023

The below table gives the maximum allowable AMI percentage of units within the subsidized 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. Lincoln County, Subsidized Housing Inventory Income Restrictions, 2023

| Housing Complex | Total Units | 30% AMI | 35% AMI | 40% AMI | 45% AMI | 50% AMI | 60% AMI |
|---------------------------------------|-------------|-----------|----------|-----------|----------|-----------|----------|
| Lincoln Sr Pioche | 12 | 4 | 0 | 4 | 0 | 4 | 0 |
| Lincoln Sr. Caliente | 20 | 5 | 0 | 11 | 0 | 4 | 0 |
| Lincoln Sr. Panaca | 20 | 4 | 0 | 11 | 0 | 5 | 0 |
| Minnie St., Caliente Renaissance Apt. | 30 | 8 | 0 | 14 | 0 | 8 | 0 |
| Total | 82 | 21 | 0 | 40 | 0 | 21 | 0 |

Source: Nevada Housing Division, accessed July 2023

Housing Demand

Households of different sizes and income levels demand different types and sizes of housing. Availability of housing options in Lincoln County is crucial. Not all housing types are available equally in each community.

Housing Tenure

Lincoln County’s vacancy rate is 26%, as depicted in Table 23, which is substantially higher than the Nevada average of 10%. Vacant housing units are defined as homes that may be for sale or rent, seasonal, recreational or occasional use, or unoccupied homes, which are seen by owner and renter vacancy. Approximately 54% of all housing units in Lincoln County are owner occupied and 20% renter occupied. Alamo and Panaca have the highest homeownership rate of 61.8% and 61.5%, respectively. Caliente has the largest rental occupancy with 32.2% units.

Table 23. Lincoln County and Communities, Housing Units, Occupancy and Vacancy, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|----------------------------|----------------|-------|----------|--------|--------|----------------|
| Total Housing Units | 2,340 | 503 | 459 | 418 | 511 | 449 |
| Owner-Occupied | 1,258 | 311 | 221 | 257 | 276 | 193 |
| Renter-Occupied | 470 | 108 | 148 | 60 | 73 | 81 |
| Vacant | 612 | 84 | 90 | 101 | 162 | 175 |
| Owner Vacancy Rate | 2.0% | 0.0% | 0.0% | 9.2% | N/A | N/A |
| Renter Vacancy Rate | 2.7% | 0.0% | 0.0% | 0.0% | N/A | N/A |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, DP04

Length of Residency

As mentioned earlier, builders constructed 45% of the housing units in Lincoln County before 1969, and Caliente and Panaca have the older homes. The ACS survey showed that most of the householders moved into their homes within the last 15 years, with almost half of them coming in between 2010 and 2018 (Table 24). Interestingly, 40% of households in Alamo moved in during the 2010-2014 timeframe.

Table 24. Lincoln County and Communities, Households by Move-in-Year, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-------------------------------|----------------|-------|----------|--------|--------|----------------|
| Total Housing Units | 2,340 | 503 | 459 | 418 | 511 | 449 |
| Moved-in 2019 or Later | 3.4% | 2.6% | 3.8% | 10.4% | 0.0% | 0.0% |
| Moved-in 2015 to 2018 | 30.4% | 30.5% | 24.9% | 32.8% | 23.5% | 43.4% |
| Moved-in 2010 to 2014 | 18.0% | 40.1% | 13.3% | 2.5% | 18.3% | 8.0% |
| 2010 or Earlier | 48.2% | 26.8% | 58.0% | 54.3% | 58.2% | 48.5% |

Source: American Community Survey (ACS) 2017-2021; 5-Year Estimates, DP04

Bedrooms

There are many 3+ bedroom homes in Lincoln County (Table 25), but Alamo and Pioche also have a fair number of 2-bedroom homes.

Table 25. Lincoln County and Communities, Owner-Occupied Housing Inventory by Bedrooms, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|------------------------------------|----------------|-------|----------|--------|--------|----------------|
| Owner Occupied | 1,258 | 311 | 221 | 257 | 276 | 81 |
| Percent Owned, 0-1 Bedrooms | 2.9% | 0.0% | 6.8% | 0.0% | 0.0% | 11.4% |
| Percent Owned, 2 Bedroom | 31.4% | 46.3% | 26.7% | 16.3% | 38.8% | 22.3% |
| Percent Owned, 3+ Bedroom | 65.7% | 53.7% | 66.5% | 83.7% | 61.2% | 66.3% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, DP04

Table 26 shows the distribution of occupied rental units in Lincoln County and communities by the number of bedrooms. Two-bedroom units are the most occupied rental units in Lincoln County. Alamo and Caliente have the same number of one and two-bedroom rentals, but most of Lincoln County has two-bedroom rentals. Note Lincoln County does not show multi-family rental units greater than 2-bedroom.

Table 26. Lincoln County and Communities, Renter-Occupied Housing Inventory by Bedrooms, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-------------------------------------|----------------|-------|----------|--------|--------|----------------|
| Rental Units | 470 | 108 | 148 | 60 | 73 | 81 |
| Percent Rental, 0-1 Bedrooms | 29.1% | 55.6% | 45.9% | 15.0% | 0.0% | 0.0% |
| Percent Rental, 2 Bedroom | 70.9% | 44.4% | 54.1% | 85.0% | 100.0% | 100.0% |
| Percent Rental, 3+ Bedroom | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, DP04

Tables 27 and 28 show the average household size for owner-occupied homes in Lincoln County is 2.54 compared to the state average of 2.72. However, the average rental occupancy for the county is at 1.81 vs 2.55 for the State. Caliente has smaller average household sizes, with less than two people for both owners and renters, compared to Panaca where the average household size is over three people for both owners and renters.

Most homeowners in Lincoln County are families (76%), which is similar to the state's homeowner profile. Apart from Caliente, Lincoln County's communities also have a high percentage of households with families. However, a third (77%) of the renters in the county are "non-family" householders and mostly live alone. This is more prominently shown in Caliente and Pioche, where 86% and 100%, respectively, of renters live alone.

Table 27. Lincoln County and Communities, Owner-Occupied by Household Size and Type, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-------------------------------|----------------|-------|----------|--------|--------|----------------|
| Total Households | 1,258 | 311 | 221 | 257 | 276 | 193 |
| Average Household Size | 2.54 | 2.85 | 1.99 | 3.21 | 2.24 | NA |
| Families | 75.8% | 90.7% | 46.2% | 96.5% | 72.8% | 62.2% |
| Married Couples | 59.9% | 71.7% | 32.1% | 87.2% | 46.0% | 56.0% |
| Other Family | 15.9% | 19.0% | 14.0% | 9.3% | 26.8% | 6.2% |
| Non-Family | 24.2% | 9.3% | 23.8% | 3.5% | 27.2% | 37.8% |
| Living Alone | 17.5% | 0.0% | 53.8% | 3.5% | 18.1% | 21.8% |
| Not Living Alone | 6.8% | 9.3% | 0.0% | 0.0% | 9.1% | 16.1% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, B25011

Table 28. Lincoln County and Communities, Renter-Occupied by Household Size and Type, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-------------------------------|----------------|-------|----------|--------|--------|----------------|
| Total Households | 470 | 108 | 148 | 60 | 73 | 81 |
| Average Household Size | 1.81 | 2.48 | 1.16 | 3.53 | N/A | N/A |
| Families | 22.6% | 44.4% | 46.2% | 48.3% | 0.0% | 9.9% |
| Married Couples | 12.3% | 0.0% | 14.2% | 48.3% | 0.0% | 9.9% |
| Other Family | 10.2% | 44.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| Non-Family | 77.4% | 55.6% | 85.8% | 51.7% | 100.0% | 90.1% |
| Living Alone | 70.2% | 55.6% | 85.8% | 51.7% | 100.0% | 48.1% |
| Not Living Alone | 7.2% | 0.0% | 0.0% | 0.0% | 0.0% | 42.0% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, B25011

Home Values

Home values are market driven and vary by individual community. Table 29 below shows a distribution of home values of owner-occupied housing units in Lincoln County. The ACS 5-year estimates reveal that 20.1 percent of home values in Lincoln County fall above \$300,000, while almost two thirds of the values are below \$200,000. Out of the 300+ units, 24.2 percent of them have a value of less than \$100,000. Most of the housing units in Alamo and Caliente have lower values compared to Panaca and Pioche.

Table 29. Lincoln County and Communities, Owner-Occupied Housing Units by Value, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|--------------------------------|----------------|------------|------------|------------|------------|----------------|
| Less than \$100,000 | 24.2% | 39.5% | 29.9% | 10.5% | 21.0% | 15.8% |
| \$100,000 to \$149,999 | 20.3% | 23.5% | 28.1% | 24.7% | 17.4% | 5.9% |
| \$150,000 to \$199,999 | 19.1% | 19.0% | 30.8% | 8.5% | 22.1% | 15.3% |
| \$200,000 to \$299,999 | 16.2% | 0.0% | 11.2% | 24.7% | 17.4% | 34.5% |
| \$300,000+ | 20.1% | 18.0% | 0.0% | 31.6% | 22.1% | 28.5% |
| Owner-Occupied Units | 1,258 | 311 | 221 | 247 | 276 | 203 |
| Median Value | \$160,600 | \$120,300 | \$134,400 | \$208,600 | \$172,200 | N/A |
| % of Units w/ Mortgage | 54.6% | 52.1% | 31.2% | 62.3% | 57.2% | 70.9% |
| Median Value | \$180,200 | \$169,700 | \$154,400 | \$230,900 | \$177,000 | N/A |
| % of Units w/o Mortgage | 45.4% | 47.9% | 68.8% | 41.7% | 42.8% | 24.1% |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, DP04

Table 30. Lincoln County and Communities, Renter-Occupied Housing Units by Gross Rent, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|------------------------------|----------------|------------|--------------|--------------|-----------|----------------|
| Occupied Rental Units | 470 | 108 | 148 | 60 | 73 | 81 |
| Less than \$500 | 14.2% | 10.2% | 31.8% | 15.0% | 0.0% | 0.0% |
| \$500 to \$999 | 69.6% | 45.4% | 54.7% | 85.0% | 100.0% | 90.1% |
| \$1,000 to \$1,499 | 10.2% | 44.4% | 0.0% | 0.0% | 0.0% | 0.0% |
| \$1,500+ | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| No Rent | 6.0% | 0.0% | 13.5% | 0.0% | 0.0% | 9.9% |
| Median Gross Rent | \$680 | - | \$595 | \$814 | - | - |

Source: American Community Survey (ACS) 2017-2021 5-Year Estimates, DP04

Cost Burden

A household is classified 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 14.8% of owners in Lincoln County are spending over 30% of income on housing costs and that 73% of those cost-burdened are low-income households (income <= 80% AMI).

- Only 4.4% of Alamo’s homeowners are cost burdened however they are very low-income owners (Income <=50%) and are severely cost-burdened.
- About 18.3% of Caliente’s owners are above spending limits, 46.3% of their low-income owners are cost burdened and more than half of them are severely cost-burdened.
- Panaca reported a small percentage (6.8%) cost-burdened homeowners but an even number of householders from both the low-income (income <=80%) and above median-income owners (income >100% of AMI) are spending more than 30% of their income on housing needs.
- More significantly, in Pioche the report shows that 56% of their low-income homeowners are spending over the limits and that 63.6% of their very Low-income are severely cost-burdened.
- Approximately 19.5% of homeowners in the Rest of the County are spending over the affordable standard; 25% of extremely Low-income homeowners in the Rest of the County are reported to be severely cost-burdened and 71% of middle-income owners (>80% but <=100% AMI) are still cost-burdened.

Lincoln County’s rental cost burden is 16.5%, i.e., reported spending over the 30% AMI standard. Overall Caliente has 39.3% of renters in Caliente spending over standard but more specifically, over 50% of Caliente’s low-income renters i.e., 75% of extremely low-income and 40% of the very low-income (income >30% to <=50% AMI) are severely cost-burdened.

Similarly, all Extremely Low-income renters (income <=30% AMI) in the Rest of the County have been identified to be severely cost-burdened.

Table 31. Lincoln County and Communities, Owner-Occupied Households by Income and Cost Burden, 2019

| Income Level | Households | Cost Burdened >30% | Cost Burdened >50% | Not Cost Burdened |
|-----------------------|--------------|-----------------------|-----------------------|----------------------|
| Lincoln County | | | | |
| < 30% AMI | 70 | 41.4% | 35.7% | 58.6% |
| >30% to <50% AMI | 145 | 62.1% | 37.9% | 37.9% |
| >50% to <80% AMI | 395 | 11.4% | 0.0% | 88.6% |
| >80% to <100% AMI | 120 | 33.3% | 0.0% | 66.7% |
| >100% AMI | 780 | 2.6% | 0.0% | 97.4% |
| Total | 1,510 | 14.8% | 5.3% | 85.2% |
| Alamo | | | | |
| < 30% AMI | 0 | - | - | - |
| >30% to <50% AMI | 40 | 25.0% | 25.0% | 75.0% |
| >50% to <80% AMI | 185 | 0.0% | 0.0% | 100.0% |
| >80% to <100% AMI | 25 | 0.0% | 0.0% | 100.0% |
| >100% AMI | 135 | 0.0% | 0.0% | 100.0% |
| Total | 385 | 2.6% | 2.6% | 97.4% |
| Caliente | | | | |
| < 30% AMI | 30 | 63.3% | 50.0% | 36.7% |
| >30% to <50% AMI | 50 | 50.0% | 20.0% | 50.0% |
| >50% to <80% AMI | 15 | 0.0% | 0.0% | 100.0% |
| >80% to <100% AMI | 15 | 0.0% | 0.0% | 100.0% |
| >100% AMI | 130 | 0.0% | 0.0% | 100.0% |
| Total | 245 | 18.0% | 10.2% | 82.0% |
| Panaca | | | | |
| < 30% AMI | 0 | - | - | - |
| >30% to <50% AMI | 0 | - | - | - |
| >50% to <80% AMI | 90 | 11.1% | 0.0% | 88.9% |
| >80% to <100% AMI | 20 | 0.0% | 0.0% | 100.0% |
| >100% AMI | 185 | 5.4% | 0.0% | 94.6% |
| Total | 295 | 6.8% | 0.0% | 93.2% |
| Pioche | | | | |
| < 30% AMI | 0 | - | - | - |
| >30% to <50% AMI | 55 | 100.0% | 63.6% | 0.0% |
| >50% to <80% AMI | 105 | 33.3% | 0.0% | 66.7% |
| >80% to <100% AMI | 4 | 0.0% | 0.0% | 100.0% |
| >100% AMI | 170 | 5.9% | 0.0% | 94.1% |
| Total | 335 | 29.9% | 10.4% | 70.1% |
| Rest of County | | | | |
| < 30% AMI | 40 | 25.0% | 25.0% | 75.0% |
| >30% to <50% AMI | 0 | - | - | - |
| >50% to <80% AMI | 0 | - | - | - |
| >80% to <100% AMI | 56 | 71.4% | 0.0% | 28.6% |
| >100% AMI | 160 | 0.0% | 0.0% | 100.0% |
| Total | 250 | 20.0% | 4.0% | 80.0% |

Source: US Department of Housing and Urban Development, CHAS, 5-year 2015-2019

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 32. Lincoln County and Communities, Renter-Occupied Households by Income and Cost Burden, 2019

| Income Level | Households | Cost Burdened >30% | Cost Burdened >50% | Not Cost Burdened |
|-----------------------|------------|-----------------------|-----------------------|----------------------|
| Lincoln County | | | | |
| < 30% AMI | 105 | 71.4% | 71.4% | 28.6% |
| >30% to <50% AMI | 40 | 25.0% | 25.0% | 75.0% |
| >50% to <80% AMI | 135 | 0.0% | 0.0% | 100.0% |
| >80% to <100% AMI | 45 | 0.0% | 0.0% | 100.0% |
| >100% AMI | 190 | 0.0% | 0.0% | 100.0% |
| Total | 510 | 16.7% | 16.7% | 83.3% |
| Alamo | | | | |
| < 30% AMI | 0 | - | - | - |
| >30% to <50% AMI | 0 | - | - | - |
| >50% to <80% AMI | 30 | 0.0% | 0.0% | 100.0% |
| >80% to <100% AMI | 0 | - | - | - |
| >100% AMI | 50 | 0.0% | 0.0% | 100.0% |
| Total | 80 | 0.0% | 0.0% | 100.0% |
| Caliente | | | | |
| < 30% AMI | 60 | 75.0% | 75.0% | 25.0% |
| >30% to <50% AMI | 25 | 40.0% | 40.0% | 60.0% |
| >50% to <80% AMI | 20 | 0.0% | 0.0% | 100.0% |
| >80% to <100% AMI | 0 | - | - | - |
| >100% AMI | 35 | 0.0% | 0.0% | 100.0% |
| Total | 145 | 37.9% | 37.9% | 62.1% |
| Panaca | | | | |
| < 30% AMI | 15 | 0.0% | 0.0% | 100.0% |
| >30% to <50% AMI | 0 | - | - | - |
| >50% to <80% AMI | 45 | 0.0% | 0.0% | 100.0% |
| >80% to <100% AMI | 0 | - | - | - |
| >100% AMI | 40 | 0.0% | 0.0% | 100.0% |
| Total | 105 | 0.0% | 0.0% | 100.0% |
| Pioche | | | | |
| < 30% AMI | 0 | - | - | - |
| >30% to <50% AMI | 0 | - | - | - |
| >50% to <80% AMI | 35 | 0.0% | 0.0% | 100.0% |
| >80% to <100% AMI | 45 | 0.0% | 0.0% | 100.0% |
| >100% AMI | 25 | 0.0% | 0.0% | 100.0% |
| Total | 105 | 0.0% | 0.0% | 100.0% |
| Rest of County | | | | |
| < 30% AMI | 30 | 100.0% | 100.0% | 0.0% |
| >30% to <50% AMI | 15 | 0.0% | 0.0% | 100.0% |
| >50% to <80% AMI | 5 | 0.0% | 0.0% | 100.0% |
| >80% to <100% AMI | 0 | - | - | - |
| >100% AMI | 40 | 0.0% | 0.0% | 100.0% |
| Total | 75 | 40.0% | 40.0% | 60.0% |

Source: US Department of Housing and Urban Development, CHAS, 5-year 2015-2019

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. Also, through local sources, it is unlikely that each of Alamo, Panaca, and Pioche have 0% cost burdened populations.

Housing Gap

A housing gap analysis is a method of assessing the supply and demand of affordable housing in an area. It studies how income levels affect the availability of affordable housing. By analyzing housing gaps, we can determine shortages or surpluses for different groups, which help with policy and planning. Specific data and analysis include:

- The area housing inventory and tenure.
- The number of households that can afford housing at different cost levels, using a standard affordability measure (like not spending more than 30% of income on housing).
- The number of housing units that are affordable and available to households at different income levels.

The comparison of the supply and demand of affordable housing for each income group, and calculating the gap or surplus of housing units. A negative gap shows a shortage of affordable housing, while a positive gap shows a surplus.

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 choice. Your housing tenure can influence your mobility, stability, community involvement, and access to services. Housing tenure is important in housing policy as it affects supply, demand, quality, diversity, and resident well-being.

Table 33. Lincoln County and Communities, Household by Income and Tenure, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|------------------------|----------------|-------|----------|--------|--------|----------------|
| Owner-Occupied | | | | | | |
| Less Than \$14,999 | 37 | 0 | 56 | 22 | 9 | 49 |
| \$15,000 to \$24,999 | 76 | 33 | 98 | 9 | 0 | 0 |
| \$25,000 to \$49,999 | 194 | 195 | 54 | 68 | 25 | 12 |
| \$50,000 to \$74,999 | 370 | 62 | 41 | 37 | 207 | 75 |
| \$75,000+ | 581 | 237 | 120 | 181 | 108 | 138 |
| Total | 1,258 | 527 | 369 | 317 | 349 | 274 |
| Renter-Occupied | | | | | | |
| Less Than \$14,999 | 99 | 0 | 38 | 22 | 0 | 39 |
| \$15,000 to \$24,999 | 64 | 0 | 55 | 9 | 0 | 0 |
| \$25,000 to \$49,999 | 101 | 59 | 24 | 18 | 0 | 0 |
| \$50,000 to \$74,999 | 52 | 0 | 11 | 0 | 41 | 0 |
| \$75,000+ | 154 | 49 | 20 | 11 | 32 | 42 |
| Total | 470 | 108 | 148 | 60 | 73 | 81 |

Source: American Community Survey (ACS) 2017-2021, 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 \$500 per month on mortgage payment to buy a \$200,000 home compared to 2 years ago. Table 34 presents comparative home value estimates in Lincoln County and selected communities. This data includes standard ACS data and compared to Lincoln County Assessor data and online Zillow estimates.

- ACS survey, homes with mortgages have higher values because of recent revaluations required for new financing. It should be noted that 95% of the housing units in Lincoln County were built prior to 1980, but 52% of the occupants only moved in 2010 or later. Owner-occupied with mortgage would represent values with recent financing or refinancing.
- County Assessor is the median price or home value calculated from 2022-July 2023 recent sales transactions recorded by the Assessor's Office. Median value is the middle point when all data are arranged from highest to lowest and therefore is not skewed by significantly high or low data points.
- Zillow Estimate is the median value calculated from 2023 (January-June) monthly home value estimates by Zillow Research which represents the typical value of homes in the market.

Table 34. Lincoln County and Communities, Median Housing Values: ACS Data, Current Local Assessor Data, & Zillow Estimates

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|----------------------------------|----------------|-----------|-----------|-----------|-----------|----------------|
| ACS Data | | | | | | |
| Owner-Occupied | \$160,600 | \$120,300 | \$134,400 | \$208,600 | \$172,200 | NA |
| With Mortgage | \$180,200 | \$169,700 | \$154,400 | \$230,900 | \$177,000 | NA |
| Without Mortgage | \$123,100 | \$67,700 | \$128,600 | \$150,700 | \$170,800 | NA |
| County Assessor | \$168,307 | \$169,944 | \$110,000 | \$229,577 | \$172,500 | NA |
| Zillow Estimate | \$208,680 | \$211,078 | \$185,579 | \$222,031 | \$211,726 | NA |
| Median Household Income | \$62,164 | \$60,647 | \$33,073 | \$81,875 | \$62,617 | NA |
| Monthly Household Income | \$5,180 | \$5,054 | \$2,756 | \$6,823 | \$5,218 | NA |
| Average Hourly Wage Rate* | \$29.88 | \$29.15 | \$15.90 | \$39.36 | \$30.10 | NA |

Source: Owner Occupied: 2017-2021 ACS : with Mortgage (S2506); without Mortgage (S2507); County Assessor: Data from Lincoln 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](#)) we estimated a housing price that will be affordable for each income scenario. To identify the housing gap, median estimated values reported by Zillow were used because they best reflect current market conditions.

Owner Affordable Housing Assumptions and Calculation

| | |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Median Household Income | ACS 2017- 2021 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% |
| <i>Estimated Annual Housing Expenses</i> | |
| Homeowner Insurance | 0.55% of the house price or value |
| Private Mortgage Insurance | 0.50% of the loan amount |
| Property Tax | 0.80% of the assessed value |
| Monthly Utility Allowance for Single Family (estimated using HUD Utility Schedule) | \$235 = includes essential utilities: electricity, heating, ventilation, and air conditioning (HVAC) water and sewer |
| <i>Mortgage Expense</i> | |
| Mortgage Loan Term | 30-year fixed conventional loan |
| Interest Rate | 7.03% |
| Down Payment | 5% or 95% loan to value |

Table 35 summarizes housing affordability for Lincoln County and communities. Overall this analysis confirms the challenging nature of homeownership in Lincoln County. The analysis shows:

- **Lincoln County.** The median home price of \$208,680 is greater than the affordable housing expense at 50%, 80%, 100% and 120% of median income.
- **Alamo.** The median home price of \$211,078 is greater than the affordable housing expense at 50%, 80%, 100% and 120% of median income.
- **Caliente.** The median home price of \$185,579 is greater than the affordable housing expense at 50%, 80%, 100% and 120% of median income. With the lowest area median income and house prices in Lincoln County, the affordability gap is much greater.
- **Panaca.** The median home price of \$222,031 is greater than the affordable housing expense at 50%, 80%, and 100% of median income. Homeowner affordability can be achieved at 100% and 120% of median income.
- **Pioche.** The median home price of \$211,078 is greater than the affordable housing expense at 50%, 80%, 100% and 120% of median income

Summary Housing Affordability Results: Owner-Occupied and Renters

The affordability data showed that 23% of homeowners and 33% of renters in Lincoln County are cost-burdened, i.e., spending over 30% of their income on housing costs. Approximately 46% of Lincoln County’s homeowners earn \$75,000 or more, but almost a quarter of them earn less than \$50,000 per year. More than half of the renter households (56%) earn less than \$50,000.

Households in the low-income category (i.e., earnings equal to or less than 80% of their Area Median Income) have a higher tendency to be cost-burdened. In Caliente, 59% of the homeowners are low income (i.e., with an annual income of less than or equal to 80% of the Area Median Income) and 68% of them are cost burdened. More than half of Caliente’s low-income renters (55%) are severely cost-burdened. In Pioche, renters are not facing financial strain, but a significant portion of homeowners have low incomes. More than half of these homeowners are burdened by housing costs, with 29% of them being severely burdened and spending over 50% of their income on housing.

Table 35. Lincoln County and Communities, Homeowner Affordability Analysis, 2021

| | Occupied Unit Median Income | 50% Median Income | 80% Median Income | 100% Median Income | 120% Median Income |
|--------------------------------------|--------------------------------------|-------------------------|-------------------------|--------------------------|--------------------------|
| Lincoln County | \$62,164 | \$31,082 | \$49,731 | \$62,164 | \$74,597 |
| Monthly Household Income | \$5,180 | \$2,590 | \$4,144 | \$5,180 | \$6,216 |
| % of Income for Housing | | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$777 | \$1,243 | \$1,554 | \$1,865 |
| Affordable Home Price | | \$68,954 | \$128,238 | \$167,804 | \$207,370 |
| Median House Price (Zillow Estimate) | | \$208,680 | \$208,680 | \$208,680 | \$208,680 |
| Affordable Price Difference | | (\$139,726) | (\$80,442) | (\$40,876) | (\$1,310) |
| | | | | | |
| Alamo | \$60,647 | \$30,324 | \$48,518 | \$60,647 | \$72,776 |
| Monthly Household Income | \$5,054 | \$2,527 | \$4,043 | \$5,054 | \$6,065 |
| % of Income for Housing | | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$758 | \$1,213 | \$1,516 | \$1,819 |
| Affordable Home Price | | \$66,536 | \$124,422 | \$162,970 | \$201,518 |
| Median House Price (Zillow Estimate) | | \$211,078 | \$211,078 | \$211,078 | \$211,078 |
| Affordable Price Difference | | (\$144,542) | (\$86,656) | (\$48,108) | (\$9,560) |
| | | | | | |
| Caliente | \$33,073 | \$16,537 | \$26,458 | \$33,073 | \$39,688 |
| Monthly Household Income | \$2,756 | \$1,378 | \$2,205 | \$2,756 | \$3,307 |
| % of Income for Housing | | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$413 | \$661 | \$827 | \$992 |
| Affordable Home Price | | \$22,645 | \$54,196 | \$75,315 | \$96,306 |
| Median House Price (Zillow Estimate) | | \$185,579 | \$185,579 | \$185,579 | \$185,579 |
| Affordable Price Difference | | (\$140,246) | (\$131,383) | (\$110,264) | (\$89,273) |
| | | | | | |
| Panaca | \$81,875 | \$40,938 | \$65,500 | \$81,875 | \$98,250 |
| Monthly Household Income | \$6,823 | \$3,411 | \$5,458 | \$6,823 | \$8,188 |
| % of Income for Housing | | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$1,023 | \$1,638 | \$2,047 | \$2,456 |
| Affordable Home Price | | \$100,250 | \$178,491 | \$230,524 | \$282,557 |
| Median House Price (Zillow Estimate) | | \$222,031 | \$222,031 | \$222,031 | \$222,031 |
| Affordable Price Difference | | (\$121,781) | (\$43,540) | \$8,493 | \$60,526 |
| | | | | | |
| Pioche | \$62,617 | \$31,309 | \$50,094 | \$62,617 | \$75,140 |
| Monthly Household Income | \$5,218 | \$2,609 | \$4,174 | \$5,218 | \$6,262 |
| % of Income for Housing | | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$783 | \$1,252 | \$1,565 | \$1,879 |
| Affordable Home Price | | \$69,717 | \$129,383 | \$169,203 | \$206,249 |
| Median House Price (Zillow Estimate) | | \$211,076 | \$211,076 | \$211,076 | \$211,076 |
| Affordable Price Difference | | (\$141,359) | (\$81,693) | (\$41,873) | (\$4,827) |

Sources: American Community Survey (ACS) 2017-2021 5-Year Estimates, S2503, S2506, S2507; Zillow Estimates

Renter-Occupied Housing Affordability

Renter Scenario: Monthly affordable housing expenses for renter-occupied units are calculated similarly to the housing expenses for owner-occupied units. The largest change comes from including a ‘household income’ range at 30% in addition to the previously used 50%, 80%, 100%, and 120% to better align with income-based eligibility criteria for various government subsidy programs. The Monthly Rent used in the analysis is based on the prevailing market rate + utility allowance by bedroom size. A comparison with HUD’s Fair Market Rent (FMR) is presented below. Note that FMR includes a utility allowance.

Table 36 shows a comparison of existing Renter-Occupied Average Rents in Lincoln County based on current Market Rate vs. past (3) years of Fair Market Rents (FMR) issued by HUD in Lincoln County. The Current Market Rate represents contract rent gathered from local verification with a multi-family unit in Lincoln County. It is assumed that the prevailing market rate is the same throughout the county given the relative proximity of the selected communities to each other. The annual Fair Market Rents are published by HUD annually and are used as set limits for rental subsidy programs. For the 2024 FMRs HUD’s calculation used base rent data from 2017-2021 ACS survey, supplemented it with some private data and adjusted for inflation using Consumer Price Index. The review of the 5-year (2017-2021) ACS Estimates report on the distribution of monthly gross rent in Lincoln County showed that almost 80% of the renters paid between \$500-\$1000 per month; 48% pay \$500-799 and 21% pay \$800-\$999.

Table 36. Lincoln County, Renter-Occupied Average Rents Market Rate Compared to HUD Fair Market Rent (FMR), FY22 to FY24

| | One Bedroom | Two Bedroom | Three Bedroom |
|--------------------------------|-------------|-------------|---------------|
| Market Rate + Utilities | \$821 | \$929 | \$1,166 |
| FY 2024 HUD FMR | \$892 | \$1,001 | \$1,411 |
| FY 2023 HUD FMR | \$701 | \$923 | \$1,306 |
| FY 2022 HUD FMR | \$660 | \$868 | \$1,213 |

Source: Market rate is based on contract rent information provided by local management company that owns an income based multi-family units in the county. Utility allowance estimated using HUD Utility Allowance Schedule. Fair Market Rents (FMRs) are annually published by HUD.

Renter Affordable Housing Assumptions and Calculation

| | |
|-------------------------------------------|----------------------------------------------------------------------------|
| Median Household Income | ACS 2017- 2021 Estimate (S1901) |
| 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 | Market Rate + Utilities (1-bedroom =\$75, 2-bedroom=\$95, 3-bedroom=\$120) |

The rental situation in Caliente is as expected. Based on the median household income in the area, renters below 100% of income will be borderline housing cost burdened. However, for the rest of the communities, 80% of household income puts them at the comfort level for an affordable rental in any bedroom size.

Table 37. Lincoln County and Communities, Renter Affordability Scenario, 2021

| | Median Household Income | 30% HH Income | 50% HH Income | 80% HH Income | 100% HH Income | 120% HH Income |
|------------------------------------|-------------------------|---------------|---------------|---------------|----------------|----------------|
| Lincoln County | \$62,164 | \$18,649 | \$31,082 | \$49,731 | \$62,164 | \$74,597 |
| Monthly Household Income | \$5,180 | \$1,554 | \$2,590 | \$4,144 | \$5,180 | \$6,216 |
| % of Income for Housing | | 30% | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$466 | \$777 | \$1,243 | \$1,554 | \$1,865 |
| Monthly Rent (Market Rate) | | | | | | |
| 1-Bedroom = \$821 | | (\$355) | (\$44) | \$422 | \$733 | \$1,044 |
| 2- Bedroom = \$929 | | (\$463) | (\$152) | \$314 | \$625 | \$936 |
| 3 Bedroom = \$1,166 | | (\$700) | (\$389) | \$77 | \$388 | \$699 |
| | | | | | | |
| Alamo | \$60,647 | \$18,194 | \$30,324 | \$48,518 | \$60,647 | \$72,776 |
| Monthly Household Income | \$5,054 | \$1,516 | \$2,527 | \$4,043 | \$5,054 | \$6,065 |
| % of Income for Housing | | 30% | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$455 | \$758 | \$1,213 | \$1,516 | \$1,819 |
| Monthly Rent (Market Rate) | | | | | | |
| 1-Bedroom = \$821 | | (\$366) | (\$63) | \$392 | \$695 | \$998 |
| 2-Bedroom = \$929 | | (\$474) | (\$171) | \$284 | \$587 | \$890 |
| 3-Bedroom = \$1,166 | | (\$711) | (\$408) | \$47 | \$350 | \$653 |
| | | | | | | |
| Caliente | \$33,073 | \$9,922 | \$16,537 | \$26,458 | \$33,073 | \$39,688 |
| Monthly Household Income | \$2,756 | \$827 | \$1,378 | \$2,205 | \$2,756 | \$3,307 |
| % of Income for Housing | | 30% | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$248 | \$413 | \$661 | \$827 | \$992 |
| Monthly Rent (Market Rate) | | | | | | |
| 1-Bedroom = \$821 | | (\$573) | (\$408) | (\$160) | \$6 | \$171 |
| 2-Bedroom = \$929 | | (\$681) | (\$516) | (\$268) | (\$102) | \$63 |
| 3-Bedroom = \$1,166 | | (\$918) | (\$753) | (\$505) | (\$339) | (\$174) |
| | | | | | | |
| Panaca | \$81,875 | \$24,563 | \$40,938 | \$65,500 | \$81,875 | \$98,250 |
| Monthly Household Income | \$6,823 | \$2,047 | \$3,411 | \$5,458 | \$6,823 | \$8,188 |
| % of Income for Housing | | 30% | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$614 | \$1,023 | \$1,638 | \$2,047 | \$2,456 |
| Monthly Rent (Market Rate) | | | | | | |
| 1-Bedroom = \$821 | | (\$2097) | \$202 | \$817 | \$1,226 | \$1,635 |
| 2-Bedroom = \$929 | | (\$315) | \$94 | \$709 | \$1,118 | \$1,527 |
| 3-Bedroom = \$1,166 | | (\$552) | (\$143) | \$472 | \$881 | \$1,290 |
| | | | | | | |
| Pioche | \$62,617 | \$18,785 | \$31,309 | \$50,094 | \$62,617 | \$75,140 |
| Monthly Household Income | \$5,218 | \$1,565 | \$2,609 | \$4,174 | \$5,218 | \$6,262 |
| % of Income for Housing | | 30% | 30% | 30% | 30% | 30% |
| Monthly Affordable Housing Expense | | \$470 | \$783 | \$1,252 | \$1,565 | \$1,879 |
| Monthly Rent (Market Rate) | | | | | | |
| 1-Bedroom = \$821 | | (\$351) | (\$38) | \$431 | \$744 | \$1,058 |
| 2-Bedroom = \$929 | | (\$459) | (\$146) | \$323 | \$636 | \$950 |
| 3-Bedroom = \$1,166 | | (\$696) | (\$383) | \$86 | \$399 | \$713 |

Sources: American Community Survey (ACS) 2017-2021 5-Year Estimates, S2503; Market rate is based on contract rent information provided by a local management company that owns income based multi-family units in the county. Utility allowance estimated using HUD Utility Allowance Schedule. Fair Market Rents (FMRs) are annually published by HUD.

Housing Unit Gap

This section shows the gap in housing units by household income levels for both homeowners and renters.

Housing Unit Gap – Current Resident Costs

As discussed throughout the report, for housing to be affordable, it should not cost 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.² This gives a total number of households for the region in specific income ranges. This is the demand for housing at these income ranges. From there the supply needs to be defined. This is done through looking at both renter-occupied and owner-occupied units. The data is gathered by total number of households at various spending levels.

Housing Unit Sources and Assumptions for Current Residents

| | |
|-----------------------------------------------------|-------------------------------------------|
| Housing Unit Demand | |
| Households by Annual Household Income (AHI) | ACS Five-Year Estimates 2017-2021, B19001 |
| Monthly Household Income (MHI) | AHI divided by 12 |
| Monthly Affordable Housing Expense (MAHE) | MHI multiplied by 30% |
| Housing Unit Supply | |
| Renters – Households by Gross Rent | ACS Five-Year Estimates 2017-2021, B25063 |
| Owners – Households by Selected Monthly Owner Costs | ACS Five-Year Estimates 2017-2021, B25094 |

Gross Rent includes the contract rent amount plus utilities, including electricity, gas, water, sewer, and heating fuels. Selected Monthly Owner Costs include the sum of payments for mortgages, real estate taxes, homeowners' insurance, and utilities, including electricity, gas, water, sewer, and heating fuels.³

This data represents the costs of current homeowners, which includes those homes without mortgages and those who purchased at a time with lower home values or lower interest rates. The costs to purchase a home at the time of writing this report are likely higher than are shown in this sub-section and is discussed in more detail in the following sub-section.

² https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf

³ https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf

Owner Gap Analysis

Table 38 summarizes the owner-occupied housing unit demand and supply for Lincoln County and communities. Overall, Lincoln County reports a deficiency of owner-occupied housing units of 73 units. This is mainly because of the high number of units supplied for homeowners making less than \$50,000 per year and the low number of units supplied for homeowners making more than \$50,000 per year. The combination of older homes, older populations that have probably been living in the same home for a long period of time, and the lack of new home construction. This trend is consistent across individual communities, except for Pioche that recently has built new homes with higher price points and has a surplus of occupied homes for households with an annual income between \$75,000 and \$99,999.

Renter Gap Analysis

Table 39 summarizes the renter housing unit trends for Lincoln County and communities. The number of rental units demanded and supplied is adequate, but not across household income levels. There is a deficiency of available units for households with annual incomes below \$20,000 of 32 units. These unit shortages are in Panaca and the rest of county, 22 units and 31 units respectively.

Table 38. Lincoln County, Owner-Occupied Demand and Supply Imbalance, Current Residents, 2021

| | Affordable Monthly Housing Cost | Owner Number of Units Demand | Owner Number of Units Supplied | Sufficiency/ (Deficiency) |
|-----------------------|---------------------------------------|------------------------------------|--------------------------------------|------------------------------|
| Lincoln County | | | | |
| Less Than \$20,000 | Less than \$500 | 43 | 454 | 411 |
| \$20,000 to \$34,999 | \$500 to \$874 | 107 | 300 | 193 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 157 | 205 | 48 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 370 | 180 | (190) |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 257 | 73 | (184) |
| \$100,000 or More | \$2,500 and above | 324 | 46 | (278) |
| Total | | 1,258 | 1,258 | 0 |
| Alamo | | | | |
| Less Than \$20,000 | Less than \$500 | 0 | 149 | 149 |
| \$20,000 to \$34,999 | \$500 to \$874 | 33 | 56 | 23 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 77 | 73 | (4) |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 62 | 33 | (29) |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 72 | 0 | (72) |
| \$100,000 or More | \$2,500 and above | 67 | 0 | (67) |
| Total | | 311 | 311 | 0 |
| Caliente | | | | |
| Less Than \$20,000 | Less than \$500 | 24 | 121 | 97 |
| \$20,000 to \$34,999 | \$500 to \$874 | 62 | 73 | 11 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 5 | 17 | 12 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 30 | 10 | (20) |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 61 | 0 | (61) |
| \$100,000 or More | \$2,500 and above | 39 | 0 | (39) |
| Total | | 221 | 221 | 0 |
| Panaca | | | | |
| Less Than \$20,000 | Less than \$500 | 0 | 38 | 38 |
| \$20,000 to \$34,999 | \$500 to \$874 | 0 | 78 | 78 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 50 | 78 | 28 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 37 | 39 | 2 |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 50 | 11 | (39) |
| \$100,000 or More | \$2,500 and above | 120 | 13 | (107) |
| Total | | 257 | 257 | 0 |
| Pioche | | | | |
| Less Than \$20,000 | Less than \$500 | 9 | 97 | 88 |
| \$20,000 to \$34,999 | \$500 to \$874 | 0 | 75 | 75 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 25 | 25 | 0 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 166 | 29 | (137) |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 38 | 50 | 12 |
| \$100,000 or More | \$2,500 and above | 38 | 0 | (38) |
| Total | | 276 | 276 | 0 |
| Rest of County | | | | |
| Less Than \$20,000 | Less than \$500 | 10 | 49 | 39 |
| \$20,000 to \$34,999 | \$500 to \$874 | 12 | 18 | 6 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 0 | 12 | 12 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 75 | 69 | (6) |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 36 | 12 | (24) |
| \$100,000 or More | \$2,500 and above | 60 | 33 | (27) |
| Total | | 193 | 193 | 0 |

Source: American Community Survey, 5-Year Estimates (2017 – 2021) reports B19001, B25063, B25094

Table 39. Lincoln County, Renter Housing Unit Demand and Supply Imbalance, Current Residents, 2021

| Annual Household Income | Affordable Monthly Housing Cost | Renter Number of Units Demand | Renter Number of Units Supplied | Sufficiency/ (Deficiency) |
|-------------------------|---------------------------------|-------------------------------|---------------------------------|---------------------------|
| Lincoln County | | | | |
| Less Than \$20,000 | Less than \$500 | 127 | 95 | (32) |
| \$20,000 to \$34,999 | \$500 to \$874 | 71 | 269 | 198 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 66 | 106 | 40 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 52 | 0 | (52) |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 101 | 0 | (101) |
| \$100,000 or More | \$2,500 and above | 53 | 0 | (53) |
| Total | | 470 | 470 | 0 |
| Alamo | | | | |
| Less Than \$20,000 | Less than \$500 | 0 | 11 | 11 |
| \$20,000 to \$34,999 | \$500 to \$874 | 11 | 49 | 38 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 48 | 48 | 0 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 0 | 0 | 0 |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 49 | 0 | (49) |
| \$100,000 or More | \$2,500 and above | 0 | 0 | 0 |
| Total | | 108 | 108 | 0 |
| Caliente | | | | |
| Less Than \$20,000 | Less than \$500 | 57 | 67 | 10 |
| \$20,000 to \$34,999 | \$500 to \$874 | 60 | 73 | 13 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 0 | 8 | 8 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 11 | 0 | (11) |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 20 | 0 | (20) |
| \$100,000 or More | \$2,500 and above | 0 | 0 | 0 |
| Total | | 148 | 148 | 0 |
| Panaca | | | | |
| Less Than \$20,000 | Less than \$500 | 31 | 9 | (22) |
| \$20,000 to \$34,999 | \$500 to \$874 | 0 | 40 | 40 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 18 | 11 | (7) |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 0 | 0 | 0 |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 0 | 0 | 0 |
| \$100,000 or More | \$2,500 and above | 11 | 0 | (11) |
| Total | | 60 | 60 | 0 |
| Pioche | | | | |
| Less Than \$20,000 | Less than \$500 | 0 | 0 | 0 |
| \$20,000 to \$34,999 | \$500 to \$874 | 0 | 73 | 73 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 0 | 0 | 0 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 41 | 0 | (41) |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 32 | 0 | (32) |
| \$100,000 or More | \$2,500 and above | 0 | 0 | 0 |
| Total | | 73 | 73 | 0 |
| Rest of County | | | | |
| Less Than \$20,000 | Less than \$500 | 39 | 8 | (31) |
| \$20,000 to \$34,999 | \$500 to \$874 | 0 | 34 | 34 |
| \$35,000 to \$49,999 | \$875 to \$1,249 | 0 | 39 | 39 |
| \$50,000 to \$74,999 | \$1,250 to \$1,874 | 0 | 0 | 0 |
| \$75,000 to \$99,999 | \$1,875 to \$2,499 | 0 | 0 | 0 |
| \$100,000 or More | \$2,500 and above | 42 | 0 | (42) |
| Total | | 81 | 81 | 0 |

Source: American Community Survey, 5-Year Estimates (2017 – 2021) reports B19001, B25063, B25094

Appendix

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

Figure 1

Table 40. Lincoln County and Communities, Population Change, 2015 to 2021, Index 2015 = 100

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|-------------|-----------------------|--------------|-----------------|---------------|---------------|-----------------------|
| 2015 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 2016 | 99.25 | 83.29 | 109.72 | 93.08 | 136.77 | 77.38 |
| 2017 | 100.17 | 86.67 | 109.23 | 93.40 | 140.07 | 75.39 |
| 2018 | 99.61 | 109.50 | 110.30 | 75.34 | 130.52 | 78.05 |
| 2019 | 99.73 | 103.01 | 86.30 | 92.04 | 148.63 | 72.39 |
| 2020 | 99.67 | 104.29 | 94.66 | 84.09 | 157.52 | 63.08 |
| 2021 | 88.56 | 105.39 | 66.67 | 82.58 | 127.11 | 62.53 |
| 2022 | 86.77 | 93.06 | 81.63 | 82.66 | 121.95 | 55.21 |

Source: American Community Survey (ACS) 2017-2021; 5-Year Estimates, DP05
Data in this table relates to Figure 1

Figure 2

Table 41. Lincoln County and Communities, Population by Age Group, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|---------------------------|-----------------------|--------------|-----------------|---------------|---------------|-----------------------|
| 19 & Under | 22.1% | 30.4% | 16.6% | 36.4% | 8.5% | 13.1% |
| 20 to 34 Years | 17.9% | 19.7% | 7.1% | 21.5% | 23.7% | 9.0% |
| 35 to 54 Years | 24.1% | 18.1% | 24.3% | 24.6% | 25.7% | 31.6% |
| 55 to 74 Years | 28.3% | 23.4% | 33.4% | 16.6% | 33.9% | 42.4% |
| 75 Years and Older | 7.6% | 8.4% | 18.5% | 1.0% | 8.1% | 3.9% |

Source: American Community Survey (ACS) 2017-2021; 5-Year Estimates, DP05
Data in this table relates to Figure 2

Figure 3

Table 42. Lincoln County and Communities, Age of Housing, 2021

| | Lincoln County | Alamo | Caliente | Panaca | Pioche | Rest of County |
|------------------------------|-----------------------|--------------|-----------------|---------------|---------------|-----------------------|
| Built 1969 or Earlier | 41.7% | 36.2% | 59.3% | 55.0% | 39.5% | 19.8% |
| Built 1970 to 2009 | 51.8% | 46.1% | 37.9% | 45.0% | 55.4% | 74.8% |
| Built 2010 or Later | 6.5% | 17.7% | 2.8% | 0.0% | 5.1% | 5.3% |

Source: American Community Survey (ACS) 2017-2021; 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 43. Lincoln County, Building Permits, 2000 to 2009

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|-------------------------------------------------------|------|------|------|------|------|------|------|------|------|------|
| Total Units | 12 | 12 | 14 | 14 | 24 | 27 | 22 | 25 | 14 | 14 |
| Units in Single-Family Structures | 12 | 12 | 14 | 14 | 24 | 24 | 22 | 25 | 14 | 14 |
| Units in All Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 |
| Units in 2-unit Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Units in 3- and 4-unit Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 |
| Units in 5+ Unit Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: SOCDS Building Permits Database, Accessed December 2023

Table 44. Lincoln County, Building Permits, 2010 to 2019

| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|-------------------------------------------------------|------|------|------|------|------|------|------|------|------|------|
| Total Units | 11 | 11 | 12 | 13 | 12 | 8 | 10 | 9 | 7 | 9 |
| Units in Single-Family Structures | 11 | 11 | 12 | 13 | 12 | 8 | 10 | 9 | 7 | 9 |
| Units in All Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Units in 2-unit Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Units in 3- and 4-unit Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Units in 5+ Unit Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: SOCDS Building Permits Database, Accessed December 2023

Table 45. Lincoln County, Building Permits, 2020 to 2022

| | 2020 | 2021 | 2022 | | | | | | | |
|-------------------------------------------------------|------|------|------|--|--|--|--|--|--|--|
| Total Units | 12 | 13 | 24 | | | | | | | |
| Units in Single-Family Structures | 12 | 13 | 24 | | | | | | | |
| Units in All Multi-Family Structures | 0 | 0 | 0 | | | | | | | |
| Units in 2-unit Multi-Family Structures | 0 | 0 | 0 | | | | | | | |
| Units in 3- and 4-unit Multi-Family Structures | 0 | 0 | 0 | | | | | | | |
| Units in 5+ Unit Multi-Family Structures | 0 | 0 | 0 | | | | | | | |

Source: SOCDS Building Permits Database, Accessed December 2023

