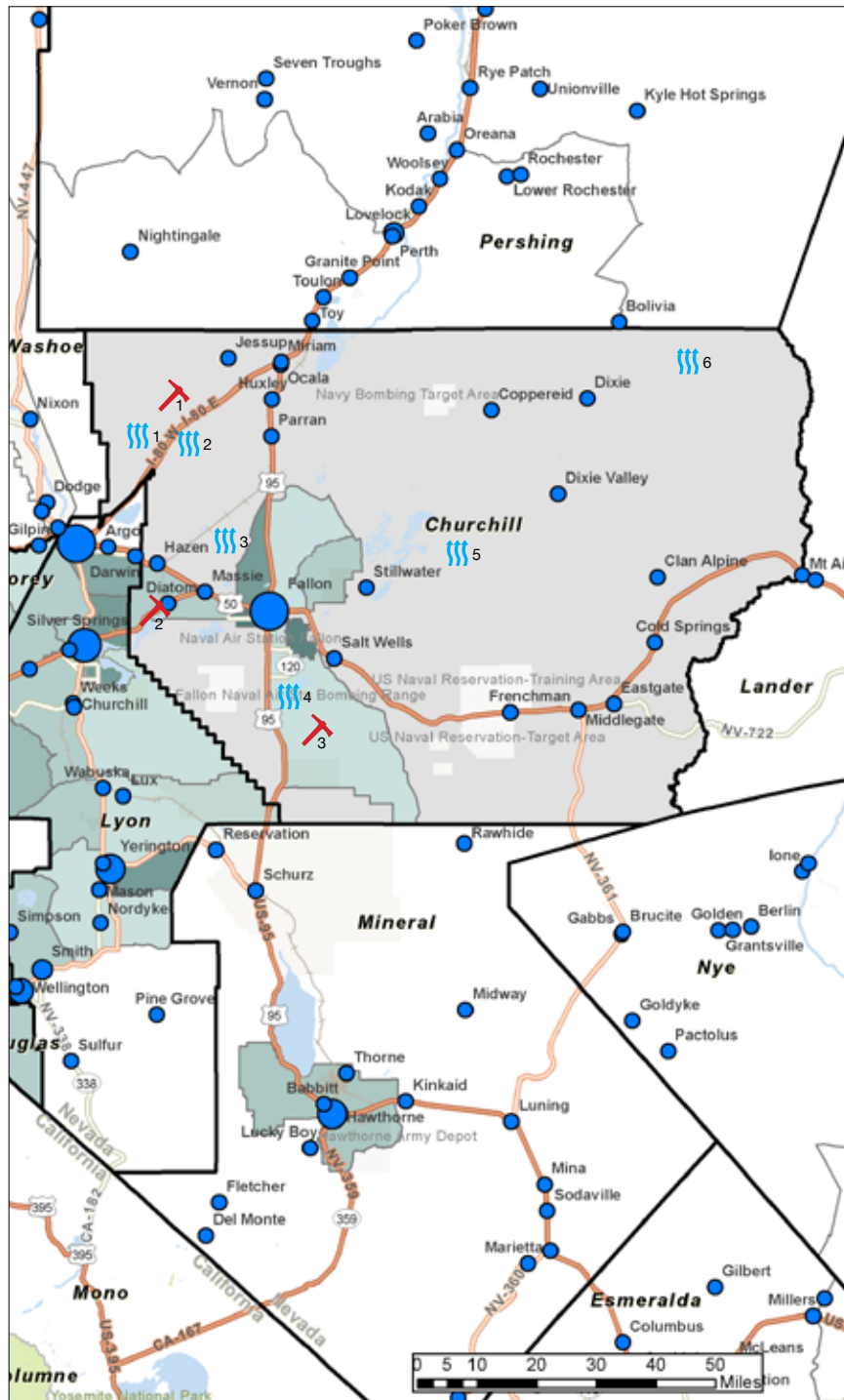


# Churchill County

POPULATION & INDUSTRIAL OPERATIONS MAP



Cities/Townships 2013 Pop.	Block Groups 2013 Persons Per Sq Mile	County Wide Industrial Operations
● < 1,000	□ 0 - 5	<b>Geothermal</b>
● 1,001 - 2,000	□ 6 - 10	1 Bradys Hot Spring
● 2,001 - 3,000	□ 11 - 20	2 Desert Peak 2
● 3,001 - 4,000	□ 21 - 30	3 Soda Lake 1 and 2
● 4,001 - 5,000	□ 31 - 40	4 Salt Wells
● > 5,000	□ 41 - 50	5 Stillwater 1 and 2
	□ 51 - 100	6 Dixie Valley
	□ > 100	<b>Industrial Mineral</b>
		1 Molten Diatomite Mine
		2 Celite Diatomite Mine
		3 Huck Salt Mine

## 2014-2018 Rural Nevada Housing Study

A COMPREHENSIVE RESOURCE FOR  
COMMUNITY PLANNING IN NEVADA'S  
MINERAL BELT COMMUNITIES

Do Nevada's rural communities need additional housing? Single-family or multifamily? Senior housing, workforce or family? Do area salaries support new housing development costs? Is there infrastructure in place to adequately support new housing development? Can rural communities plan smarter while avoiding an over or under building scenario? Nevada Rural Housing Authority (NRHA) set out to answer these questions, and others, for Nevada's rural mining-based communities.

The result – a 1,050 page housing study covering ten rural counties, commissioned by NRHA, that is helping lay the foundation for more efficient community planning and to support future housing development. This report, released in the summer of 2014, provides up-to-date, comprehensive data on housing demand, inventory and supporting infrastructure for Nevada's rural communities.

The study spanned over 11 months, and involved collaboration with city and county leaders, mining companies, financial institutions, and local businesses throughout the state. Its value to our state is underscored by the number of financial underwriters including, NRHA, the USDA and its Department of Rural Development, Nevada Division of Business & Industry, Governor's Office of Economic Development, Wells Fargo Bank and Nevada State Bank.

Armed with this valuable information, and the experience and resources of the NRHA development team available to them, rural communities can now plan for a prosperous and successful future.

To view the complete and detailed report as provided by Vogt Santer Insights, please visit our website at [nvrural.org/2014housingstudy](http://nvrural.org/2014housingstudy).



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Carson City, Nevada 89701  
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Main Office: (775) 887-1795  
Fax: (775) 887-1798

# Churchill County

HOUSING STUDY SUMMARY • SEPTEMBER 2014



A COMPREHENSIVE  
ASSESSMENT OF:

Household Demographics  
Renter & Homebuyer Capacity  
Current Housing Conditions

FOR THE PURPOSES OF:

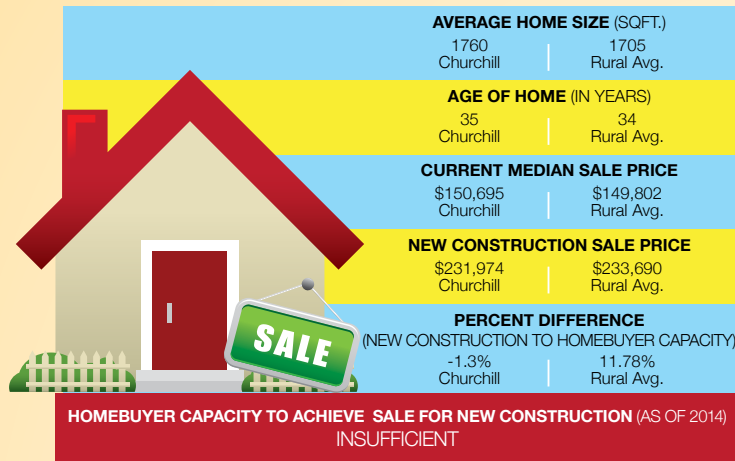
Supporting Rural Economic  
Development Efforts  
Projecting housing trends  
Defining housing goals



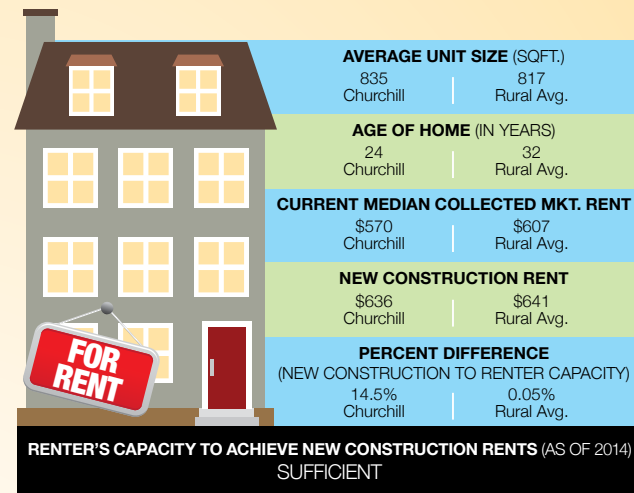
# Churchill County's Housing at a Glance

## RENTAL RATES & HOUSING PRICE ANALYSIS

For sale home pricing  
(Sale prices for median sized home situated on 1/4 acre or smaller lot)

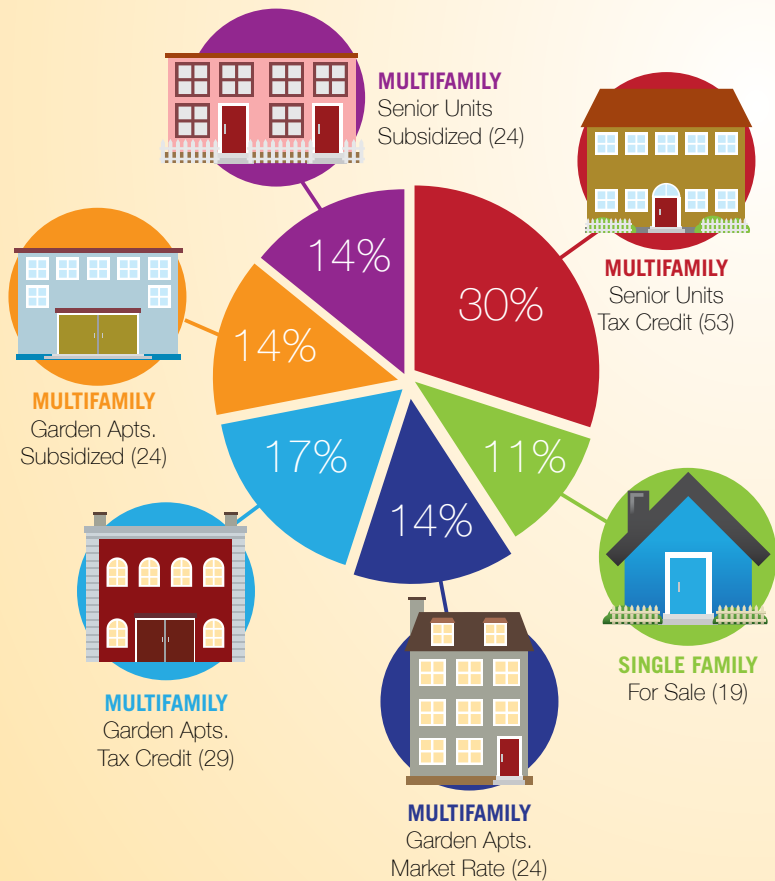


Multifamily market rental rates  
(Average market rents for 1, 2 & 3 bedroom garden style units)



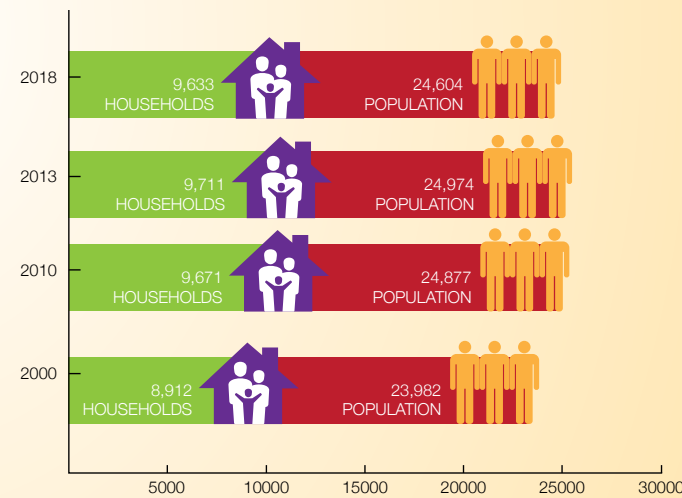
## NEW HOUSING UNITS

Demand for new housing units identified for Churchill County

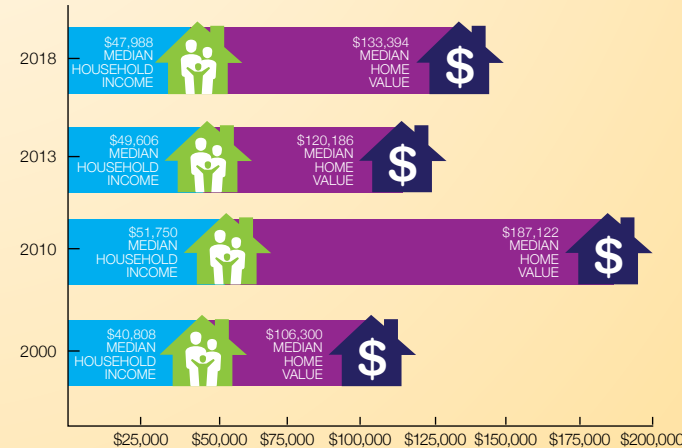


## AREA ECONOMIC ASSESSMENTS

Population and household count



Median household income & median home value comparison



# Churchill County

HOUSING STUDY SUMMARY | SEPTEMBER 2014

### THE COUNTY

Churchill County is located in the northwest area of the state. As of December 2013, the population in Churchill County, Nevada is estimated to be 24,974, comprising 9,711 households. It should be noted that the population in this area is projected to decrease by nearly 900 residents, or 1.5% of the population by the end of the year 2018, while households are projected to increase by 78, or 0.8% for the same period. Fallon, Nevada, the county seat, is the only city in the county and is located in the west central part of the county at the intersection of U.S. Highway 50 and 95. It has been noted that the majority of the county's residents presently live in and around Fallon. The largest single employer in Fallon and Churchill County is the Naval Air Station Fallon, a training airfield that has been the home of the U.S. Navy's Naval Strike and Air Warfare Center.

...it is anticipated that the overall recovery will be slow as indicated by the fact that the number of overburdened households, renters, and homeowners living in substandard housing are increasing.

### COUNTY POPULATION GROWTH

The growth is projected for age 25 to 44 and age 65 and older segments. Not all of these changes however, translate into a need for new housing units. This is because many of the area's older adults are already housed and are aging into older cohorts. Instead, the likely occurrence is that some older adults will move into senior specific housing or housing that offers senior friendly amenities, freeing up single-family homes for younger households.

### AREA HOUSEHOLD INCOME

Household income projections within the County indicate a slight decline in median household income between 2010 and 2013, from \$51,750 to \$49,606 in 2013, a 4.1% decrease likely reflecting the lingering impact of the recent national recession and the otherwise state wide slow local economic recovery. However, by 2018, it is projected that the median household income will be \$47,988, reflecting an additional decrease of 3.3% compared to the 2013 level. Growth among higher paying jobs will help to offset the impact of an increase in both lower income and fixed income households. Employment Factors indicate that higher paying jobs in these communities have been replaced by lower

paying jobs due to the recent recession. Future median income projections also indicate a slight decline in the area median income. This is the direct result of an increasing number of lower-income households appearing in the market due to not enough growth among households with higher incomes that are needed to maintain and/or increase overall median income levels throughout the County. Based on the 2010 U.S. Census and the American Community Survey (ACS), up to 31.3% of households, depending upon income level, within the County are considered rent overburdened. NOTE: Those "overburdened" are households who are paying 30% or more of their adjusted annual income for housing costs (including their cost for utilities).

### HOME VALUES AND HOUSING IN GENERAL

The housing value within the county have also been impacted by the recent recession, and it is anticipated that the overall recovery will be slow as indicated by the fact that the number of overburdened

households, renters, and homeowners living in substandard housing are increasing. At present, an estimated 5.5% of area housing units are considered substandard (no plumbing and/or kitchen facilities or more than one occupant per room) and an estimated 28.4% of area housing residents are presently overburdened by housing costs, including 42.5% of the rental units throughout the area. Our survey identified 47 conventional multifamily housing projects containing 694 units within the County, noting that all surveyed projects are located in the City of Fallon. Significantly, just over 17% of all housing units in the County were constructed in the 10 years prior to the 2010 Census, while the majority of the housing in the community was built between 1980 and 2000. This reflects only a moderate share of new housing with older housing dominating the marketplace. It's also anticipated that new homes, either rental units or for-sale owner-occupied alternatives, will represent a desirable choice for the market, and that most of the demand for market-rate units will originate from employment growth and out-of-market workers relocating to the area, while the demand for affordable and subsidized housing stock will primarily originate from among existing County households.

This survey was conducted to establish the overall strength of the housing market within the rural areas of the State of Nevada, a full detailed report was issued by Vogt Santer Insights (VSI) on January 22nd, 2014, and as revised on August 1st, 2014, which includes a complete detailed analysis of this County. One of the points of emphasis in VSI's discussions with the Nevada Rural Housing Authority (NRHA) was that future development should not saturate a market and potentially create a situation of overbuilding. It is in the best interest of all parties involved in the rural areas, local government officials, lending institutions, developers and state agencies, that local housing needs be met without creating market issues by adding too many units to an area quicker than those areas households can purchase or rent the new homes and apartments as they are brought on-line.

### NEED BEFORE DECEMBER 31, 2018

For Sale Housing: 19 Homes  
Senior Housing: 77 Units  
Rental Housing: 77 Units  
**Estimate Demand: 173 New Housing Units**