
TECHNICAL REPORT
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**A HOUSING DEVELOPMENT PLAN FOR SOUTHERN NYE
COUNTY, PART OF SOUTHWEST CENTRAL NEVADA,
2023 THROUGH 2028**



UNIVERSITY OF NEVADA, RENO

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1.0 Introduction and Overview

Overview

After a successful housing development summit and planning workshop for Esmeralda and northern Nye counties held in February 2022, representatives from the Southwest Central Regional Economic Development Authority asked faculty from the University Center for Economic Development to develop and facilitate a similar two-day housing development summit and planning workshop for southern Nye County with specific focus on supporting the sustainable development of additional housing and related supportive infrastructure and community development assets for the town of Pahrump. The region consists of several individual communities including, but not limited to, the communities of Amargosa, Beatty, and Pahrump. The growing and aging population of the area, coupled with the difficulty in encouraging the development of new housing across a variety of housing types, has become a major barrier to broader community and economic development efforts.

As the cost of living continues to drive population out of Clark County, many lower-income individuals are relocating to southern Nye County. Simultaneously, the high median age of the region means many residents in southern Nye County and in other parts of the state are living on fixed incomes, or soon will be, and may be looking to downsize to more affordable and more easily manageable housing alternatives. This has put increasing pressure on communities such as Pahrump to expand options for affordable, workforce, and multi-family housing. However, the cost of construction, the availability of skilled labor, zoning, and limited access to utilities, the primary concern being constrained and diminishing access to water, have made it exceptionally difficult for the private sector to initiate this development. Furthermore, the complexity and politicization of the prospect of development has sparked misinformation and negative public perception that has blocked progress on sustainably developing the area's housing stock in a manner that is consistent with community expectations and the community's existing culture and identity. Because of the continued growth of southern Nye County's population, the area's economy has become increasingly intertwined with that of Clark County, one that has proven vulnerable to national and international economic downturns. The concern that the area's economy could become just as volatile has resulted in a desire to pivot and diversify the economic base of southern Nye County and of the broader southwest central Nevada region, including other parts of Nye County and neighboring Esmeralda County, with the hope of enhancing long-term stability and resiliency.

The day-and-a-half housing development summit and planning workshop, held in Pahrump, Nevada on Thursday, May 12, 2022, and Friday, May 13, 2022, brought together approximately 25 public sector, private sector, and non-profit sector agency, business, and organization

representatives from across southern Nye County and from outside the area with the goal of developing a long-term housing development strategy for the region with shorter-term actionable items and implementation strategies. This University Center for Economic Development technical report presents a summary of the work completed by housing development summit and planning workshop participants, including the short-term actionable items and implementation strategies and longer-term housing development strategy developed for the southern Nye County area.

Section 2.0 of this University Center for Economic Development technical report presents a comprehensive summary of various socio-demographic, economic, and housing conditions present in the southern Nye County area. It should be noted that, while the University Center for Economic Development utilizes data primarily from the U.S. Census Bureau and the U.S. Census Bureau's American Community Survey five-year estimates, a brief comparison between the data presented in Section 2.0 of this technical report and data certified by the Nevada State Demographer's Office often results in significant differences, especially in the estimation of total population and other demographic statistics. Section 3.0 of this University Center for Economic Development report presents a comprehensive summary of existing community housing needs and conditions for southern Nye County and Section 4.0 presents specific housing development-related goals and objectives and implementation and actionable items designed to support new housing development for the area.

2.0 Socio-Demographic, Economic, Industry and Occupation Sector, and Housing Analysis

This section presents a comprehensive overview of socio-demographic, economic, industry and occupation sector, and housing analysis completed for southern Nye County. Whenever possible, comparison in the change in different socio-demographic, economic, industry and occupation sector, and housing trends are presented at the local community level, county level, state level, and at the national level.

2.1 Socio-Demographic Analysis of Southern Nye County

Four separate socio-demographic and economic categories are presented in this sub-section. These categories include total population, population projections for Nye County, median age, and total population aged 25 years and older by educational attainment.

2.1.a Total Population

Table 2.1 presents the change in population for Nye County and Clark County between 2014 and 2020 as well as the change in population for the communities of Amargosa, Beatty, Pahrump, the city of Las Vegas, the entire state of Nevada, and for the entire United States.

Between 2014 and 2020, total population for all of Nye County increased from an estimated 42,938 total individuals in 2014 to an estimated 51,591 total individuals in 2020, a net increase of 8,653 total individuals or by 20.2 percent while total population for all of Clark County increased from an estimated 2.0 million total individuals in 2014 to an estimated 2.3 million total individuals in 2020, a net increase of 261,848 total individuals or by 13.1 percent. The total estimated population of the town of Amargosa in Nye County in 2020 was 1,064 total individuals. 2014 data were not available for the town of Amargosa, and thus the change in population could not be calculated. In the town of Beatty, also in Nye County, the town's total population decreased from an estimated 1,021 total individuals in 2014 to an estimated 880 total individuals in 2020, a net decrease of 141 total individuals or by -13.8 percent. For the town of Pahrump, also in Nye County, the town's total population increased significantly from an estimated 35,009 total individuals in 2014 to an estimated 44,738 total individuals in 2020, a net increase of 9,729 total individuals or by 27.8 percent. In Clark County, the total population of the city of Las Vegas increased from an estimated 597,353 total individuals in 2014 to an estimated 641,903 total individuals in 2020, a net increase of 44,550 total individuals or by a percentage increase of 7.5 percent.

Comparatively, the total population for the entire state of Nevada increased significantly between 2014 and 2020, increasing from an estimated 2.8 million total individuals in 2014 to an estimated 3.1 million total individuals in 2020, a net increase of 343,030 total individuals or by 12.4 percent. Nationwide, the total population for the entire United States increased from an estimated 314.1 million total individuals in 2014 to an estimated 331.4 million total individuals in 2020, a net increase of approximately 17.3 million total individuals or by 5.5 percent.

| Table 2.1 – Total Population Nye County (Amargosa, Beatty, Pahrump), Clark County (Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|--|--------------------|--------------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 42,938 | 51,591 | 8,653 | 20.2% | 47,265 |
| Amargosa CDP | - | 1,064 | - | - | - |
| Beatty CDP | 1,021 | 880 | -141 | -13.8% | 951 |
| Pahrump CDP | 35,009 | 44,738 | 9,729 | 27.8% | 39,874 |
| | | | | | |
| Clark County | 2,003,613 | 2,265,461 | 261,848 | 13.1% | 2,134,537 |
| City of Las Vegas | 597,353 | 641,903 | 44,550 | 7.5% | 619,628 |
| | | | | | |
| State of Nevada | 2,761,584 | 3,104,614 | 343,030 | 12.4% | 2,933,099 |
| United States | 314,107,084 | 331,449,281 | 17,342,197 | 5.5% | 322,778,183 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

2.1.b Projected Population Growth

Table 2.2 presents projected population growth For Nye County between 2020 and 2040 as estimated by the Nevada State Demographer’s Office. Comparative population projects for the entire state of Nevada between 2020 and 2040 are also provided. Based on estimates provided by the Nevada State Demographer’s Office, the estimated total population of Nye County is projected to increase from an estimated 48,414 total individuals in 2020 to an estimated 67,656 total individuals by 2040, a net increase of 19,242 total individuals or by 39.7 percent. All of Nye County’s total residential population is expected to grow by an estimated 962 total individuals per year on average or by an estimated 1.7 percent per year. Comparatively, the total population for the entire state of Nevada is expected to increase from an estimated 3.15 million total individuals in 2020 to an estimated 3.79 million total individuals by 2040, a net increase of approximately 353,238 total individuals or by 11.2 percent. On an annual average basis, the total

population of the entire state of Nevada is projected to increase by an estimated 31,996 total individuals per year or by an estimated 0.9 percent per year.

| Table 2.2 – Population Projections Nye County, State of Nevada 2020* through 2040 | | | | | | |
|--|-------------------|----------------------|-----------------------|------------------------|----------------------|-----------------------|
| Year | Nye County | Actual Change | Percent Change | State of Nevada | Actual Change | Percent Change |
| 2020* | 48,414 | | | 3,145,184 | | |
| 2021 | 48,934 | 520 | 1.1% | 3,176,894 | 31,710 | 1.0% |
| 2022 | 49,489 | 555 | 1.1% | 3,208,084 | 31,190 | 1.0% |
| 2023 | 50,200 | 711 | 1.4% | 3,246,914 | 38,830 | 1.2% |
| 2024 | 51,038 | 838 | 1.7% | 3,292,872 | 45,958 | 1.4% |
| 2025 | 51,868 | 830 | 1.6% | 3,336,509 | 43,637 | 1.3% |
| 2026 | 52,701 | 833 | 1.6% | 3,378,958 | 42,449 | 1.3% |
| 2027 | 53,541 | 840 | 1.6% | 3,419,781 | 40,823 | 1.2% |
| 2028 | 54,384 | 843 | 1.6% | 3,457,699 | 37,918 | 1.1% |
| 2029 | 55,210 | 826 | 1.5% | 3,492,391 | 34,692 | 1.0% |
| 2030 | 56,078 | 868 | 1.6% | 3,525,793 | 33,402 | 1.0% |
| 2031 | 56,981 | 903 | 1.6% | 3,557,551 | 31,758 | 0.9% |
| 2032 | 57,925 | 944 | 1.7% | 3,587,875 | 30,324 | 0.9% |
| 2033 | 58,925 | 1,000 | 1.7% | 3,616,713 | 28,838 | 0.8% |
| 2034 | 59,986 | 1,061 | 1.8% | 3,644,380 | 27,667 | 0.8% |
| 2035 | 61,108 | 1,122 | 1.9% | 3,670,764 | 26,384 | 0.7% |
| 2036 | 62,294 | 1,186 | 1.9% | 3,695,994 | 25,230 | 0.7% |
| 2037 | 63,536 | 1,242 | 2.0% | 3,719,966 | 23,972 | 0.6% |
| 2038 | 64,841 | 1,305 | 2.1% | 3,742,864 | 22,898 | 0.6% |
| 2039 | 66,219 | 1,378 | 2.1% | 3,764,587 | 21,723 | 0.6% |
| 2040 | 67,656 | 1,437 | 2.2% | 3,785,099 | 20,512 | 0.5% |
| Average | 56,730 | 962 | 1.7% | 3,498,422 | 31,996 | 0.9% |

Source: Nevada State Demographer’s Office, Nevada County Population Projections, 2021 through 2024

*NOTE: 2020 Estimates are from the 2020 Governor’s Certified Series Population Estimates

2.1.c Median age

Table 2.3 presents the changes in median age for Nye County and Clark County between 2014 and 2020 as well as the changes in median age for the communities of Amargosa, Beatty, Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States.

Between 2014 and 2020, the median age of Nye County increased from an estimated 50.3 years of age in 2014 to an estimated 53.1 years of age in 2020, a net increase of 2.8 years of age or by 5.6 percent. The median age for all of Clark County increased slightly from an estimated 36.1 years of age in 2014 to an estimated 37.5 years of age in 2020, a net increase of 1.4 years of age or by 3.9 percent. The median age for the town of Amargosa in 2020 was an estimated 37.1 years of age. Because 2014 data were not available for the town of Amargosa, the change could

not be calculated for this period. The median age for the town of Beatty decreased from an estimated 58.3 years of age in 2014 to an estimated 56.3 years of age in 2020, a net decrease of 2.0 years of age or by -3.4 percent. For the town of Pahrump, the median age increased from an estimated 52.1 years of age in 2014 to an estimated 54.5 years of age in 2020, a net increase of 2.4 years of age or by 4.6 percent. The median age for the city of Las Vegas increased slightly from an estimated 36.8 years of age in 2014 to an estimated 37.7 years of age in 2020, a net increase of 0.9 years of age or by 2.5 percent.

| Table 2.3 – Median Age Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|--|-------------|-------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 50.3 | 53.1 | 2.8 | 5.6% | 52.0 |
| Amargosa CDP | - | 37.1 | - | - | - |
| Beatty CDP | 58.3 | 56.3 | -2.0 | -3.4% | 57.0 |
| Pahrump CDP | 52.1 | 54.5 | 2.4 | 4.6% | 53.0 |
| | | | | | |
| Clark County | 36.1 | 37.5 | 1.4 | 3.9% | 37.0 |
| City of Las Vegas | 36.8 | 37.7 | 0.9 | 2.5% | 37.0 |
| | | | | | |
| State of Nevada | 36.9 | 38.2 | 1.3 | 3.5% | 38.0 |
| United States | 37.4 | 38.2 | 0.8 | 2.1% | 38.0 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

The estimated median age for the entire state of Nevada increased from an estimated 36.9 years of age in 2014 to an estimated 38.2 years of age in 2020, a net increase of 1.3 years of age or by 3.5 percent. The estimated median age for the entire United States increased from an estimated 37.4 years of age in 2014 to an estimated 38.2 years of age in 2020, a net increase of 0.8 years of age or by 2.1 percent.

2.1.d Total Population Aged 25 Years of Age and Older by Educational Attainment Level

Table 2.4 presents the level of educational attainment for individuals aged 25 years or older in Nye County and Clark County in 2020 as well as the educational attainment level for the communities of Amargosa, Beatty, Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States.

For all of Nye County, a High School Diploma or Equivalency was the highest education level for approximately 12,543 individuals, Some College, No Degree was the highest education level for approximately 10,171 individuals, and 9th - 12th Grade, No Degree was the highest education level for approximately 3,433 individuals. For all of Clark County, a High School Diploma or Equivalency was the highest education level for approximately 432,400 individuals, Some College, No Degree was the highest education level for approximately 377,165 individuals, and a Bachelor's Degree was the highest education level for approximately 254,714 individuals.

**Table 2.4 – Total Population Aged 25 Years of Age and Older
by Educational Attainment Level
Nye County (Amargosa, Beatty, Pahrump),
Clark County (City of Las Vegas), State of Nevada, United States
2020**

| Jurisdiction | Less than 9th Grade | 9th - 12th Grade, No Diploma | High School Graduate (Includes Equivalency) | Some College, No Degree | Associate Degree | Bachelor's Degree | Graduate or Professional Degree |
|------------------------|---------------------|------------------------------|---|-------------------------|------------------|-------------------|---------------------------------|
| Nye County | 1,427 | 3,433 | 12,543 | 10,171 | 3,169 | 2,643 | 1,703 |
| Amargosa CDP | 97 | 60 | 254 | 156 | 9 | 36 | 77 |
| Beatty CDP | 68 | 170 | 204 | 114 | - | 83 | 28 |
| Pahrump CDP | 1,174 | 2,999 | 10,381 | 8,650 | 2,836 | 2,339 | 1,436 |
| Clark County | 88,025 | 122,035 | 432,400 | 377,165 | 124,001 | 254,714 | 129,808 |
| City of Las Vegas | 28,258 | 36,248 | 121,307 | 107,592 | 34,805 | 71,899 | 38,888 |
| State of Nevada | 111,954 | 162,045 | 584,698 | 525,967 | 176,159 | 348,505 | 184,492 |
| United States | 10,923,030 | 14,639,650 | 59,421,419 | 45,242,162 | 19,254,254 | 45,034,610 | 28,321,709 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2020

For the town of Amargosa, a High School Diploma or Equivalency was the highest education level for approximately 254 individuals, Some College, No Degree was the highest education level for approximately 156 individuals, and 9th grade education for approximately 97 individuals. For the town of Beatty, a High School Diploma or Equivalency was the highest education level for approximately 204 individuals, 9th - 12th Grade, No Diploma was the highest education level for approximately 170 individuals, and Some College, No Degree was the highest education level for approximately 114 individuals. For the town of Pahrump, a High School Diploma or Equivalency was the highest education level for 10,381 individuals, Some College, No Degree was the highest education level for approximately 8,650 individuals, and 9th - 12th Grade was the highest education level for approximately 2,999 individuals. For the city of Las Vegas, a High School Diploma or Equivalency was the highest education level for approximately 121,307 individuals, Some College, No Degree was the highest education level for approximately

107,592 individuals, and a Bachelor’s Degree was the highest education level for approximately 71,899 individuals.

Statewide, a High School Diploma or Equivalency was the highest education level for approximately 584,698 individuals, Some College, No Degree was the highest education level for approximately 525,967 individuals, and a Bachelor’s Degree was the highest education level for approximately 384,505 individuals. Nationwide, a High School Diploma or Equivalency was the highest education level for approximately 59.4 million individuals, Some College, No Degree was the highest education level for approximately 45.2 million individuals, and a Bachelor’s Degree was the highest education level for approximately 45.0 million individuals.

2.2 Economic, Employment, Industry and Occupation Sector Analysis of Southern Nye County

Several economic, employment, and industry and occupation sector categories are presented for southern Nye County. Changes in median household income, mean family income, and per capita income between 2014 and 2020 are presented along with changes in the estimated civilian labor force unemployment rate percentage of individuals whose income is below the poverty level, and total employment for the civilian employed population aged 16 years of age or older. An analysis of total employment by major industry sector and major occupation sector for southern Nye County is presented as well as an analysis of where people live versus where people work.

2.2.a Median Household Income

Table 2.5 presents the change in median household income for Nye and Clark counties, for the communities of Amargosa, Beatty, Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States for 2014 and 2020.

Between 2014 and 2020, median household income for all of Nye County increased from an estimated \$41,757 in 2014 to an estimated \$47,308 in 2020, a net increase of \$5,551 or by 13.3 percent. By comparison, median household income in Clark County increased from an estimated \$52,070 in 2014 to an estimated \$61,048 in 2020, a net increase of \$8,978 or by 17.2 percent. The median household income for the town of Amargosa in 2020 was an estimated \$60,677 and no 2014 data were available. The median household income for the town of Beatty in 2014 was an estimated \$32,054 and no 2020 data were available. For the town of Pahrump, median household income increased from an estimated \$41,277 to an estimated \$48,948 between 2014 and 2020, an estimated increase of \$7,671 or by 18.6 percent. The city of Las Vegas increased an estimated \$7,474 or by 14.7 percent between 2014 and 2020, from \$50,903 to an estimated \$58,377.

Statewide, median household income increased from an estimated \$52,205 in 2014 to an estimated \$62,043 in 2020, a net increase of \$9,838 or by 18.8 percent. Between 2014 and 2020,

the estimated annual average median household income for the entire state of Nevada was an estimated \$57,124. Nationwide, median household income increased from an estimated \$53,482 in 2014 to an estimated \$64,994 in 2020, a net increase of \$11,512 or by 21.5 percent. Between 2014 and 2020, the estimated annual average median household income for the entire United States was an estimated \$59,238.

| Table 2.5 – Median Household Income Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|---|-----------------|-----------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | \$41,757 | \$47,308 | \$5,551 | 13.3% | \$44,533 |
| Amargosa CDP | - | \$60,677 | - | - | \$60,677 |
| Beatty CDP | \$32,054 | - | - | - | - |
| Pahrump CDP | \$41,277 | \$48,948 | \$7,671 | 18.6% | \$45,113 |
| | | | | | |
| Clark County | \$52,070 | \$61,048 | \$8,978 | 17.2% | \$56,559 |
| City of Las Vegas | \$50,903 | \$58,377 | \$7,474 | 14.7% | \$54,640 |
| | | | | | |
| State of Nevada | \$52,205 | \$62,043 | \$9,838 | 18.8% | \$57,124 |
| United States | \$53,482 | \$64,994 | \$11,512 | 21.5% | \$59,238 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

2.2.b Mean Family Income

Table 2.6 presents the change in mean family income for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States between 2014 and 2020.

Between 2014 and 2020, mean family income for all of Nye County increased from an estimated \$48,716 in 2014 to an estimated \$55,969 in 2020, a net increase of \$7,253 or by 14.9 percent. For all of Clark County, mean family income increased from an estimated \$60,168 in 2014 to an estimated \$71,896 in 2020, a net increase of \$11,728 or by 19.5 percent. For the town of Amargosa, mean family income was \$56,579 in 2020 and data are not available for 2014. Mean family income for the town of Beatty increased by an estimated \$1,389 or by 2.6 percent between 2014 and 2020, increased by an estimated \$9,668 or by 20.8 percent for the town of Pahrump, and increased by an estimated \$12,184 or by 20.5 percent for the city of Las Vegas.

Over the 2014 to 2020 period, the estimated annual average mean family income for the town of Beatty was an estimated \$54,145 per year, was an estimated \$51,400 per year for the town of Pahrump, and was an estimated \$65,562 for the city of Las Vegas.

Statewide, mean family income increased from an estimated \$61,081 in 2014 to an estimated \$74,077 in 2020, a net increase of \$12,996 or by 21.3 percent. Between 2014 and 2020, the estimated annual average mean family income for the entire state of Nevada was an estimated \$67,579. Nationwide, mean family income increased from an estimated \$65,443 in 2014 to an estimated \$80,069 in 2020, a net increase of \$14,626 or by 22.4 percent. Between 2014 and 2020, the estimated annual average mean family income for the entire United States was an estimated \$72,756.

| Table 2.6 – Mean Family Income Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|--|-----------------|-----------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | \$48,716 | \$55,969 | \$7,253 | 14.9% | \$52,343 |
| Amargosa CDP | - | \$56,579 | - | - | - |
| Beatty CDP | \$53,450 | \$54,839 | \$1,389 | 2.6% | \$54,145 |
| Pahrump CDP | \$46,566 | \$56,234 | \$9,668 | 20.8% | \$51,400 |
| | | | | | |
| Clark County | \$60,168 | \$71,896 | \$11,728 | 19.5% | \$66,032 |
| City of Las Vegas | \$59,500 | \$71,684 | \$12,184 | 20.5% | \$65,592 |
| | | | | | |
| State of Nevada | \$61,081 | \$74,077 | \$12,996 | 21.3% | \$67,579 |
| United States | \$65,443 | \$80,069 | \$14,626 | 22.4% | \$72,756 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

2.2.c Per Capita Income

Table 2.7 presents the change in per capita income for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States between 2014 and 2020.

Between 2014 and 2020, per capita income for all of Nye County increased from an estimated \$23,035 in 2014 to an estimated \$25,622 in 2020, a net increase of \$2,587 or by 11.2 percent. For Clark County, per capita income increased from an estimated \$26,040 in 2014 to an

estimated \$31,651 in 2020, a net increase of \$5,611 or by 21.6 percent. Per capita income for the town of Amargosa was \$21,230 in 2020 and the change cannot be calculated because data were not available in 2014. Between 2014 and 2020, per capita income increased by an estimated \$2,650 or by 11.8 percent for the town of Beatty, increased by an estimated \$2,680 or by 11.7 percent for the town of Pahrump, and increased by an estimated \$5,966 or by 23.4 percent for the city of Las Vegas. Over the 2014 to 2020 period, the annual average per capita income for the town of Beatty was an estimated \$23,842, was an estimated \$24,197 for the town of Pahrump, and was an estimated \$28,538 for the city of Las Vegas.

**Table 2.7 – Per Capita (Mean Individual) Income
Nye County (Amargosa, Beatty, Pahrump),
Clark County (City of Las Vegas), State of Nevada, United States
2014 and 2020**

| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
|------------------------|-----------------|-----------------|----------------------|-----------------------|-----------------------|
| Nye County | \$23,035 | \$25,622 | \$2,587 | 11.2% | \$24,329 |
| Amargosa CDP | - | \$21,230 | - | - | - |
| Beatty CDP | \$22,517 | \$25,167 | \$2,650 | 11.8% | \$23,842 |
| Pahrump CDP | \$22,857 | \$25,537 | \$2,680 | 11.7% | \$24,197 |
| | | | | | |
| Clark County | \$26,040 | \$31,651 | \$5,611 | 21.6% | \$28,846 |
| City of Las Vegas | \$25,555 | \$31,521 | \$5,966 | 23.4% | \$28,538 |
| | | | | | |
| State of Nevada | \$26,515 | \$32,629 | \$6,114 | 23.1% | \$29,572 |
| United States | \$28,555 | \$35,384 | \$6,829 | 23.9% | \$31,970 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

Statewide, per capita income increased from an estimated \$26,515 in 2014 to an estimated \$32,629 in 2020, a net increase of \$6,114 or by 23.1 percent. Between 2014 and 2020, the annual average per capita income for the entire state of Nevada was an estimated \$29,572. Nationwide, per capita income increased from an estimated \$28,555 in 2014 to an estimated \$35,384 in 2020, a net increase of \$6,829 or by 23.9 percent. Between 2014 and 2020, the annual average per capita income for the entire United States was an estimated \$31,970.

2.2.d Civilian Labor Force Unemployment Rate

Table 2.8 presents the change in civilian labor force unemployment rate for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States between 2014 and 2020.

For all of Nye County, the civilian labor force unemployment rate declined from an estimated 15.3 percent in 2014 to an estimated 8.7 percent in 2020, a net decrease of 6.6 percent or by a percentage decrease of -43.1 percent. For all of Clark County, the civilian labor force unemployment rate declined from an estimated 12.1 percent in 2014 to an estimated 7.0 percent in 2020, a net decrease of 5.1 percent or by a percentage decrease of -42.2 percent. The civilian labor force unemployment rate for the town of Amargosa in 2020 was a reported 0.0 percent and there are no data available for 2014. Between 2014 and 2020, the civilian labor force unemployment rate for the town of Beatty increased significantly from an estimated 2.4 percent in 2014 to an estimated 9.3 percent in 2020, a net increase of 6.9 percent or by a percentage increase of 287.5 percent. For the town of Pahrump, the civilian labor force unemployment rate decreased from an estimated 18.0 percent in 2014 to an estimated 9.8 percent in 2020, a net decrease of 8.2 percent or by a percentage decrease of 45.6 percent.

**Table 2.8 – Civilian Labor Force Unemployment Rate
Nye County (Amargosa, Beatty, Pahrump),
Clark County (City of Las Vegas), State of Nevada, United States
2014 and 2020**

| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
|------------------------|--------------|-------------|----------------------|-----------------------|-----------------------|
| Nye County | 15.3% | 8.7% | -6.6% | -43.1% | 12.0% |
| Amargosa CDP | - | 0.0% | - | - | - |
| Beatty CDP | 2.4% | 9.3% | 6.9% | 287.5% | 5.9% |
| Pahrump CDP | 18.0% | 9.8% | -8.2% | -45.6% | 13.9% |
| | | | | | |
| Clark County | 12.1% | 7.0% | -5.1% | -42.2% | 9.6% |
| City of Las Vegas | 13.1% | 6.9% | -6.2% | -47.3% | 10.0% |
| | | | | | |
| State of Nevada | 11.8% | 6.6% | -5.2% | -44.1% | 9.2% |
| United States | 9.2% | 5.4% | -3.8% | -41.3% | 7.3% |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

Statewide, the civilian unemployment rate for the entire state of Nevada decreased from an estimated 11.8 percent in 2014 to an estimated 6.6 percent in 2020, a net decrease of 5.2 percent or by a percentage decrease of -44.1 percent. Nationwide, the civilian unemployment rate for the entire United States decreased from an estimated 9.2 percent in 2014 to an estimated 5.4 percent in 2020, a net decrease of 3.8 percent or by a percentage decrease of -41.3 percent.

2.2.e Percentage of Individuals Whose Income in the Past 12 Months is Below the Poverty Level, 18 Years and Over

Table 2.9 presents the change in percentage of individuals 18 years and over whose income in the past 12 months was below the poverty level for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States between 2014 and 2020.

| Table 2.9 – Percentage of Individuals Whose Income in the Past 12 Months is Below the Poverty Level, 18 Years and Over Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|--|-------------|-------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 14.9% | 15.3% | 0.4% | 2.7% | 15.1% |
| Amargosa CDP | - | 31.2% | - | - | - |
| Beatty CDP | 23.4% | 23.8% | 0.4% | 1.7% | 23.6% |
| Pahrump CDP | 15.0% | 15.1% | 0.1% | 0.7% | 15.1% |
| Clark County | 13.4% | 11.7% | -1.7% | -12.7% | 12.6% |
| City of Las Vegas | 15.0% | 13.0% | -2.0% | -13.3% | 14.0% |
| State of Nevada | 13.4% | 11.4% | -2.0% | -14.9% | 12.4% |
| United States | 13.6% | 11.5% | -2.1% | -15.4% | 12.6% |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

For all of Nye County, the percentage of individuals whose income was below the poverty level increased from an estimated 14.9 percent in 2014 to an estimated 15.3 percent in 2020, a net increase of 0.4 percent or by a percentage increase of 2.7 percent. For all of Clark County, the percentage of individuals whose income was below the poverty level declined from an estimated 13.4 percent in 2014 to an estimated 11.7 percent in 2020, a net decrease of 1.7 percent or by a percentage decrease of -12.7 percent. The 2014 to 2020 average annual percentage of individuals whose income was below the poverty level was 15.1 percent for Nye County and 12.6 percent for Clark County.

The percentage of individuals whose income was below the poverty level for the town of Amargosa in 2020 was a reported 31.2 percent and there are no data available for 2014. Between 2014 and 2020, the percentage of individuals whose income was below the poverty

level for the town of Beatty increased from an estimated 23.4 percent in 2014 to an estimated 23.8 percent in 2020, a net increase of 0.4 percent or by a percentage increase of 1.7 percent. For the town of Pahrump, the percentage of individuals whose income was below the poverty level increased slightly from an estimated 15.0 percent in 2014 to an estimated 15.1 percent in 2020, a net increase of 0.1 percent or by a percentage increase of 0.7 percent. For the city of Las Vegas, the percentage of individuals whose income was below the poverty level decreased from an estimated 15.0 percent in 2014 to an estimated 13.0 percent in 2020, a net decrease of 2.0 percent or by a percentage decrease of -13.3 percent. The 2014 to 2020 average annual percentage of individuals whose income was below the poverty level was 23.6 percent for the town of Beatty, 15.1 percent for the town of Pahrump, and 14.0 percent for the city of Las Vegas.

The percentage of individuals whose income was below the poverty level for the entire state of Nevada decreased from an estimated 13.4 percent in 2014 to an estimated 11.4 percent in 2020, a net decrease of 2.0 percent or by a percentage decrease of -14.9 percent. The percentage of individuals whose income was below the poverty level for the entire United States decreased from an estimated 13.6 percent in 2014 to an estimated 11.5 percent in 2020, a net decrease of 2.1 percent or by a percentage decrease of -15.4 percent.

2.2.f Total Employment by Industry Sector for the Civilian Workforce Aged 16 Years and Over

Table 2.10 Part 1 and Table 2.10 Part 2 presents total employment by major industry sector in-terms of total employment by industry sector for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States for 2020.

For all of Nye County, Arts, Entertainment, and Recreation, and Accommodation and Food Services was the single largest industry sector in-terms of total employment, employing an estimated 3,023 total individuals in 2020. Retail Trade was the second largest industry sector for all of Nye County in 2020 in-terms of total employment, employing an estimated 2,032 total individuals, and Educational Services, and Health Care and Social Assistance was the third largest industry sector, employing an estimated 1,729 total individuals. Professional, Scientific, and Management, and Administrative and Waste Management Services was the fourth largest industry sector in 2020, employing an estimated 1,618 total individuals.

In 2020 alone, Agriculture, Forestry, Fishing and Hunting, and Mining was the single largest industry sector in-terms of total employment for the town of Amargosa, employing an estimated 178 total individuals. Education Services, and Health Care and Social Assistance was the second largest industry sector, employing an estimated 71 total individuals, and Construction was the third largest industry sector, employing an estimated 33 total individuals in 2020. For the town of Beatty, Manufacturing was the single largest industry sector in-terms of total employment, employing an estimated 150 total individuals in 2020, and Arts, Entertainment, and Recreation, and Accommodation and Food Services was the second largest industry sector, employing an estimated 58 total individuals in 2020. Retail Trade was the third largest industry sector in the town of Beatty in 2020, employing an estimated 57 total individuals, and Professional, Scientific, and Management, and Administrative and Waste Management Services and Educational

Services, and Health Care and Social Assistance both employed an estimated 45 total individuals in 2020. For the town of Pahrump, Arts, Entertainment, and Recreation, and Accommodation and Food Services was the single largest industry sector in-terms of total employment, employing an estimated 2,455 total individuals in 2020, and Retail Trade was the second largest industry sector, employing an estimated 1,643 total individuals in 2020. Educational Services, and Health Care and Social Assistance was the third largest industry sector in the town of Pahrump in 2020, employing an estimated 1,484 total individuals.

| Table 2.10 Part 1 – Total Employment for the Civilian Employed Population 16 Years and Over Nye County (Amargosa, Beatty, Pahrump) 2020 | | | | |
|--|-----------------------|-------------------------|-----------------------|------------------------|
| Industry Sector | Nye County | Amargosa CDP | Beatty CDP | Pahrump CDP |
| Agriculture, Forestry, Fishing and Hunting, and Mining | 1,435 | 178 | 0 | 212 |
| Construction | 1,269 | 33 | 33 | 1,116 |
| Manufacturing | 856 | 23 | 150 | 545 |
| Wholesale Trade | 186 | 0 | 0 | 148 |
| Retail Trade | 2,032 | 0 | 57 | 1,643 |
| Transportation and Warehousing, and Utilities | 853 | 0 | 31 | 721 |
| Information | 173 | 0 | 0 | 127 |
| Finance and Insurance, and Real Estate and Rental and Leasing | 484 | 22 | 0 | 451 |
| Professional, Scientific, and Management, and Administrative and Waste Management Services | 1,618 | 27 | 45 | 1,390 |
| Educational Services, and Health Care and Social Assistance | 1,729 | 71 | 45 | 1,484 |
| Arts, Entertainment, and Recreation, and Accommodation and Food Services | 3,023 | 0 | 58 | 2,455 |
| Other Services, Except Public Administration | 695 | 0 | 0 | 664 |
| Public Administration | 862 | 0 | 0 | 727 |
| Total | 15,215 | 354 | 419 | 11,683 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2020

For all of Clark County, Arts, Entertainment, and Recreation, and Accommodation and Food Services was the single largest industry sector in-terms of total employment, employing an estimated 273,026 total individuals in 2020. Educational Services, and Health Care and Social

Assistance was the second largest industry sector, employing an estimated 163,275 total individuals. Professional, Scientific, and Management, and Administrative and Waste Management Services was the third largest industry sector, employing an estimated 124,758 total individuals, and Retail Trade was the fourth largest industry sector, employing an estimated 121,304 total individuals.

| Table 2.10 Part 2 – Total Employment for the Civilian Employed Population 16 Years and Over Clark County (City of Las Vegas), State of Nevada, United States 2020 | | | | |
|--|-------------------------|------------------------------|----------------------------|--------------------------|
| Industry Sector | Clark County | City of Las Vegas | State of Nevada | United States |
| Agriculture, Forestry, Fishing and Hunting, and Mining | 3,040 | 1,008 | 19,815 | 2,658,413 |
| Construction | 72,716 | 21,323 | 103,255 | 10,416,196 |
| Manufacturing | 38,489 | 9,764 | 68,651 | 15,617,461 |
| Wholesale Trade | 19,211 | 6,001 | 29,963 | 3,971,773 |
| Retail Trade | 121,304 | 36,141 | 164,356 | 17,195,083 |
| Transportation and Warehousing, and Utilities | 65,664 | 15,908 | 87,835 | 8,576,862 |
| Information | 16,593 | 4,683 | 21,929 | 3,066,743 |
| Finance and Insurance, and Real Estate and Rental and Leasing | 60,781 | 19,023 | 79,205 | 10,319,201 |
| Professional, Scientific, and Management, and Administrative and Waste Management Services | 124,758 | 37,413 | 163,316 | 18,312,454 |
| Educational Services, and Health Care and Social Assistance | 163,275 | 49,609 | 232,486 | 36,315,080 |
| Arts, Entertainment, and Recreation, and Accommodation and Food Services | 273,026 | 69,936 | 328,529 | 14,651,909 |
| Other Services, Except Public Administration | 49,316 | 14,423 | 66,182 | 7,516,616 |
| Public Administration | 36,178 | 10,772 | 59,518 | 7,271,189 |
| | | | | |
| Total | 1,044,351 | 296,004 | 1,425,040 | 155,888,980 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2020

In 2020 alone, Arts, Entertainment, and Recreation, and Accommodation and Food Services was the single largest industry sector in-terms of total employment for the city of Las Vegas, employing an estimated 69,936 total individuals. Educational Services, and Health Care and Social Assistance was the second largest industry sector, employing an estimated 49,609 total individuals, and Professional, Scientific, and Management, and Administrative and Waste

Management Services was the third largest industry sector, employing an estimated 37,413 total individuals in 2020.

Statewide, Arts, Entertainment, and Recreation, and Accommodation and Food Services was the single largest industry sector for the entire state of Nevada in 2020 in-terms of total employment, employing an estimated 328,529 total individuals. Educational Services, and Health Care and Social Assistance was the second largest industry sector, employing an estimated 232,486 total individuals, Retail Trade was the third largest industry sector, employing an estimated 164,356 total individuals, and Professional, Scientific, and Management, and Administrative and Waste Management Services was the fourth largest industry sector, employing an estimated 163,316 total individuals.

2.2.g Employment by Major Industry Sector for Nye County

Table 2.11 presents the change in total employment by major industry sector for Nye County between 2015 and 2020. Total employment reported in Table 2.11 reflects the total number of individuals who were employed by firms within each listed industry sector within Nye County.

The Government industry sector, Retail Trade industry sector, and the Accommodation and Food Services industry sector were the three largest industry sectors for all of Nye County in 2020. Between 2015 and 2020, the number of individuals employed by firms in the Government industry sector increased from an estimated 1,814 total individuals in 2015 to an estimated 1,984 total individuals in 2020, a net increase of 170 total individuals or by 9.4 percent. Total employment in the Retail Trade industry sector increased from an estimated 1,563 total individuals in 2015 to an estimated 1,676 total individuals in 2020, a net increase of 113 total individuals or by a percentage increase of 7.2 percent. Total employment in the Accommodation and Food Services industry sector for all Nye County increased from an estimated 1,505 total individuals in 2015 to an estimated 1,604 total individuals in 2020, a net increase of 99 total individuals or by a percentage increase of 6.6 percent. For all industry sectors combined, total employment for all of Nye County increased from an estimated 12,304 total individuals in 2015 to an estimated 14,026 total individuals in 2020, a net increase of 1,723 total individuals or by a percentage increase of 14.0 percent.

In 2013, the total combined employment in the Government industry sector, Retail Trade industry sector, and the Accommodation and Food Services industry sector was an estimated 4,882 total individual, accounting for an estimated 39.7 percent of total employment in Nye County. In 2020, the total combined employment in the Government industry sector, Retail Trade industry sector, and the Accommodation and Food Services industry sector was an estimated 5,264 total individuals, accounting for an estimated 37.5 percent of total employment in Nye County. The percentage of total employment in these three largest industry sectors declined from an estimated 39.7 percent in 2013 to an estimated 37.5 percent in 2020, a net decline of 2.2 percent indicating continued diversification of Nye County's overall economic base.

| Table 2.11 – Employment by Major Industry Sector for Nye County 2015 and 2020 | | | | |
|--|---------------|---------------|---------------------------------------|--|
| Industry Sector | 2015 | 2020 | 2015 to 2020 Actual Change | 2015 to 2020 Percent Change |
| Accommodation and Food Services | 1,505 | 1,604 | 99 | 6.6% |
| Administrative and Support and Waste Management and Remediation Services | 786 | 972 | 187 | 23.8% |
| Agriculture, Forestry, Fishing and Hunting | 300 | 531 | 231 | 77.0% |
| Arts, Entertainment, and Recreation | 583 | 639 | 56 | 9.7% |
| Construction | 651 | 921 | 269 | 41.3% |
| Educational Services | 224 | 218 | -6 | -2.5% |
| Finance and Insurance | 137 | 140 | 3 | 2.4% |
| Government | 1,814 | 1,984 | 170 | 9.4% |
| Health Care and Social Assistance | 853 | 949 | 96 | 11.3% |
| Information | 100 | 133 | 33 | 32.7% |
| Management of Companies and Enterprises | 11 | 13 | 2 | 22.8% |
| Manufacturing | 186 | 253 | 67 | 36.2% |
| Other Services (except Public Administration) | 555 | 625 | 70 | 12.7% |
| Professional, Scientific, and Technical Services | 1,363 | 1,559 | 196 | 14.4% |
| Real Estate and Rental and Leasing | 184 | 206 | 22 | 11.9% |
| Retail Trade | 1,563 | 1,676 | 113 | 7.2% |
| Transportation and Warehousing | 137 | 171 | 34 | 24.8% |
| Utilities | 135 | 161 | 26 | 19.1% |
| Wholesale Trade | 88 | 116 | 28 | 31.6% |
| Total | 12,304 | 14,026 | 1,723 | 14.0% |

Source: Nevada Governor's Office of Economic Development; Nye County Overview

2.2.h Employment by Major Occupation Sector for Nye County

Table 2.12 presents the change in total employment by major occupation sector for Nye County between 2015 and 2020. Total employment reported in Table 2.11 reflects the total number of

individuals who were employed by the listed occupation sector but were not necessarily working within Nye County.

The Office and Administrative Support occupation sector, the Sales and Related occupation sector, and the Construction and Extraction occupation sector were the three largest occupation sectors for individuals living in Nye County in 2020. Between 2015 and 2020, employment by Nye County residents in the Office and Administrative Support occupation sector increased from an estimated 1,375 total individuals in 2015 to an estimated 1,442 total individuals in 2020, a net increase of 67 total individuals or by 4.9 percent. Employment by Nye County residents in the Sales and Related occupation sector increased from an estimated 1,198 total individuals in 2015 to an estimated 1,374 total individuals in 2020, a net increase of 176 total individuals or by 14.7 percent. Employment in the Construction and Extraction occupation sector for all of Nye County increased from an estimated 955 total individuals in 2015 to an estimated 1,323 total individuals in 2020, a net increase of 368 total individuals or by a percentage increase of 38.6 percent.

| Table 2.12 – Employment by Major Occupation Sector for Nye County 2015 and 2020 | | | | |
|--|-------------|-------------|---------------------------------------|--|
| Industry Sector | 2015 | 2020 | 2015 to 2020 Actual Change | 2015 to 2020 Percent Change |
| Architecture and Engineering | 290 | 331 | 41 | 14.1% |
| Arts, Design, Entertainment, Sports, and Media | 135 | 162 | 26 | 19.5% |
| Building and Grounds Cleaning and Maintenance | 590 | 619 | 29 | 5.0% |
| Business and Financial Operations | 314 | 363 | 49 | 15.6% |
| Community and Social Service | 142 | 180 | 38 | 26.9% |
| Computer and Mathematical | 152 | 173 | 21 | 14.0% |
| Construction and Extraction | 955 | 1,323 | 368 | 38.6% |
| Educational Instruction and Library | 854 | 1,018 | 164 | 19.2% |
| Farming, Fishing, and Forestry | 167 | 300 | 134 | 80.2% |
| Food Preparation and Serving Related | 1,203 | 1,260 | 57 | 4.8% |
| Healthcare Practitioners and Technical | 465 | 440 | -25 | -5.4% |
| Healthcare Support | 237 | 306 | 68 | 28.8% |
| Installation, Maintenance, and Repair | 858 | 908 | 50 | 5.8% |
| Legal | 37 | 47 | 10 | 28.4% |
| Life, Physical, and Social Science | 383 | 391 | 9 | 2.3% |

| Table 2.12 Cont'd – Employment by Major Occupation Sector for Nye County, Cont'd 2015 and 2020 | | | | |
|---|---------------|---------------|---------------------------------------|--|
| Management | 767 | 978 | 210 | 27.4% |
| Military-only | 61 | 58 | -3 | -5.2% |
| Office and Administrative Support | 1,375 | 1,442 | 67 | 4.9% |
| Personal Care and Service | 511 | 551 | 40 | 7.8% |
| Production | 406 | 444 | 37 | 9.2% |
| Protective Service | 449 | 463 | 14 | 3.1% |
| Sales and Related | 1,198 | 1,374 | 176 | 14.7% |
| Industry Sector | 2015 | 2020 | 2015 to 2020 Actual Change | 2015 to 2020 Percent Change |
| Transportation and Material Moving | 758 | 916 | 158 | 20.8% |
| Total | 12,306 | 14,045 | 1,739 | 14.1% |

Source: Nevada Governor's Office of Economic Development; Southwest Central Nevada Region Overview

Total employment across all occupation sectors increased from an estimated 12,306 total individuals in 2015 to an estimated 14,045 total individuals in 2020, a net increase of 1,739 total individuals or by a percentage increase of 14.1 percent.

2.2.i Employment by Major Industry Sector for Southwest Central Nevada

Table 2.13 presents the change in total employment by major industry sector for southwest central Nevada, including Nye County, between 2015 and 2020. Total employment reported in Table 2.13 reflects the total number of individuals who were employed by firms within each listed industry sector within the southwest central Nevada region.

The Government industry sector, Retail Trade industry sector, the Accommodation and Food Services industry sector, the Professional, Scientific, and Technical Services industry sector, and the Mining, Quarrying, and Oil and Gas industry sector were the five largest industry sectors for the entire southwest central Nevada region in 2020 in-terms of the total number of individuals employed by firms within each sector and working within the southwest central Nevada region. Total employment in the Government industry sector for the entire southwest central Nevada region increased from an estimated 1,885 total individuals in 2015 to an estimated 2,097 total individuals in 2020, a net increase of 212 total individuals or by 11.2 percent. In the Retail Trade industry sector, total employment increased from an estimated 1,578 total individuals in

2015 to an estimated 1,687 total individuals in 2020, a net increase of 109 total individuals or by 6.9 percent.

| Table 2.13 – Employment by Major Industry Sector for Southwest Central Nevada 2015 and 2020 | | | | |
|--|---------------|---------------|---------------------------------------|--|
| Industry Sector | 2015 | 2020 | 2015 to 2020 Actual Change | 2015 to 2020 Percent Change |
| Accommodation and Food Services | 1,511 | 1,621 | 110 | 7.3% |
| Administrative and Support and Waste Management and Remediation Services | 789 | 987 | 198 | 25.0% |
| Agriculture, Forestry, Fishing and Hunting | 321 | 570 | 249 | 77.7% |
| Arts, Entertainment, and Recreation | 583 | 639 | 56 | 9.7% |
| Construction | 673 | 960 | 286 | 42.5% |
| Educational Services | 224 | 218 | -6 | -2.5% |
| Finance and Insurance | 137 | 140 | 3 | 2.4% |
| Government | 1,885 | 2,097 | 212 | 11.2% |
| Health Care and Social Assistance | 853 | 949 | 96 | 11.3% |
| Information | 100 | 133 | 33 | 32.7% |
| Management of Companies and Enterprises | 11 | 13 | 2 | 22.8% |
| Manufacturing | 199 | 276 | 77 | 38.8% |
| Mining, Quarrying, and Oil and Gas Extraction | 1,346 | 1,242 | -104 | -7.7% |
| Other Services (except Public Administration) | 575 | 662 | 87 | 15.2% |
| Professional, Scientific, and Technical Services | 1,368 | 1,587 | 219 | 16.0% |
| Real Estate and Rental and Leasing | 184 | 206 | 22 | 11.9% |
| Retail Trade | 1,578 | 1,687 | 109 | 6.9% |
| Transportation and Warehousing | 140 | 176 | 36 | 25.7% |
| Utilities | 135 | 166 | 30 | 22.5% |
| Wholesale Trade | 90 | 116 | 26 | 28.5% |
| | | | | |
| Total | 12,701 | 14,444 | 1,743 | 13.7% |

Source: Nevada Governor's Office of Economic Development; Southwest Central Nevada Region Overview

Total employment in the Accommodation and Food Services industry sector increased from an estimated 1,511 total individuals in 2015 to an estimated 1,621 total individuals in 2020, a net increase of 110 total individuals or by 7.3 percent, and total employment in the Professional, Scientific, and Technical Services industry sector increased from an estimated 1,368 total individuals in 2015 to an estimated 1,587 total individuals in 2020, a net increase of 219 total individuals or by 16.0 percent. In the Mining, Quarrying, and Oil and Gas industry sector, total employment decreased from an estimated 1,346 total individuals in 2015 to an estimated 1,242 total individuals in 2020, a net decrease of 104 total individuals or by -7.7 percent. Total employment across all industry sectors for the entire southwest central Nevada region increased from an estimated 12,701 total individuals in 2015 to an estimated 14,444 total individuals in 2020, a net increase of 1,743 total individuals or by 13.7 percent.

2.2.j Employment by Major Occupation Sector for Southwest Central Nevada

Table 2.14 presents the change in total employment by major occupation sector for the entire southwest central Nevada region between 2015 and 2020. Total employment reported in Table 2.14 reflects the total number of individuals who were employed by the listed occupation sector but were not necessarily working throughout the southwest central Nevada region.

| Table 2.14 – Employment by Major Occupation Sector for Southwest Central Nevada 2015 and 2020 | | | | |
|--|-------------|-------------|---------------------------------------|--|
| Industry Sector | 2015 | 2020 | 2015 to 2020 Actual Change | 2015 to 2020 Percent Change |
| Architecture and Engineering | 304 | 341 | 37 | 12.2% |
| Arts, Design, Entertainment, Sports, and Media | 136 | 165 | 29 | 21.0% |
| Building and Grounds Cleaning and Maintenance | 596 | 636 | 41 | 6.8% |
| Business and Financial Operations | 322 | 371 | 48 | 15.0% |
| Community and Social Service | 144 | 186 | 42 | 29.0% |
| Computer and Mathematical | 153 | 178 | 25 | 16.4% |
| Construction and Extraction | 1,064 | 1,398 | 334 | 31.4% |
| Educational Instruction and Library | 856 | 1,035 | 179 | 20.9% |
| Farming, Fishing, and Forestry | 177 | 321 | 144 | 81.6% |
| Food Preparation and Serving Related | 1,209 | 1,279 | 70 | 5.7% |
| Healthcare Practitioners and Technical | 467 | 450 | -17 | -3.6% |
| Healthcare Support | 238 | 308 | 70 | 29.2% |

| Table 2.14 Cont'd – Employment by Major Occupation Sector for Southwest Central Nevada 2015 and 2020 | | | | |
|---|---------------|---------------|--------------|--------------|
| Installation, Maintenance, and Repair | 911 | 944 | 33 | 3.6% |
| Legal | 39 | 49 | 9 | 24.0% |
| Life, Physical, and Social Science | 397 | 403 | 6 | 1.5% |
| Management | 793 | 1,006 | 213 | 26.9% |
| Military-only | 62 | 59 | -3 | -5.1% |
| Office and Administrative Support | 1,407 | 1,475 | 68 | 4.8% |
| Personal Care and Service | 515 | 565 | 50 | 9.6% |
| Architecture and Engineering | 304 | 341 | 37 | 12.2% |
| Production | 441 | 482 | 41 | 9.4% |
| Protective Service | 464 | 484 | 20 | 4.3% |
| Sales and Related | 1,212 | 1,390 | 179 | 14.8% |
| Transportation and Material Moving | 796 | 943 | 147 | 18.5% |
| Total | 12,704 | 14,466 | 1,763 | 13.9% |

Source: Nevada Governor's Office of Economic Development; Southwest Central Nevada Region Overview

In 2020, the Office and Administrative Support occupation sector, the Construction and Extraction occupation sector, the Sales and Related occupation sector, the Food Preparation and Serving Related occupation sector, and the Educational Instruction and Library occupation sector were the five largest occupation sectors for the entire southwest central Nevada region. Between 2015 and 2020, total employment in the Office and Administrative Support occupation sector increased from an estimated 1,407 total individuals in 2015 to an estimated 1,475 total individuals in 2020, a net increase of 68 total individuals or by 4.8 percent, and total employment in the Construction and Extraction occupation sector increased from an estimated 1,064 total individuals in 2015 to an estimated 1,398 total individuals in 2020, a net increase of 334 total individuals or by 31.4 percent.

Total employment in the Sales and Related occupation sector for the entire southwest central Nevada region increased from an estimated 1,212 total individuals in 2015 to an estimated 1,390 total individuals in 2020, a net increase of 179 total individuals or by 14.8 percent, and total employment in the Food Preparation and Serving Related occupation sector increased from an estimated 1,209 total individuals in 2015 to an estimated 1,279 total individuals in 2020, a net increase of 70 total individuals or by 5.7 percent. In the Educational Instruction and Library

occupation sector, total employment increased from an estimated 856 total individuals in 2015 to an estimated 1,035 total individuals in 2020, a net increase of 179 total individuals or by 20.9 percent. For all occupation sectors for the entire southwest central Nevada region, total employment by individuals living in Esmeralda and Nye counties combined increased from an estimated 12,704 total individuals in 2015 to an estimated 14,466 total individuals in 2020, a net increase of 1,763 total individuals or by 13.9 percent.

2.2.k Where Residents Work and Where Workers Live for Nye County

Table 2.15 Part 1 and Table 2.15 Part 2 presents an estimate of where residents living in Nye County work versus an estimate of where people working in Nye County lived in 2020.

| Table 2.15 Part 1 – Where Residents Work and Where Workers Live Nye County 2020 | | |
|--|---------------------------------------|-------------------------|
| Where <u>Residents</u> in Nye County Work | | |
| Community of Employment | Number of Nye County Residents | Percent of Total |
| Nye County | 11,287 | 77.2% |
| Clark County | 2,325 | 15.9% |
| Elko County | 44 | 0.3% |
| Esmeralda County | 13 | 0.1% |
| Eureka County | 32 | 0.2% |
| Lander County | 6 | 0.0% |
| Washoe County | 85 | 0.6% |
| White Pine County | 42 | 0.3% |
| Other Counties in USA | 624 | 4.7% |
| Outside USA | 91 | 0.6% |
| Total | 14,613 | 100.0% |

Source: University Center for Economic Development, UCED Technical Report 2020/21-06, Nevada Commuting Patterns, August 2020

In 2020, an estimated 11,287 total individuals living in Nye County, or approximately 77.2 percent of Nye County’s total working age population, also worked in Nye County. An estimated 2,325 total individuals, or 15.9 percent, living in Nye County worked in Clark County, and an estimated 624 total individuals living in Nye County, or 4.7 percent, worked in another county within the United States but outside the state of Nevada. In 2020, an estimated 91 total individuals living in Nye County, or approximately 0.6 percent of Nye County’s total working age population, worked outside the United States.

Of the 14,762 total individuals working in Nye County, an estimated 11,963 total individuals or 81.0 percent also lived in Nye County. An estimated 2,074 total individuals, or 14.0 percent, working in Nye County lived in Clark County, and an additional 306 total individuals, or 2.1 percent, working in Nye County lived in another county located outside the state of Nevada. An additional 83 total individuals working in Nye County, or 0.6 percent of the 14,762 total individuals working within the county, lived in Esmeralda County in 2020.

| Table 2.15 Part 2 – Where Residents Work and Where Workers Live Nye County 2020 | | |
|--|--|-------------------------|
| Where <u>Workers</u> in Nye County Live | | |
| Community of Residence | Number of Workers in Nye County | Percent of Total |
| Nye County | 11,963 | 81.0% |
| Churchill County | 4 | 0.0% |
| Clark County | 2,074 | 14.0% |
| Douglas County | 18 | 0.1% |
| Elko County | 59 | 0.4% |
| Esmeralda County | 83 | 0.6% |
| Humboldt County | 30 | 0.2% |
| Lander County | 44 | 0.3% |
| Lincoln County | 31 | 0.2% |
| Lyon County | 63 | 0.4% |
| Mineral County | 4 | 0.0% |
| Washoe County | 34 | 0.2% |
| White Pine County | 49 | 0.3% |
| Other Counties in USA | 306 | 2.1% |
| Total | 14,762 | 100.0% |

Source: University Center for Economic Development, UCED Technical Report 2020/21-06, Nevada Commuting Patterns, August 2020

2.3 Housing Analysis of Southern Nye County

The housing analysis for southern Nye County consists of 12 separate housing data categories including the total number of housing units and the total number of housing units per capita, the percentage of total occupied housing units for owner-occupied and renter-occupied housing units, gross rent as a percentage of household income for renter-occupied housing, and the homeowner and rental vacancy rates. Additional categories included in this analysis include the average household size for owner-occupied and renter-occupied housing, the year that individual housing units were built, a general housing profile in-terms of the total number of units by

structure type, and a general housing profile in-terms of housing heating fuel used for all occupied housing units.

2.3.a Total Number of Housing Units

Table 2.16 presents the change in the total number of housing units for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the entire state of Nevada, and for the entire United States between 2014 and 2020.

| Table 2.16 – Total Number of Housing Units (Owner-Occupied and Renter Occupied, Studio through 5-Bedroom or More) Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|---|--------------------|--------------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 22,051 | 22,448 | 397 | 1.8% | 22,250 |
| Amargosa CDP | - | 424 | - | - | - |
| Beatty CDP | 789 | 669 | -120 | -15.2% | 729 |
| Pahrump CDP | 17,773 | 17,935 | 162 | 0.9% | 17,854 |
| | | | | | |
| Clark County | 851,131 | 912,465 | 61,334 | 7.2% | 881,798 |
| City of Las Vegas | 248,663 | 259,521 | 10,858 | 4.4% | 254,092 |
| | | | | | |
| State of Nevada | 1,185,232 | 1,268,533 | 83,301 | 7.0% | 1,226,883 |
| United States | 132,741,033 | 138,432,751 | 5,691,718 | 4.3% | 135,586,892 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

Between 2014 and 2020, the total number of all housing units, owner-occupied and renter-occupied combined, for all of Nye County increased from an estimated 22,051 total housing units in 2014 to an estimated 22,448 total housing units in 2020, a net increase of 397 total housing units or by 1.8 percent. For all of Clark County, the total number of housing units, owner-occupied and renter-occupied combined, increased from an estimated 851,131 total housing units in 2014 to an estimated 912,465 total housing units in 2020, a net increase of 61,334 total housing units or by 7.2 percent. The town of Amargosa reported 424 total housing units in 2020 and data are not available for 2014. For just the town of Beatty, the total number of housing units decreased by an estimated 120 total housing units or by a percentage decrease of -15.2 percent between 2014 and 2020, and Pahrump increased by an estimated 162 total housing units or by a percentage increase of 0.9 percent during the same period.

Statewide, the total number of housing units for the entire state of Nevada, owner-occupied and renter-occupied combined, increased from an estimated 1.2 million total housing units in 2014 to an estimated 1.3 million total housing units in 2020, a net increase of approximately 83,301 total housing units or by 7.0 percent. Nationwide, the total number of housing units for the entire United States increased from an estimated 132.7 million total housing units in 2014 to an estimated 138.4 million total housing units in 2020, a net increase of approximately 5.7million total housing units or by 4.3 percent.

2.3.b Total Number of Housing Units Per Capita

Table 2.17 presents the change in the total number of housing units per capita for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States for 2014 and 2020.

| Table 2.17 – Total Number of Housing Units Per Capita (Owner-Occupied and Renter-Occupied, Studio through 5-Bedroom or More) Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|--|-------------|-------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 0.51 | 0.44 | -0.08 | -15.3% | 0.47 |
| Amargosa CDP | - | 0.40 | - | - | - |
| Beatty CDP | 0.77 | 0.76 | -0.01 | -1.6% | 0.77 |
| Pahrump CDP | 0.51 | 0.40 | -0.11 | -21.0% | 0.45 |
| Clark County | 0.42 | 0.40 | -0.02 | -5.2% | 0.41 |
| City of Las Vegas | 0.42 | 0.40 | -0.01 | -2.9% | 0.41 |
| State of Nevada | 0.43 | 0.41 | -0.02 | -4.8% | 0.42 |
| United States | 0.42 | 0.42 | 0.00 | -1.2% | 0.42 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

NOTE: Total Number of Housing Units Per Capita is estimated by dividing the Total Number of Housing Units by Total Population

Between 2014 and 2020, the estimated total number of housing units per capita, owner-occupied and renter-occupied combined, for all of Nye County decreased from an estimated 0.51 housing units in 2014 to an estimated 0.44 housing units in 2022, a net decrease of 0.08 housing units per

capita or by -15.3 percent. For all of Clark County, the total number of housing units per capita, owner-occupied and renter-occupied per capita, decreased from an estimated 0.42 housing units in 2014 to an estimated 0.40 housing units in 2020, a net decrease of 0.02 housing units per capita or by -5.2 percent. The estimated total number of housing units per capita in Amargosa in 2020 was 0.40 and no data were available for 2014. For just the town of Beatty, the total number of housing units per capita decreased slightly by an estimated 0.01 housing units per capita or by -1.6 percent between 2014 and 2020, and decreased by an estimated 0.11 housing units per capita or by -21.0 percent for the town of Pahrump, and decreased slightly by an estimated 0.01 housing units per capita or by -2.9 percent for the city of Las Vegas.

Statewide, the total number of housing units per capita for the entire state of Nevada, owner-occupied and renter-occupied combined, decreased from an estimated 0.43 housing units in 2014 to an estimated 0.41 housing units in 2020, a net decrease of 0.02 housing units per capita or by a percentage decrease of -4.8 percent. Nationwide, the total number of housing units per capita for the entire United States remained unchanged between 2014 and 2020, with an estimated 0.42 housing units per capita in both 2014 and in 2020.

2.3.c Percent of Total Occupied Housing Units, Owner-Occupied

Table 2.18 presents the change in the percent of total occupied housing units classified as owner-occupied for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States between 2014 and 2020.

Between 2014 and 2020, the percent of total occupied housing units classified as owner-occupied for all of Nye County increased from an estimated 70.3 percent in 2014 to an estimated 71.5 percent in 2020, a net increase of 1.2 percent or by a percentage increase of 1.7 percent. For all of Clark County, the percent of total occupied housing units classified as owner-occupied increased between 2014 and 2020, from an estimated 53.1 percent in 2014 to an estimated 54.8 percent in 2020, a net increase of 1.7 percent or by a percentage increase of 3.2 percent.

For just the town of Amargosa, the percentage of total occupied housing units classified as owner-occupied in 2020 was 77.1 and no data were available for 2014. For just the town of Beatty, the percentage of total occupied housing units classified as owner-occupied declined significantly by a net 18.5 percent or by a percentage decrease of -33.5 percent and increased for the town of Pahrump from an estimated 73.2 percent in 2014 to an estimated 76.6 percent in 2020, increasing a net 3.4 percent or by a percentage increase of 4.6 percent. Between 2014 and 2020, the percent of total occupied housing units classified as owner-occupied for the city of Las Vegas increased slightly from an estimated 52.5 percent in 2014 to an estimated 53.4 percent in 2020, a net increase of 0.9 percent or by a percentage increase of 1.7 percent. The percent of total occupied housing units classified as owner-occupied for the entire state of Nevada increased from an estimated 55.7 percent in 2014 to an estimated 57.1 percent in 2020, a net increase of 1.4 percent or by a percentage increase of 2.5 percent. The percent of total occupied housing units classified as owner-occupied for the entire United States was estimated at 64.4 percent in both 2014 and 2020.

| Table 2.18 – Percent of Total Occupied Housing Units <u>Owner-Occupied</u> Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|--|--------------|--------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 70.3% | 71.5% | 1.2% | 1.7% | 70.9% |
| Amargosa CDP | - | 77.1% | - | - | 77.1% |
| Beatty CDP | 55.2% | 36.7% | -18.5% | -33.5% | 46.0% |
| Pahrump CDP | 73.2% | 76.6% | 3.4% | 4.6% | 74.9% |
| | | | | | |
| Clark County | 53.1% | 54.8% | 1.7% | 3.2% | 54.0% |
| City of Las Vegas | 52.5% | 53.4% | 0.9% | 1.7% | 53.0% |
| | | | | | |
| State of Nevada | 55.7% | 57.1% | 1.4% | 2.5% | 56.4% |
| United States | 64.4% | 64.4% | 0.0% | 0.0% | 64.4% |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

2.3.d Percent of Total Occupied Housing Units Renter-Occupied

Table 2.19 presents the change in the percent of total occupied housing units classified as renter-occupied for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States for 2014 and 2020.

For all of Nye County, the percent of total occupied units classified as renter-occupied decreased from an estimated 29.7 percent in 2014 to an estimated 28.5 percent in 2020, a net decrease of 1.2 percent or by a percentage decrease of -4.0 percent. Between 2014 and 2020, the percent of total occupied units classified as renter-occupied for all of Clark County decreased from an estimated 46.9 percent in 2014 to an estimated 45.2 percent in 2020, a net decrease of 1.7 percent or by a percentage decrease of -3.6 percent. For just the town of Amargosa, the percent of total occupied units classified as renter-occupied was estimated at 22.9 percent and no data are available for 2014. For just the town of Beatty, the percent of total occupied units classified as renter-occupied increased by a net 18.5 percent or by a percentage increase of 41.3 percent and decreased by a net 3.4 percent or by a percentage decrease of -1.9 percent for the town of Pahrump between 2014 and 2020. For the city of Las Vegas, the percent of total occupied units classified as renter-occupied decreased from an estimated as 47.5 percent in 2014 to an estimated 46.6 percent in 2020, a net decrease of 0.9 percent or by a percent decrease of -1.9 percent.

| Table 2.19 – Percent of Total Occupied Housing Units <u>Renter-Occupied</u> Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|---|--------------|--------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 29.7% | 28.5% | -1.2% | -4.0% | 29.1% |
| Amargosa CDP | - | 22.9% | - | - | 22.9% |
| Beatty CDP | 44.8% | 63.3% | 18.5% | 41.3% | 54.1% |
| Pahrump CDP | 26.8% | 23.4% | -3.4% | -12.7% | 25.1% |
| | | | | | |
| Clark County | 46.9% | 45.2% | -1.7% | -3.6% | 46.1% |
| City of Las Vegas | 47.5% | 46.6% | -0.9% | -1.9% | 47.1% |
| | | | | | |
| State of Nevada | 44.3% | 42.9% | -1.4% | -3.2% | 43.6% |
| United States | 35.6% | 35.6% | 0.0% | 0.0% | 35.6% |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

Statewide, the percent of total occupied housing units classified as renter-occupied decreased from an estimated 44.3 percent in 2014 to an estimated 42.9 percent in 2020, a net decrease of 1.4 percent or by a percentage decrease of -3.2 percent. Nationwide, the percent of total occupied housing units classified as renter-occupied was an estimated 35.6 percent in both 2014 and 2020.

2.3.e Gross Rent as a Percentage of Household Income (GRAPI), Renter-Occupied

Table 2.20 presents the total number of renter-occupied housing units by the percentage of household income that each household spends on gross rent on a monthly basis for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States in 2020.

For all of Nye County, 1,766 total households spent 35.0 percent or more of household income on rent, 977 total households spent between 25.0 percent and 29.9 percent of household income on rent, 755 total households spent less than 15.0 percent of household on rent, and an estimated 593 total households did not have a reported household income range. For all of Clark County, 146,479 total households spent 35.0 percent or more of household income on rent, 45,441 total households spent between 20.0 percent and 24.9 percent of household income on rent, and an

estimated 44,470 total households spent between 15.0 percent and 19.9 percent of household income on rent.

| Table 2.20 – Gross Rent as a Percentage of Household Income (GRAPI), <u>Renter-Occupied</u> Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2020 | | | | | | | | |
|--|--------------|--------------|------------|--------------|----------------|-------------------|-----------------|-------------------|
| Household Income Range | Nye County | Amargosa CDP | Beatty CDP | Pahrump CDP | Clark County | City of Las Vegas | State of Nevada | United States |
| Less than 15.0 Percent | 755 | 0 | 98 | 416 | 38,440 | 11,173 | 55,116 | 5,405,002 |
| 15.0 to 19.9 Percent | 517 | 0 | 60 | 360 | 44,470 | 12,401 | 60,671 | 5,254,304 |
| 20.0 to 24.9 Percent | 613 | 0 | 11 | 362 | 45,441 | 12,647 | 60,432 | 5,227,400 |
| 25.0 to 29.9 Percent | 977 | 0 | 35 | 501 | 38,666 | 10,972 | 53,345 | 4,711,468 |
| 30.0 to 34.9 Percent | 261 | 14 | 0 | 180 | 32,432 | 10,370 | 42,236 | 3,679,430 |
| 35.0 Percent or More | 1,766 | 0 | 131 | 1,436 | 146,479 | 46,558 | 187,586 | 16,206,622 |
| Not Computed | 593 | 67 | 0 | 451 | 19,851 | 6,458 | 25,761 | 3,068,617 |
| | | | | | | | | |
| Total | 4,889 | 14 | 335 | 3,255 | 345,928 | 104,121 | 459,386 | 40,484,226 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2020

For the town of Amargosa, an estimated 67 total households did not have a reported household income range and 14 total households spent between 30.0 and 34.9 percent of household income on rent. For the town of Beatty, an estimated 131 total households spent 35.0 percent or more of household income on rent, an estimated 98 total households spent 15.0 percent or less of household income on rent, and an estimated 60 total households spent between 15.0 percent and 19.9 percent of household income on rent. For the town of Pahrump, an estimated 1,436 total households spent 35.0 percent or more of household income on rent, an estimated 501 total households spent between 25.0 percent and 29.9 percent of household income on rent, an estimated 451 total households did not have a reported household income range, and an estimated 416 total households spent less than 15.0 percent of household income on rent. For the city of Las Vegas, an estimated 46,558 total households spent 35.0 percent or more of household income on rent, 12,647 total households spent between 20.0 percent and 24.9 percent of

household income on rent, and an estimated 12,401 total households spent between 15.0 percent and 19.9 percent of household income on rent.

Statewide, 187,586 total households spent 35.0 percent or more of their household income on rent in 2020, an estimated 60,671 total households spent between 15.0 percent and 19.9 percent of household income on rent, 60,432 total households spent between 20.0 percent and 24.9 percent of household income on rent, and an estimated 55,116 total households spent less than 15.0 percent of household income on rent. Nationwide, approximately 16.21 million total households spent 35.0 percent or more of their household income on rent, approximately 5.41 million total households spent less than 15.0 percent of their household income on rent, approximately 5.21 million total households spent between 15.0 percent and 19.9 percent of their household income on rent, and approximately 5.23 million total households spent between 20.0 percent and 24.9 percent of their household income on rent.

2.3.f Homeowner Vacancy Rate

Table 2.21 presents the change in the homeowner vacancy rate for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States for 2014 and 2020.

| Table 2.21 – Homeowner Vacancy Rate Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|---|-------------|-------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 3.2% | 0.9% | -2.3% | -71.9% | 2.1% |
| Amargosa CDP | - | 9.0% | - | - | 9.0% |
| Beatty CDP | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Pahrump CDP | 3.5% | 0.8% | -2.7% | -77.1% | 2.2% |
| Clark County | 3.3% | 1.8% | -1.5% | -45.5% | 2.6% |
| City of Las Vegas | 2.7% | 1.6% | -1.1% | -40.7% | 2.2% |
| State of Nevada | 2.9% | 7.2% | 4.3% | 148.3% | 5.1% |
| United States | 2.1% | 1.4% | -0.7% | -33.3% | 1.8% |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

Between 2014 and 2020, the homeowner vacancy rate for all of Nye County declined from an already low 3.2 percent in 2014 to an estimated 0.9 percent in 2020, a net decrease of 2.3 percent or by a percentage decrease of -71.9 percent. For all of Clark County, the homeowner vacancy rate declined from an estimated 3.3 percent in 2014 to an estimated 1.8 percent in 2020, a net decrease of 1.5 percent or by a percentage decrease of -45.5 percent. The homeowner vacancy rate for the town of Amargosa was 9.0 percent in 2020 and no data are available for 2014. For just the town of Beatty, the homeowner vacancy rate remained unchanged at an estimated 0.0 percent in both 2014 and 2020. The homeowner vacancy rate for the town of Pahrump declined from 3.5 in 2014 to 0.8 in 2020, a net decrease of 2.7 percent or by a percentage decrease of -77.1 percent. The estimated homeowner vacancy rate for the city of Las Vegas declined from an estimated 2.7 percent in 2014 to an estimated 1.6 percent in 2020, a net decrease of 1.1 percent or by a percentage decrease of -40.7 percent.

The homeowner vacancy rate for the entire state of Nevada increased significantly from an estimated 2.9 percent in 2014 to an estimated 7.2 percent in 2020, a net increase of 4.3 percent or by a percentage increase of 148.3 percent. The estimated annual average homeowner vacancy rate for the entire state of Nevada was an estimated 5.1 percent per year between 2014 and 2020. Nationwide, the homeowner vacancy rate declined from an estimated 2.1 percent in 2014 to an estimated 1.4 percent in 2020, a net decrease of 0.7 percent or by a percentage decrease of -33.3 percent. The estimated annual average homeowner vacancy rate for the entire United States was an estimated 1.8 percent per year between 2014 and 2020.

2.3.g Rental Vacancy Rate

Table 2.22 presents the change in the rental vacancy rate for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States between 2014 and 2020.

Between 2014 and 2020, the rental vacancy rate for all of Nye County declined from an estimated 6.0 percent in 2014 to an estimated 3.6 percent in 2020, a net decrease of 2.4 percent or by a percentage decrease of -40.0 percent. For all of Clark County, the rental vacancy rate declined from an estimated 10.9 percent in 2014 to an estimated 8.0 percent in 2020, a net decrease of 2.9 percent or by a percentage decrease of -26.6 percent.

Between 2014 and 2020, the rental vacancy rate for the town of Amargosa was an estimated 0.0 percent in both 2014 and 2020. For the town of Beatty, the rental vacancy rate declined by a net 25.7 percent or by a percentage decrease of -74.7 percent with an estimated annual average rental vacancy rate of 21.6 percent. For the town of Pahrump, the rental vacancy rate declined slightly by a net 0.1 percent or by a percentage decrease of -3.5 percent with an estimated annual average rental vacancy rate of 3.0 percent between 2014 and 2020. The rental vacancy rate for the city of Las Vegas declined by a net 4.5 percent or by a percentage decrease of -45.9 percent with an estimated annual average rental vacancy rate of 7.6 percent between 2014 and 2020.

Statewide, the rental vacancy rate for the entire state of Nevada declined from an estimated 10.2 percent in 2014 to an estimated 7.2 percent in 2020, a net decrease of 3.0 percent or by a

percentage decrease of -29.4 percent. The estimated annual average rental vacancy rate for the entire state of Nevada was an estimated 8.7 percent per year. Nationwide, the rental vacancy rate for the entire United States declined from an estimated 6.9 percent in 2014 to an estimated 5.8 percent in 2020, a net decrease of 1.1 percent or by a percentage decrease of -15.9 percent. The estimated annual average rental vacancy rate for the entire United States was an estimated 6.4 percent per year.

| Table 2.22 – Rental Vacancy Rate Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|--|--------------|-------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 6.0% | 3.6% | -2.4% | -40.0% | 4.8% |
| Amargosa CDP | 0.0% | 0.0% | 0.0% | - | 0.0% |
| Beatty CDP | 34.4% | 8.7% | -25.7% | -74.7% | 21.6% |
| Pahrump CDP | 2.9% | 3.0% | 0.1% | 3.5% | 3.0% |
| Clark County | 10.9% | 8.0% | -2.9% | -26.6% | 9.5% |
| City of Las Vegas | 9.8% | 5.3% | -4.5% | -45.9% | 7.6% |
| State of Nevada | 10.2% | 7.2% | -3.0% | -29.4% | 8.7% |
| United States | 6.9% | 5.8% | -1.1% | -15.9% | 6.4% |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

2.3.h Average Household Size, Owner-Occupied Units

Table 2.23 presents the change in the average household size for all owner-occupied housing units for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States between 2014 and 2020.

Between 2014 and 2020, the average household size for all owner-occupied housing units for all of Nye County increased from an estimated 2.24 people per household in 2014 to an estimated 2.36 people per household in 2020, a net increase of 0.12 people per household or by a percentage increase of 5.4 percent. For all of Clark County, the average household size for all owner-occupied housing units increased from an estimated 2.78 people per household in 2014 to an estimated 2.79 people per household in 2020, a net increase of 0.01 people per household or by 0.4 percent. The average household size for all owner-occupied housing units for the town of Amargosa in 2020 was 3.36 and no data were available for 2014. For just the town of Beatty, the

average household size for all owner-occupied housing units decreased by a net 0.81 people per household or by -31.4 percent, increased for the town of Pahrump by a net 0.15 people per household or by 6.8 percent, and decreased for the city of Las Vegas by a net 0.03 people per household or by a percentage decrease of -1.1 percent between 2014 and 2020.

| Table 2.23 – Average Household Size, <u>Owner-Occupied</u> Units Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2014 and 2020 | | | | | |
|--|-------------|-------------|----------------------|-----------------------|-----------------------|
| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
| Nye County | 2.24 | 2.36 | 0.12 | 5.4% | 2.30 |
| Amargosa CDP | | 3.36 | - | - | - |
| Beatty CDP | 2.58 | 1.77 | -0.81 | -31.4% | 2.18 |
| Pahrump CDP | 2.21 | 2.36 | 0.15 | 6.8% | 2.29 |
| | | | | | |
| Clark County | 2.78 | 2.79 | 0.01 | 0.4% | 2.79 |
| City of Las Vegas | 2.77 | 2.74 | -0.03 | -1.1% | 2.76 |
| | | | | | |
| State of Nevada | 2.71 | 2.70 | -0.01 | -0.4% | 2.71 |
| United States | 2.70 | 2.69 | -0.01 | -0.4% | 2.70 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

Comparatively, the average household size for owner-occupied housing units for the entire state of Nevada decreased slightly between 2014 and 2020, decreasing from an estimated 2.71 people per household in 2014 to an estimated 2.70 people per household in 2020, a net decrease of 0.01 people per household or by -0.4 percent. Nationwide, the average household size for owner-occupied housing units for the entire United States also decreased slightly from an estimated 2.70 people per household in 2014 to an estimated 2.69 people per household in 2020, a net decrease of 0.01 people per household or by -0.04 percent.

2.3.i Average Household Size, Renter-Occupied Units

Table 2.24 presents the change in the average household size for all renter-occupied housing units for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States between 2014 and 2020.

**Table 2.24 – Average Household Size, Renter-Occupied Units
Nye County (Amargosa, Beatty, Pahrump),
Clark County (City of Las Vegas), State of Nevada, United States
2014 and 2020**

| Jurisdiction | 2014 | 2020 | Actual Change | Percent Change | Annual Average |
|------------------------|-------------|-------------|----------------------|-----------------------|-----------------------|
| Nye County | 2.74 | 2.29 | -0.45 | -16.4% | 2.52 |
| Amargosa CDP | - | 3.91 | - | - | - |
| Beatty CDP | 1.78 | 1.50 | -0.28 | -15.7% | 1.64 |
| Pahrump CDP | 2.78 | 2.55 | -0.23 | -8.3% | 2.67 |
| | | | | | |
| Clark County | 2.76 | 2.66 | -0.10 | -3.6% | 2.71 |
| City of Las Vegas | 2.76 | 2.62 | -0.14 | -5.1% | 2.69 |
| | | | | | |
| State of Nevada | 2.71 | 2.58 | -0.13 | -4.8% | 2.65 |
| United States | 2.52 | 2.45 | -0.07 | -2.8% | 2.49 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2014 and 2020

Between 2014 and 2020, the average household size for all renter-occupied housing units for all of Nye County declined from an estimated 2.74 people per household in 2014 to an estimated 2.29 people per household in 2020, a net decrease of 0.45 people per household or by -16.4 percent. For all of Clark County, the average household size for all renter-occupied housing units declined from an estimated 2.76 people per household in 2014 to an estimated 2.66 people per household in 2020, a net decrease of 0.10 people per household or by -3.6 percent.

The estimated average household size for all renter-occupied housing units for just the town of Amargosa was 3.91 in 2020 and no data were available in 2014. The estimated average household size for all renter-occupied housing units for just the town of Beatty declined by a net 0.28 people per household or by -15.7 percent between 2014 and 2020 and declined by a net 0.23 people per household or by -8.3 percent for the town of Pahrump. The average household size for all renter-occupied housing units for the city of Las Vegas declined from an estimated 2.76 people per household in 2014 to an estimated 2.62 people per household in 2020, a net decrease of 0.14 people per household or by -5.1 percent.

Statewide, the average household size for all renter-occupied housing units declined from an estimated 2.71 people per household in 2014 to an estimated 2.45 people per household in 2020, a net decrease of 0.13 people per household or by -4.8 percent. Nationwide, the average household size for all renter-occupied housing units declined from an estimated 2.52 people per

household in 2014 to an estimated 2.45 people per household in 2020, a net decrease of 0.07 people per household or by -2.8 percent.

2.3.j Estimated Year Built for All Housing Units

Table 2.25 presents the one-year estimates for the year that individual housing units were initially built in Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States in 2020.

For all of Nye County, the single largest age group of when individual housing units were built was between 2000 and 2009 with 7,744 total housing units of the county's 22,448 total housing units being built, and the second largest year of construction range is between 1990 and 1999 with 6,456 total housing units being built. An additional 3,708 total housing units were built in Nye County between 1980 and 1989, 2,161 total housing units were built between 1970 and 1979, and an additional 611 total housing units were built in between 1960 and 1969. For all of Clark County, the single largest age group of when individual housing units were built was between 2000 and 2009 with 264,700 total housing units of the county's 912,465 total housing units being built, and the second largest year of construction range is between 1990 and 1999 with 263,075 total housing units being built. An additional 133,493 total housing units were built in Clark County between 1980 and 1989, 96,855 total housing units were built between 1970 and 1979, and an additional 45,856 total housing units were built in between 1960 and 1969.

For just the town of Amargosa, an estimated 173 total housing units of the community's 424 total housing units were built between 1980 and 1989, and an additional 108 total housing units were built between 1990 and 1999. An additional 81 total housing units were built in the town of Amargosa between 1960 and 1969, 43 total housing units were built between 2000 and 2009, and an additional nine total housing units were built between 1940 and 1949. For the town of Beatty, 244 total housing units were built between 1970 and 1979 and an additional 139 total housing units were built between 1980 and 1989. An additional 107 total housing units were built in the town of Beatty between 2000 and 2009, 105 total housing units were built between 1960 and 1969, and an additional 49 total housing units were built between 1990 and 1999.

For the town of Pahrump, an estimated 7,206 total housing units were built between 2000 and 2009 and an additional 5,952 total housing units were built between 1990 and 1999. An additional 2,529 total housing units were built in the town of Pahrump between 1980 and 1989, 1,068 total housing units were built between 1970 and 1979, and an additional 410 total housing units were built in 2014 or after. For the city of Las Vegas, an estimated 83,670 total housing units were built between 1990 and 1999 and an additional 56,838 total housing units were built between 2000 and 2009. An additional 42,187 total housing units were built in the city of Las Vegas between 1980 and 1989, 25,969 total housing units were built between 1970 and 1979, and an additional 19,554 total housing units were built between 1960 and 1969.

**Table 2.25 – Year Built, All Housing Units
(Occupied and Vacant, Owner-Occupied, and Renter-Occupied)
Nye County (Amargosa, Beatty, Pahrump),
Clark County (City of Las Vegas), State of Nevada, United States
2020**

| Year Group | Nye County | Amargosa CDP | Beatty CDP | Pahrump CDP | Clark County | City of Las Vegas | State of Nevada | United States |
|-----------------------|-------------------|---------------------|-------------------|--------------------|---------------------|--------------------------|------------------------|----------------------|
| Built 2014 or later | 421 | 0 | 0 | 410 | 44,735 | 7,964 | 59,001 | 4,826,244 |
| Built 2010 to 2013 | 293 | 0 | 0 | 282 | 33,668 | 7,671 | 42,421 | 3,772,330 |
| Built 2000 to 2009 | 7,744 | 43 | 107 | 7,206 | 264,700 | 56,838 | 337,155 | 18,872,283 |
| Built 1990 to 1999 | 6,456 | 108 | 49 | 5,952 | 263,075 | 83,670 | 338,251 | 19,229,676 |
| Built 1980 to 1989 | 3,708 | 173 | 139 | 2,529 | 133,493 | 42,187 | 191,024 | 18,484,475 |
| Built 1970 to 1979 | 2,161 | 10 | 244 | 1,068 | 96,855 | 25,969 | 163,316 | 20,811,073 |
| Built 1960 to 1969 | 611 | 81 | 105 | 183 | 45,856 | 19,554 | 73,454 | 14,506,264 |
| Built 1950 to 1959 | 379 | 0 | 0 | 150 | 20,384 | 11,173 | 35,895 | 14,087,506 |
| Built 1940 to 1949 | 188 | 9 | 0 | 103 | 6,324 | 3,297 | 13,430 | 6,658,408 |
| Built 1939 or earlier | 487 | 0 | 25 | 52 | 3,375 | 1,198 | 14,586 | 17,184,492 |
| Total | 22,448 | 424 | 669 | 17,935 | 912,465 | 259,521 | 1,268,533 | 138,432,751 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2020

Statewide, an estimated 338,251 total housing units were built throughout the state of Nevada between 1990 and 1999 and an additional 337,155 total housing units were built statewide between 2000 and 2009. Throughout the entire state of Nevada, an additional 191,024 total housing units were built between 1980 and 1989, an additional 163,316 total housing units were built between 1970 and 1979, and a total of 73,454 total housing units were built between 1960 and 1969. Nationwide, an estimated 20.8 million total housing units were built between 1970 and 1979 and an additional 19.2 million total housing units were built throughout the United

States between 1990 and 1999. An additional 18.9 million total housing units were built nationwide between 2000 and 2009, an estimated 18.5 million total housing units were built between 1980 and 1989, and an estimated 17.2 million total housing units were built in 1939 or earlier.

2.3.k General Housing Profile, Total Number of Units by Structure

Table 2.26 presents the one-year estimates for the total number of housing units by type of housing for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and the entire United States for 2020.

| Table 2.26 – General Housing Profile, Total Number of Units by Structure Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2020 | | | | | | | | |
|---|-------------------|---------------------|-------------------|--------------------|---------------------|--------------------------|------------------------|----------------------|
| Type of Housing | Nye County | Amargosa CDP | Beatty CDP | Pahrump CDP | Clark County | City of Las Vegas | State of Nevada | United States |
| 1-Unit, Detached | 12,187 | 101 | 70 | 10,987 | 543,495 | 259,521 | 760,574 | 85,438,643 |
| 1-Unit, Attached | 500 | 0 | 0 | 500 | 44,730 | 161,599 | 59,131 | 8,222,495 |
| 2 Units | 440 | 0 | 0 | 378 | 10,037 | 12,197 | 17,379 | 4,868,926 |
| 3 or 4 Units | 683 | 0 | 45 | 309 | 64,860 | 2,972 | 82,456 | 5,989,331 |
| 5 to 9 Units | 291 | 0 | 68 | 111 | 75,137 | 19,958 | 95,451 | 6,398,241 |
| 10 to 19 Units | 227 | 0 | 32 | 43 | 53,005 | 22,009 | 65,683 | 5,988,959 |
| 20 or More Units | 351 | 0 | 67 | 168 | 94,477 | 13,700 | 118,750 | 13,018,590 |
| Mobile Home | 7,542 | 323 | 387 | 5,277 | 25,435 | 23,642 | 67,090 | 8,374,539 |
| Boat, RV, Van, etc. | 227 | 0 | 0 | 162 | 1,289 | 3,350 | 2,019 | 133,027 |
| Total | 22,448 | 424 | 669 | 17,935 | 912,465 | 518,948 | 1,268,533 | 138,432,751 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2020

For all of Nye County in 2020, 12,187 total housing units of the county's 22,448 total housing units were classified as 1-Unit, Detached, 7,542 total housing units were classified as Mobile Home, and 683 total housing units were classified as 3 or 4 Units. For all of Clark County, of the county's total 912,465 total housing units, 543,495 total housing units were classified as 1-Unit, Detached, 94,477 total housing units were classified as 20 or More Units, and 75,137 total housing units were classified as 5 to 9 Units. For just the town of Amargosa, of the community's 424 total housing units, an estimated 323 total housing units were classified as Mobile Home and 101 total housing units were classified as 1-Unit, Detached. For the town of Beatty, of the community's 669 total housing units in 2020, 387 total housing units were classified as Mobile Home, 70 were classified as 1-Unit, Detached, and 68 were classified as 5 to 9 Units. For the town of Pahrump's 17,935 total housing units, 10,987 total housing units were classified as 1-Unit, Detached, 5,277 total housing units were classified as Mobile Home, and 500 total housing units were classified as 1-Unit, Attached. For the city of Las Vegas's 518,948 total housing units, 259,521 total housing units were classified as 1-Unit, Detached, 161,599 total housing units were classified as 1-Unit Attached, and 23,642 total housing units were classified as Mobile Home.

Statewide, of the approximately 1.27 million total housing units located throughout the state of Nevada in 2020, an estimated 760,574 total housing units were classified as 1-Unit, Detached, 118,750 total housing units were classified as 20 or More Units, and 95,451 total housing units were classified as 5 to 9 Units. Of the approximately 138.433 million total housing units located throughout the entire United States in 2020, an estimated 85.44 million total housing units were classified as 1-Unit, Detached, an estimated 13.02 million total housing units were classified as 20 or More Units, and an estimated 8.37 million total housing units were classified as Mobile Home.

2.3.1 General Housing Profile, Housing Heating Fuel for All Occupied Housing Units Owner-Occupied and Renter-Occupied Combined

Table 2.27 presents the one-year estimates for the total number of housing units by the type of primary fuel used to heat individual owner-occupied and renter-occupied housing units for Nye and Clark counties, for the communities of Amargosa, Beatty, and Pahrump, for the city of Las Vegas, for the entire state of Nevada, and for the entire United States for 2020.

Of the 19,253 total housing units in Nye County in 2020, an estimated 14,756 total housing units were primarily heated with Electricity, an estimated 1,962 total housing units were heated with Bottled, Tank, or LP Gas, and an estimated 979 total housing units were heated with Wood. For all 809,026 total housing units located within Clark County, an estimated 472,818 were primarily heated with Utility Gas, an estimated 315,573 total housing units were heated with Electricity, and an estimated 1,186 total housing units were heated with Bottled, Tank, or LP Gas.

For the town of Amargosa's estimated 353 total housing units in 2020, an estimated 257 total housing units were heated primarily with Electricity, an estimated 45 total housing units were heated with Wood, and an estimated 26 total housing units were heated with Utility Gas. For the town of Beatty's 529 total housing units in 2020, an estimated 270 total housing units were

primarily heated with Electricity, an estimated 138 total housing units were heated with Utility Gas, and 103 total housing units were heated with Bottled, Tank, or LP Gas. For the town of Pahrump’s 15,836 total housing units in 2020, an estimated 13,381 total housing units were primarily heated with Electricity, an estimated 1,186 total housing units were heated with Bottled, Tank, or LP Gas, and an estimated 430 total housing units were heated with Utility Gas. For the city of Las Vegas’s 237,308 total housing units in 2020, an estimated 133,726 total housing units were primarily heated with Utility Gas, an estimated 98,165 total housing units were heated with Electricity, and an estimated 2,085 total housing units were heated with Bottled, Tank, or LP Gas.

| Table 2.27 – General Housing Profile, Housing Heating Fuel for All Occupied Housing Units Owner-Occupied and Renter-Occupied Combined Nye County (Amargosa, Beatty, Pahrump), Clark County (City of Las Vegas), State of Nevada, United States 2020 | | | | | | | | |
|--|-------------------|---------------------|-------------------|--------------------|---------------------|--------------------------|------------------------|----------------------|
| Type of Fuel | Nye County | Amargosa CDP | Beatty CDP | Pahrump CDP | Clark County | City of Las Vegas | State of Nevada | United States |
| Utility Gas | 773 | 26 | 138 | 430 | 472,818 | 133,726 | 656,727 | 58,269,718 |
| Bottled, Tank, or LP Gas | 1,962 | 25 | 103 | 1,186 | 9,863 | 2,085 | 30,243 | 5,925,357 |
| Electricity | 14,756 | 257 | 270 | 13,381 | 315,573 | 98,165 | 405,321 | 48,141,177 |
| Fuel Oil, Kerosene, etc. | 179 | 0 | 18 | 96 | 744 | 261 | 6,550 | 5,599,403 |
| Coal or Coke | 0 | 0 | 0 | 0 | 126 | 14 | 223 | 114,177 |
| Wood | 979 | 45 | 0 | 257 | 1,085 | 356 | 14,547 | 2,075,845 |
| Solar Energy | 191 | 0 | 0 | 191 | 3,349 | 1,007 | 4,196 | 222,369 |
| Other Fuel | 176 | 0 | 0 | 58 | 834 | 255 | 5,944 | 600,652 |
| No Fuel Used | 237 | 0 | 0 | 237 | 4,634 | 1,439 | 6,260 | 1,405,521 |
| | | | | | | | | |
| Total | 19,253 | 353 | 529 | 15,836 | 809,026 | 237,308 | 1,130,011 | 122,354,219 |

Source: United States Census Bureau, American Community Survey, 5-Year Estimates, 2020

For the estimated 1.1 million total housing units located throughout the state of Nevada in 2020, an estimated 656,727 total housing units were primarily heated with Utility Gas, an estimated 405,321 total housing units were heated with Electricity, and an estimated 30,243 total housing units were heated with Bottled, Tank, or LP Gas. For the estimated 122.35 million total housing units located throughout the entire United States in 2020, an estimated 58.27 million total housing units were primarily heated with Utility Gas, an estimated 48.14 million total housing units were heated with Electricity, and an estimated 5.92 million total housing units were heated with Bottled, Tank, or LP Gas.

3.0 Assessing Community Housing Needs and Conditions

This section presents a comprehensive summary of the community housing needs and conditions assessment for southern Nye County completed by participants of the housing development summit and planning workshop held on May 12, 2022, and May 13, 2022, in Pahrump, Nevada. The community housing needs and conditions assessment included an evaluation of the socio-demographic, economic, and housing data presented in Section 2.0 of this University Center for Economic Development technical report, a comprehensive Strengths, Weaknesses, Opportunities, and Threats analysis, and the identification of specific and existing conditions, behaviors, and attitudinal, knowledge, and/or skill set shifts that will be addressed as part of this housing development plan for southern Nye County.

3.1 Identification of Specific Community Housing Needs and Conditions

Based on the socio-demographic, economic, and housing data presented in Section 2.0 of this University Center for Economic Development technical report and on each workshop participant's understanding of existing community conditions, workshop participants were asked to identify specific and existing housing needs at the community and regional level. Workshop participants were also asked to identify specific socio-demographic, economic, and housing trends that may be inhibiting or prohibiting sustainable housing development at the community and regional level.

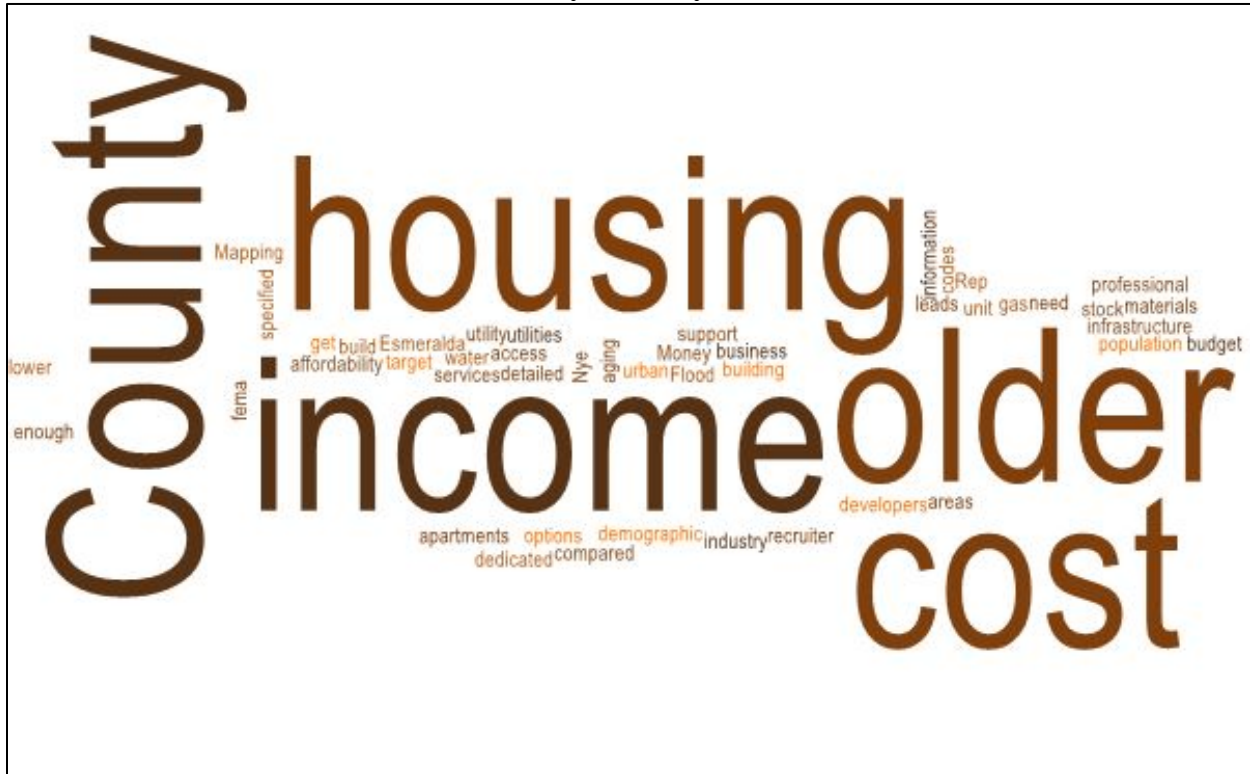
3.1.a Identified Housing Needs at the Community and Regional Level

Figure 3.1 presents a word cloud summarizing the specific housing needs as identified by workshop participants for southern Nye County including the communities of Amargosa, Beatty, and Pahrump.

Workshop participant responses could be classified into one or more of three primary categories: availability, density, and affordability. As the population and cost of housing in Clark County continues to increase, individuals are seeking more affordable communities within commuting distance to employment in Clark County. This expanding population across southern Nye County and in the community of Pahrump in particular, has put pressure on the limited housing stock in southern Nye County and is significantly impacting current and continued economic growth of the region. Workshop participants noted additional housing across a variety of housing types is needed to support the growing population. Given the proximity to the city of Las Vegas and the diverse makeup of residents, participants identified the need for increased availability of every housing type including single family homes, apartments, townhouses,

total individuals in 2020, a net increase of 8,653 total individuals or by 20.2 percent. The town of Pahrump accounted for this increase as it increased from 35,009 individuals in 2014 to 44,738 individuals in 2020, a net increase of 9,729 total individuals or 27.8 percent. In contrast, the town of Beatty realized a net decrease of individuals during this period from 1,021 in 2014 to 880 in 2020, a net decrease of 141 total individuals or -13.8 percent. 2014 population data were not available for the town of Amargosa, but that community was estimated at 1,064 individuals in 2020.

Figure 3.2 – Selected Socio-Demographic, Economic, and Housing Trends for Southern Nye County



As the total population of the region increased between 2014 and 2020, the estimated median age also increased during the same period. For all of Nye County, the estimated median age increased from 50.3 years of age in 2014 to 53.1 years of age in 2020, an estimated increase of 2.8 years of age or by 5.6 percent. The estimated median age of Pahrump tracked with the county as a whole, increasing from an estimated 52.1 years of age in 2014 to an estimated 54.5 years of age in 2020, an increase of 2.4 years or by 4.6 percent. In contrast, the estimated median age of Beatty decreased slightly from 58.3 years of age in 2014 to 54.5 years of age in 2020, a decrease of 2.0 years or by -3.4 percent. Notably, the median age of Amargosa was lower than the average statewide at 37.1 years of age in 2020 and 2014 data were not available. Between 2014 and 2020, the median age for the entire state of Nevada increased from 36.9 years of age to 38.2 years of age, an increase of 1.3 years or 3.5 percent. While the increase was somewhat modest, the annual average age of the region remains significantly higher than the average statewide of 38.0 years of age between 2014 and 2020. The annual average median age

between 2014 and 2020 for all of Nye County was 52.0 years of age, was 53.0 years of age for the town of Pahrump, and was 57.0 years of age for the town of Beatty.

All provided measurements of income, including median household income, mean family income, and per capita income, are significantly lower in Nye County than compared to statewide averages. The annual average median household income for Nye County between 2014 and 2020 was \$44,533 per year compared to \$57,124 per year for the entire state of Nevada during the same period. The annual average mean family income for Nye County between 2014 and 2020 was \$52,343 per year compared to \$67,579 per year for the same period statewide. And the annual average per capita income for Nye County between 2014 and 2020 was \$24,329 per year compared to \$29,572 per year for the same period statewide.

Addressing rising materials and construction costs, providing targeted incentives, and developing the necessary infrastructure were trends identified by workshop participants that continue to inhibit and prevent additional sustainable housing development throughout the region. The high cost of materials, utilities, and labor was a primary socio-demographic, economic, and housing trend identified by workshop participants. The construction workforce, particularly skilled tradesmen, across Nevada has not recovered from the 2009 recession. As the construction industry was impacted severely during that downturn, many skilled workers transitioned out of the construction or left the region, and few have returned. It has also been difficult to attract new talent to train in construction trades due to competition from other industries and fear of severe impact in future recessions. Taking in to account the low average income in southern Nye County, developers have been unable to balance the cost for building new housing with the likely price-point of the market. With that, participants also expressed the need to attract new business to the region that could increase the supply of higher-wage jobs. Another note was the need for stronger urban building codes to help ease planning for new development.

The aging population and increasing population has increased pressure on public utilities and services across southern Nye County. Attracting and retaining a younger demographic was another socio-demographic, economic, and housing trend identified by workshop participants to increase resources without adding pressure on the system. Workshop participants noted the pressure on services in caring for an aging population such as emergency, specialized, and advanced medical services. While pressure currently exists, it is anticipated to continue to intensify as the population ages. As the median age is near retirement, a growing number of residents will be on a fixed income, becoming even more impacted by housing and utility costs and could be forced to downsize to smaller residences.

3.2 A Strengths, Weaknesses, Opportunities, and Threats Analysis of the Region's Housing Stock

Workshop participants were asked to complete a comprehensive Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis of the region's existing housing stock. For southern Nye County, including the communities of Amargosa, Beatty, and Pahrump, workshop participants were asked to identify the existing strengths and weaknesses of the region that could

either support or are currently limiting future sustainable housing development. Workshop participants were also asked to identify possible future opportunities that might support future sustainable housing development throughout the region and to identify possible future threats that could derail or interfere with the development of future sustainable housing for southern Nye County.

3.2.a Community and Regional Strengths

Figure 3.3 presents a word cloud summarizing the various community and regional strengths of southern Nye County, as identified by workshop participants, which could support future sustainable housing development throughout the region and at the community level.

The primary strength highlighted by all participant groups is the availability of land. Workshop participants noted that there is sufficient available land to support significant new housing development throughout the region. Higher density development, on both existing undeveloped land and on land that is currently vacant or underutilized, could support significantly more housing units across a variety of housing types.

Figure 3.3 – Existing Community and Regional Strengths that Support Sustainable Housing Development in Southern Nye County



Another primary strength noted by workshop participants is the proximity of the region to the large metropolis of Las Vegas, National Parks, resorts, and other tourism related assets. The town of Pahrump in Nye County is 50 miles from the western segments of the Las Vegas

metropolitan area making the city’s abundance of higher-wage jobs and other amenities accessible to commuters. Nye County, and its various state, regional, and local government partners, have made significant investments in improving the region’s appeal in-terms of outdoor recreation and tourism. The towns of Amargosa, Beatty, and Pahrump all see positive economic impact of tourists traveling to and visiting Death Valley National Park, Ash Meadows National Wildlife Refuge, and destinations along the eastern Sierra Nevada Mountain Range. In Pahrump, the destination resorts of Spring Mountain and Front Sight, as well as a growing number of wineries, draws visitors from across the region and around the world.

The communities of southern Nye County have become more major visitor and tourist destinations as larger metropolitan tourism centers throughout the state, including the Reno-Sparks metropolitan statistical area in northern Nevada and the Las Vegas metropolitan statistical area in southern Nevada, were negatively impacted by the global impacts of the COVID-19 pandemic. While indoor recreation and tourism venues were forced to close or limit capacity, demand for outdoor recreation and tourism activities increased dramatically over the course of the pandemic. With the positive increase in outdoor recreation enthusiasts visiting each community over the course of the pandemic there has been renewed recognition of each community and the region. Combined with the unique historical character of the region, there is considerable new demand for new housing of various types for the southern Nye County region as preferences of individuals living across the western and intermountain United States shift away from living in larger more urban population centers to more rural and less populated communities. In part, this shifting preference and increased demand has been supported by the exponential increase in remote working that has occurred over the course of the COVID-19 global pandemic. This increased demand, fueled by the general improvement in the overall attractiveness in the region to new visitors, new workers, and even new residents, is an existing strength that could support future sustainable housing development efforts throughout the region.

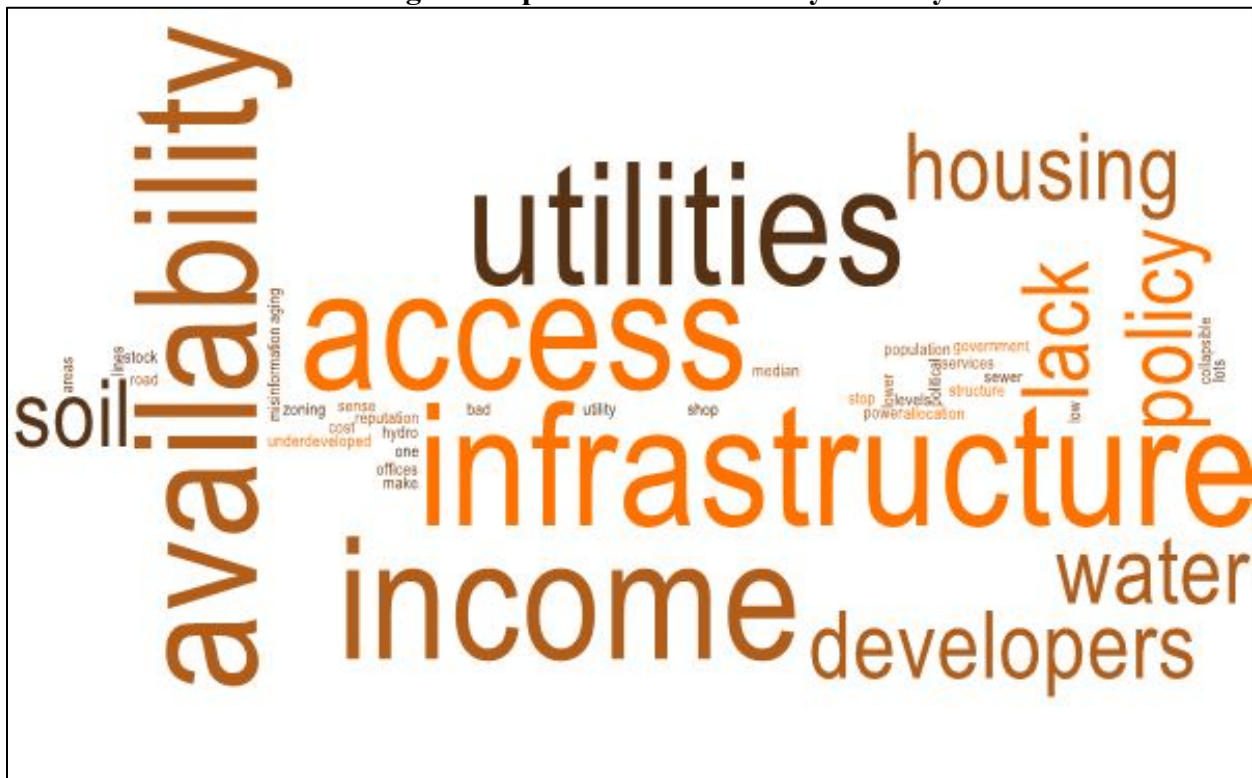
Several workshop participants noted that the growing demand for more sustainable housing development within the region is also supported by continued growth of existing industry and occupation sectors. Major regional employers, various federal and state government agencies, and other existing private sector firms including small to medium sized businesses with existing locations throughout the region, are finding it increasingly difficult to fill vacant and open positions. The growing labor and workforce demand by existing regional employers and businesses is also fueling the continued and exponential increase in the demand for new housing of various types across the southern Nye County region. Workshop participants also noted that, while some policies and regulations may inadvertently restrict future housing development efforts, Nye County is committed to maintaining a relatively low-tax and low-regulatory environment, conditions that are generally supportive of private sector interests and supportive of housing development efforts.

3.2.b Community and Regional Weaknesses

Figure 3.4 presents a word cloud summarizing the various community and regional weaknesses of southern Nye County, as identified by workshop participants, which currently prohibit and limit future sustainable housing development throughout the region and at the community level.

A general ‘lack of’ a certain set of public policies and information, public infrastructure assets, or necessary funding and financing were largely identified by workshop participants as the primary community and regional weaknesses that prohibit and limit future sustainable housing development throughout the southern Nye County region. This set of ‘lack of’ weaknesses was mentioned alongside a number of critical existing socio-demographic and economic conditions that workshop participants identified as primary community and regional weaknesses that prohibit and limit future sustainable housing development throughout the region. Despite the growing demand for new housing in general and for specific housing types that has occurred throughout the region and will continue for the foreseeable future, the region’s population continues to age, reducing the availability of workers needed to fill existing vacant and open positions and new positions that will be created as a result of future new business creation and attraction activities.

Figure 3.4 – Existing Community and Regional Weaknesses that Inhibit Sustainable Housing Development in Southern Nye County



In addition to the various socio-demographic and workforce characteristics, various regional measures of income, including median household income, mean family income, and per capita income, continue to underperform larger regional, state, and even national levels. Between 2014 and 2020, the estimated annual average median household income, mean family income, and per capita income of Nye County was \$44,533, \$52,343, and \$24,329 respectively. For the town of Pahrump between 2014 and 2020, the estimated annual average median household income, mean family income, and per capita income was \$45,113, \$51,400, and \$24,197 respectively.

Comparatively, the estimated annual average median household income, mean family income, and per capita income for all of Clark County was an estimated \$56,559, \$66,032, and \$28,846 respectively between 2014 and 2020 and was an estimated \$57,124, \$67,592, and \$29,572 for the entire state of Nevada over the same 2014 to 2020 period. Relatively low median household income, mean family income, and per capita income levels for the entire region is another limiting factor with regard to future sustainable housing development as the purchasing power of existing residents may not be sufficient to support additional commercial retail development needed to attract a younger demographic and additional housing development, or the purchasing of new housing that has increased in cost as the cost of construction and other related materials has increased significantly over the past several years.

The primary weakness identified by workshop participants was the lack of infrastructure in communities across the region. As residents of the nation's driest state, water conservation and allocation is always top-of-mind. Water for the southern Nye County region is supplied by one primary reservoir basin, the Pahrump Valley basin, and one secondary basin, the Amargosa Desert basin. According to the Nye County Water District and the Nevada Department of Water Resources, both basins are considered "Designated" groundwater basins under NRS 534.120, basins in which groundwater rights approach or exceed the estimated average annual recharge into the basin such that the water resources are being depleted or require additional administration. Although this designation does not mean the groundwater is being depleted, the designation grants the State Engineer additional authority in the administration of the groundwater resources. The Pahrump Valley basin has the additional designation of "Preferred Uses" meaning the State Engineer may apply additional limitations to the use of water in this basin and may place quantity restrictions on these preferred uses. This can, at the low end, complicate or, at the high end, prohibit the obtainment of additional water rights for new development.

Other infrastructure weaknesses identified include the limitation of existing access to sewer lines, roads, and power, and the challenges of connecting underdeveloped lots with no access to utilities at all. Another identified weakness is the prevalence of hydro-collapsible soil and the requirement for mitigation prior to development. Hydro-collapsible soil is typically found in arid or semiarid climates such as that of southern Nye County and is characterized as any soil that decreases in volume upon wetting. This collapse can cause significant damage to roads, buildings, and other infrastructure if not addressed prior to development. Mitigation includes overexcavation which is the removal of problematic soil from the area and backfilling with suitable soil, a process that will add time and cost to new development projects.

Workshop participants were also concerned with certain public policies including zoning, water, and others, such as Nye County Ordinance No. 555 and Order No. 1293A, that limit the new development of high-density or non-traditional housing. There was also concern that the lack of a one-stop shop to help developers navigate the various complications weakens options for these communities. Finally, participants noted that the perception that all development is harmful is prevalent throughout many of the region's communities. This sentiment, and the politicization of the issue, has made it difficult to modify outdated ordinances or apply resources to address

barriers. Participants felt this sentiment was due to a lack of, or misguided, information and a lack of opportunities to engage in civil dialogue.

3.2.c Community and Regional Opportunities

Figure 3.5 presents a word cloud summarizing the various future opportunities, as identified by workshop participants, which might support future sustainable housing development throughout southern Nye County.

Figure 3.5 – Future Opportunities that could Support Sustainable Housing Development in Southern Nye County



Among the many specific opportunities that workshop participants identified, the most frequent and potentially most impactful opportunity to support future sustainable housing development throughout the region are the business development activities that are currently being pursued and developed in southern Nye County. Specifically, workshop participants noted the expansion of the racetrack in Pahrump, mining in the region, and other new and expanding businesses. An increase in demand for skilled labor will, in-turn, result in an additional increase in the demand for new housing across a variety of housing types and in additional public services such as healthcare, education, and even public transportation. Indirectly, any increased wages and incomes paid to workers these sectors will support the retention and expansion efforts of existing businesses and even the creation and attraction of new businesses in the commercial retail sector and other indirectly related sectors. The expansion of existing businesses and the creation of new businesses in these indirectly related sectors will also result in the increased demand for

additional workers and, subsequently, in the increased demand for additional housing to support additional population and civilian workforce growth. Workshop participants also recognized the opportunity available through the opening of the Pahrump Valley Center location of Great Basin College. Continuing education provided through the community college will help train residents for new careers which could elevate their income and enable more purchasing power in the housing market.

Workshop participants further noted the southern Nye County region's strategic geographic location, within commuting distance of Las Vegas and as supply stops for tourists traveling to Death Valley National Park. The region's mix of various outdoor recreation and tourism related assets are additional opportunities that the region may be able to take advantage of in order to support future sustainable housing development of various types. As has already been mentioned, the southern Nye county region has become nationally, and even internationally, known for its outdoor recreation and activity opportunities. And as demand for these types of activities and opportunities increased significantly over the course of the COVID-19 global pandemic, southern Nye county's tourism and hospitality sector has benefited as tourism and visitor counts have increased over the past few years. In addition to the outdoor recreation and activity assets, the historical nature and culture of the region, being one of the American west's last true frontier regions with authentic historical landmarks, has also contributed to the overall growth of the region's tourism and hospitality sector. The demand for longer-term but temporary residential options, including weekly and monthly rental properties and additional recreational vehicle facilities with accompanying water, power, and sewer hook-ups, has also increased as outdoor recreation enthusiasts and tourists and visitors wanting to experience the region's authentic western and frontier history and culture, continue to visit the region.

Finally, the land availability and demand for mixed-use development was noted by many as an opportunity to support future sustainable development of various types. Some participants noted the zoning of some areas and funding availability made the region feel like a blank slate for development.

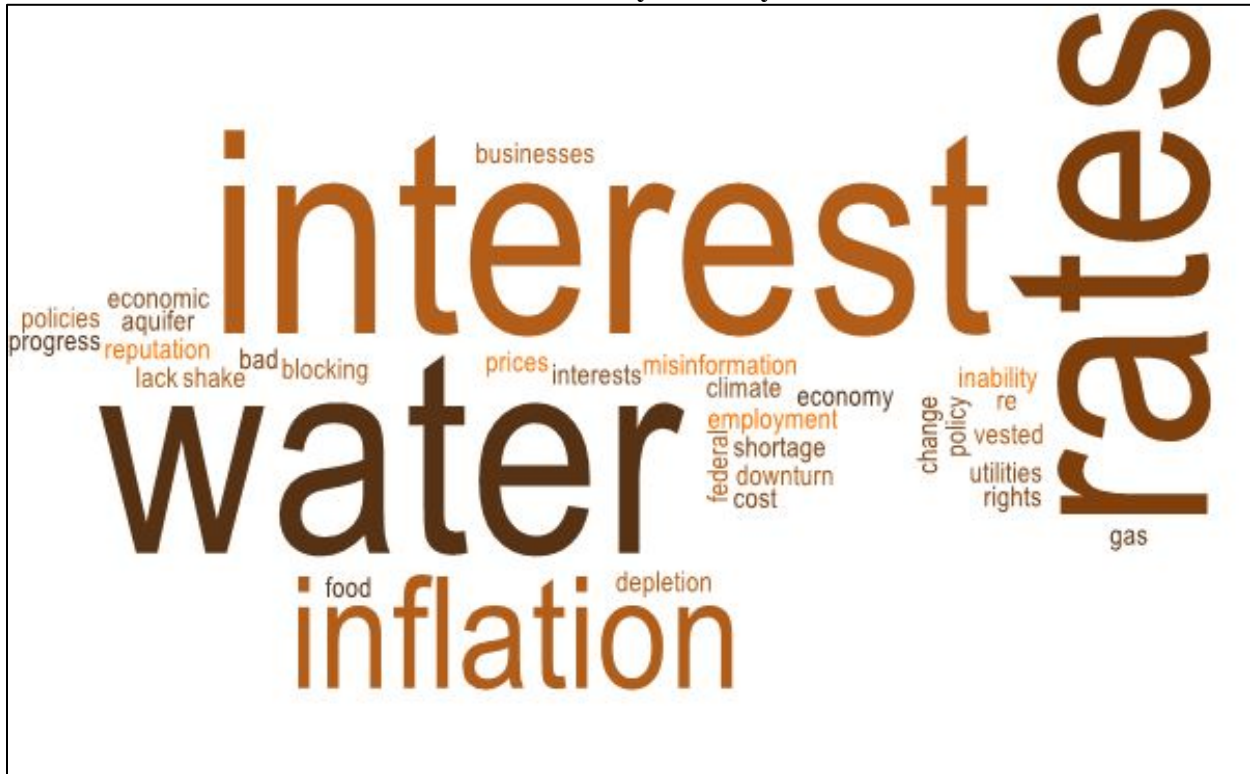
3.2.d Community and Regional Threats

Figure 3.6 presents a word cloud summarizing the various future threats, as identified by workshop participants, which could interfere with and derail future sustainable housing development throughout southern Nye County.

While the proximity to employment opportunities in Las Vegas and outdoor recreation throughout southern Nye County was identified as a primary opportunity by workshop participants, the dependence on regional economic stability was identified as a primary threat by workshop participants that might interfere with the development of future sustainable housing. Las Vegas has, historically, been particularly susceptible to economic downturns and the more southern Nye County communities depend on the Las Vegas economy for employment and tourism, the greater the risk that these communities will also be more severely impacted by an economic downturn. In addition to the threat of an economic downturn, workshop participants noted the threat of increasing interest rates and inflation. With the relatively low income of the

region, inflation will result in lower purchasing power for residents and could interfere with the development of future sustainable housing. Higher interest rates result in higher mortgage rates and much higher monthly payments, limiting demand for housing.

Figure 3.6 – Future Threats that could Derail Sustainable Housing Development in Southern Nye County



Other notable threats that may eventually interfere with the successful development of future sustainable housing development throughout the region, as identified by workshop participants, include the threat to water availability posed by climate change; threats posed by uncertain and potentially unfavorable state and federal government public policy changes; and threats related to perception such as misinformation or projects blocked by special interests. Shifting state and federal government policy may eventually result in the limitation of the natural resources, including additional land and water resources, needed to support future sustainable housing development. These shifting government policy decisions and priorities may also limit the financial resources that Nye County will need to support future sustainable housing development and the maintenance of needed future infrastructure that will eventually serve the new housing units and developments.

From a financial perspective, shifting state and federal government policy and resources, that could provide direct financial assistance in the development of new housing throughout the region and even assist potential homeowners and renters in securing housing by providing mortgage and rental assistance, may be allocated away from more rural communities and toward more urban and metropolitan communities throughout the state. Changes in state fiscal policy,

including the calculation of the state’s net proceed tax on mining and natural resource extraction operations and how these funds are allocated between local municipal and county governments and the state government, may also threaten the ability of the region to finance new housing development, the development of new infrastructure needed to support this new housing development, and to maintain that infrastructure over time.

While the threat of increased regulation of water could limit housing development, workshop participants also noted that climate change and the depletion of aquifers also threaten water availability to sustain future housing development. The vast bulk of this region’s population depends on groundwater in the Pahrump Valley basin which has seen significant net drawdown versus recharge over the past several decades. Given the strong regulation to restrict inter-basin water transfers, there is no obvious alternative source of input. With that, authorities may mandate the reduction of usage and even begin to revoke existing allocations.

A final threat that could impede the development of future sustainable housing development throughout southern Nye County, according to workshop participants, is related to perceived impacts of growth. Some residents have spoken out against new development which has given some projects a bad reputation and weakened support from community leaders. These complex projects are particularly subject to misinformation and the politicization has further impassioned residents on either side making civil dialogue challenging. It was also noted some projects may be blocked if some individuals have a vested interest in preventing development, regardless of whether the project will result in a net positive for the community.

3.3 Additional Conditions, Behaviors, and Attitudes, Knowledge, and Skill Sets Requiring Mitigation and Change

As part of the assessment of existing community housing needs and conditions for the southern Nye County region completed by workshop participants, workshop participants were asked to identify specific or overarching *conditions* that they personally would like to see changed throughout the region, in the community’s and region’s housing characteristics. These specific conditions are directly tied to the individual strategic goals and objectives outlined in Section 4.0 of this University Center for Economic Development technical report. For each individual specific or overarching condition that workshop participants would like to see changed, workshop participants were also asked to identify and describe certain *behaviors* and behavioral changes, or concrete actions that individuals or groups could potentially take, needed to facilitate the necessary change in the identified condition. As part of this analysis, workshop participants were also asked to identify at least one *attitude, knowledge, and skill set* change or improvement, or specific elements that individuals or groups can learn or develop that are needed to facilitate the identified behavioral change, for each individual behavior identified by workshop participants.

While workshop participants completed this final assessment of existing community housing needs and conditions in small groups, many of the specific conditions identified by workshop participants were very similar. Workshop participants identified five individual conditions, with

accompanying behavioral changes and accompanying attitudinal, knowledge, and skill set changes or improvements, as part of this final assessment.

3.3.a Condition No. 1: Cohesive Facilitation and Greater Investment for Diverse, Affordable Housing Development

The development of additional housing throughout the region carries a significant risk regarding the capital investment needed, by both the public sector and private sector, to support future sustainable housing development and the higher probable loss associated with housing development in more rural communities as opposed to larger more urban communities. Associated labor costs and material costs tend to be higher in more rural communities when compared to the associated labor costs and material costs of housing development in larger more urban population centers. Moreover, building codes and planning regulations can be less certain in communities that do not have the experience and history with large-scale residential development.

To address these issues, alternative housing development approaches, including the use of concrete housing construction, ‘tiny home’ community construction, and even off-site manufactured homes, could be pursued and employed throughout southern Nye County. Providing a more streamlined development process and defining areas where multi-family, mixed-use, and other affordable development can be placed are additional ‘creative solutions’ to addressing the concerns that developers and investors may have in pursuing additional housing development throughout the region.

Associated Behavior(s): Addressing the ‘uncertainty’ associated with the housing development process for southern Nye County was identified as primary behavioral change needed to overcome this specific condition. The public sector must commit to embracing a less adversarial position toward future sustainable housing development throughout the region. Developing and pursuing critical infrastructure projects that are needed to support housing development, adopting a more streamlined permitting and development process for private sector developers to follow, and working with existing private property owners, federal government agencies that own and manage existing public lands, and individual private sector developers to identify areas where new residential development can be sited is part of this associated behavioral change that is needed to address the ongoing capital investment and return on investment concerns that the public sector and private sector both currently have. Additionally, public officials will need to consider adjusting zoning restrictions to allow for multi-family and mixed-use development.

Associated Attitude(s), Knowledge, and Skill Set(s): Public officials can often be hesitant to pursue regulation modification to solve complex issues even when the constituents’ opposition is rooted in inaccurate or limited information. Workshop participants recommended that government officials research (knowledge) code and zoning regulation in other communities that have been successful in creating new multi-family and affordable housing. Once officials are confident in the facts, they should pursue promotion of a better understanding of what diverse and affordable housing development means for the region and for each individual community located throughout southern Nye County through effective leadership (attitude) and engaging the

‘silent majority’ to actively support new sustainable housing development (attitude) are two critical attitudinal changes identified by workshop participants. One recommendation was to host a workshop (knowledge) with planning and development representatives to identify opportunities and work through barriers.

3.3.b Condition No. 2: Funding for Infrastructure Maintenance and Expanded Coverage

Related to many of the individual conditions identified as part of this existing community housing needs and conditions assessment are the unique locational and geographic concerns and conditions pertaining to the development of infrastructure needed to support local and regional housing development and corresponding local, regional, and state government issues. Parts of southern Nye County are relatively old and communities like Pahrump and Beatty were first settled in the late 1800’s. Much of the region’s existing public infrastructure assets, including surface roadway transportation infrastructure and underground water, sewer, and power infrastructure, are simply insufficient to support larger scale housing development. The region’s existing collection of various public infrastructure assets will require significant investment, improvement, and modernization to support broader economic development strategies and, specifically, additional housing development. To support broader community and economic development efforts and longer-term sustainable housing development, which includes both the rehabilitation and revitalization of the region’s existing housing stock and the construction of new housing across a variety of housing types, these infrastructure issues must be directly and purposefully addressed.

Compounding these locational and geographic concerns related to the development of infrastructure is the difficulty that local and regional government representatives and policymakers have encountered in securing additional state government and federal government financial and non-financial resource investment into the improvement, expansion, and modernization of the region’s public infrastructure assets. A significant portion of the state government’s public policy, administrative, and even investment focus has been oriented more toward the larger and more urban population centers of the state. While these larger and more urban population centers have considerably more locally available financial and non-financial resources to address their own public infrastructure issues and needs, largely due to the larger economic base and tax revenue base that exists within these larger and more urban population centers, the more rural communities throughout the state, including communities within the southern Nye County region, have depended more on state and federal government sources of funding and investment. Diversified funding streams and increased investment into the region’s existing public infrastructure assets by various state and federal government agencies is critically needed to support local community and region-wide future housing development strategies.

Associated Behavior(s): Developing new public-private partnerships, employing alternative and creative approaches to the funding of new infrastructure assets and their long-term maintenance, and building new collaborative relationships between local, state, and federal government agencies are individual behaviors identified by workshop participants that are critical in addressing the location and geographic concerns related to the maintenance and expansion of critical infrastructure. Traditional approaches to the way in which new infrastructure is

developed and existing infrastructure is modernized, including financing the long-term maintenance of existing and planned public infrastructure assets, is simply no longer sufficient to meet this growing need. Without expanded and modernized infrastructure, the housing development that is needed to support broader community and economic development efforts will simply not occur. New public-private partnerships, new financing techniques that have not historically been employed within the southern Nye County region, and improved collaborative relationships between prospective local, state, and federal government partners will also require a rethinking of how the local communities and the entire region pursues the improvement, modernization, and expansion of existing and future public infrastructure assets.

Associated Attitude(s), Knowledge, and Skill Set(s): Developing a better ‘team mentality’ and collaborative relationship between local, state, and federal government agencies (attitude), identifying specific clients, potential partners, and stakeholders (knowledge) and properly defining the purpose that new infrastructure investments throughout the region will serve (knowledge), and an improved ability to develop and implement alternative and creative infrastructure financing approaches (skill set) were specific attitudinal, knowledge, and skill set shifts identified by workshop participants as part of this specific condition. Ultimately, these attitudinal, knowledge, and skill set shifts and changes will only be possible once community members and policymakers agree that historical approaches to the development, improvement, and long-term maintenance of existing and future public infrastructure assets are no longer sufficient and capable of supporting longer-term and sustainable housing development efforts.

3.3.c Condition No. 3: Lack of a Clear and Consistent Economic Development Direction and Action

Part of the uncertainty that private sector housing developers have historically faced and currently face stems from the lack of a clear and consistent economic development direction and action for the region and for each individual community. Part of this stems from a lack of consistency in regional and community-level land use planning efforts. Articulating clear target industries to attract and expand higher-wage jobs, establishing a clearly defined development district, and providing more technical assistance to review projects at the county level should each be part of a broader approach to provide a clear and consistent economic development direction for the private sector to follow.

Associated Behavior(s): Two behaviors have each become barriers to providing the clear and consistent economic development direction and action needed to support long-term sustainable housing development throughout the region. The first behavior is a lack of public understanding of planning and development processes. This lack of understanding can lead to absolute opposition to any type of new economic development strategy that would diversify the economic base of individual communities and the economic base of the region. More compromise, increased understanding of different perspectives and ideas, and a greater willingness to work collaboratively to find the ‘middle ground’ is an essential behavioral change needed to provide the clear and consistent economic development and housing development direction that the community and the region needs. The second behavior is related to the lack of resources available to support execution of established strategies. There are often state and federal

resources available but local technical assistance is necessary to research and access these resources. This up-front investment can open the door to the financial and administrative support necessary for success.

Associated Attitude(s), Knowledge, and Skill Set(s): Improving regulatory understanding of business concerns and the need for rules and ordinances (knowledge), educating the community about how their individual concerns will be addressed through a well-defined clear and consistent economic development strategy (attitude), and establishing a Special Assessment District with the assistance of state partners (skill set) were each identified by workshop participants. Community leaders and local and regional policymakers must provide the leadership that facilitates development of this needed ‘middle ground’ perspective between supporting sustainable and reasonable levels of economic growth and housing development. Ultimately, the improvement in these identified attitudinal, knowledge, and skill set areas will lead to a more favorable attitude toward the region by existing area residents and business owners, by prospective developers and future investors, and by future area residents and business owners. Ultimately, the development of a clear and consistent economic development direction is necessary to ensure the long-term viability of each individual community located throughout the southern Nye County region.

3.3.d Condition No. 4: Ongoing Community Image and Perception and Quality of Life Issues and Concerns

Workshop participants noted that community leaders and elected and appointed policymakers have, over the past several years, taken major steps in improving the overall image and perception of individual communities located throughout the southern Nye County region. Efforts by Nye County to improve area infrastructure and public services have also greatly improved the region’s overall image and perception among both existing residents and business owners, and among visitors and potential future investors. However, major quality of life issues remain including overall access and dependability of specialized healthcare services. Addressing these quality of life issues are essential steps needed to retain and attract the population and workforce needed to support broader economic development strategies and to ensure a stable level of demand for new housing.

Associated Behavior(s): Marketing the entire region, including the entire region’s significant collection of various outdoor recreational activities, proximity to Las Vegas, and the future economic opportunities that the region offers are a few of the many ways in which workshop participants believe that the area’s existing community image and overall perception can be addressed. Developing a consolidated regional approach to convincing state and federal government agencies to invest in the region’s specialized healthcare services must also be pursued in order to improve the specific quality of life issues that have hindered sustainable and reasonable population growth.

Associated Attitude(s), Knowledge, and Skill Set(s): Proper evaluation of past, current, and future efforts to address specific community image and perception concerns and specific quality of life issues (knowledge) is needed to better focus community-level and consolidated regional

efforts to better market and promote the region. A constant ‘what can we do better’ perspective (attitude) is also needed in order to adjust strategy and to better focus critical resources to address the specific quality of life issues. Additionally, workshop participants suggested the development of ‘community champions’ that could engage with residents to better understand concerns and work out what could be done to help residents be more comfortable with new development (knowledge and skills).

3.3.e Condition No. 5: Continued Aging of the Existing Residential Population

As has already been illustrated, Nye County region has seen an increase of an already older-than-average median age of the existing regional residential population. For Nye County, the median age of the county’s total population has increased from an estimated 50.3 years of age in 2014 to an estimated 53.1 years of age in 2020, a net increase of 2.8 years or by 5.6 percent. For just the town of Pahrump, the region’s largest population center, between 2014 and 2020 the median age of the town’s total population has increased from an estimated 52.1 years of age in 2014 to an estimated 54.5 years of age in 2020, a net increase of 2.4 years of age or by 4.6 percent. The estimated annual average median age for all of Nye County over the 2014 to 2020 period was an estimated 52.0 years of age and was an estimated 53.0 years of age over the 2014 to 2020 period for just the town of Pahrump. Comparatively, the estimated annual average median age for the entire state of Nevada and for the entire United States over the 2014 to 2020 period was an estimated 38.0 years of age. Workshop participants concluded that the southern Nye County region is currently failing in the effort to retain and keep its existing younger demographic age groups and has generally failed to attract a younger demographic to move into the region. While this has certainly impacted the ability of the region to grow its civilian workforce, the failure to retain and attract a younger demographic has also suppressed demand for new housing.

Associated Behavior(s): In order to build a stronger local base of demand for new housing among a younger demographic, workshop participants noted that younger population groups need to see the value to themselves personally to staying in the community as longer-term residents. Reserving a portion of new development for first-time homebuyers could help young individuals establish their investment in the community and strengthen their ownership of place. Workshop participants also noted the lack of family-friendly activities which could result in a difficulty for young professionals to see themselves raising young families in the region. By sustainably growing a younger population base, workshop participants also noted that a sustainably and reasonably growing younger population would significantly support several of the region’s broader economic development strategies.

Associated Attitude(s), Knowledge, and Skill Set(s): Community leaders should research programs in other rural communities that have successfully supported first-time homebuyers and family-friendly activities. Workshop participants did note that addressing these attitudinal, knowledge, and skill set needs will require significant public sector and private sector development and will take several years to fully develop and implement. Simultaneously, workshop participants noted that it will be equally important to continue to develop and provide the necessary services, including new housing and housing-based services, for the existing older

population that currently makes up a significant portion of southern Nye County’s population base.

4.0 A Housing Development Plan for Southern Nye County

This section presents a comprehensive summary of the various local, community, and regional strategic housing development goals developed by workshop participants for southern Nye County. This section also presents a general outline of specific strategies and implementation measures, as developed by workshop participants, for each individual strategic housing development goal.

4.1 Local Community and Regional Strategic Housing Development Goals

According to the US Department of Agriculture Rural Development's Stronger Economies Together (SET) strategic planning curriculum, SMART goals should be specific, measurable, attainable, relevant, and time framed. A *specific* goal clearly states what should be achieved and where efforts will be focused. A *measurable* goal provides a plan to track and assess progress made in achieving the goal and establishes milestones to be achieved during the strategic plan's implementation. An *attainable* goal considers the availability of needed resources while also recognizing the factors that might prevent the organization from achieving the goal. A *relevant* goal provides an idea as to why it is important for the organization to achieve it by outlining the benefit of achieving the goal. A *time framed* goal is one that has a clearly defined target date for accomplishing the goal.

Using the definitions of a SMART goal provided above, workshop participants who participated in the housing development summit and planning workshop for southern Nye County held in Pahrump, Nevada on May 12, 2022, and May 13, 2022, were asked to develop a set of new strategic housing development goals for southern Nye County. Once completed, housing development summit and planning workshop participants were asked to evaluate and prioritize each individual goal. Working in individual groups, workshop participants developed the following strategic housing development goals. The level of priority determined for each individual strategic housing development goal was done by individual housing development summit and planning workshop participant vote. As each individual strategic housing development goal is achieved, community and regional resources can then be reallocated to the achievement of other strategic housing development goals that have yet to be achieved. It should be noted that many of the individual strategic goals developed by housing development summit and planning workshop participants are focused on addressing broader community and economic development issues that directly impact the long-term ability to develop sustainable housing throughout the southern Nye County region. Furthermore, while some of the individual goals developed by summit and workshop participants are similar, every single goal developed by

workshop participants is included in this summary. Consolidation of individual goals may occur during implementation of this comprehensive housing development plan.

4.1.a Housing Development Goals Specific to Southern Nye County

Housing development summit and planning workshop participants developed 16 strategic housing development goals as part of this five-year comprehensive housing development plan specific to southern Nye County and to individual communities located throughout the region. The goals are presented in order based upon the number of ‘votes’ that each strategic goal received by housing development summit and planning workshop participants.

- ***Southern Nye County Goal No. 1*** (9 votes): By 2028, establish a special assessment district (SAD) for high density residential area around Calvada Eye to develop utility infrastructure.
- ***Southern Nye County Goal No. 2*** (9 votes): Within three years, the town of Pahrump will establish a water/sewer district through the use of a Regional Development Authority (RDA).
- ***Southern Nye County Goal No. 3*** (8 votes): By the end 2023, Pahrump will create a public outreach taskforce to increase public engagement in decision making.
- ***Southern Nye County Goal No. 4*** (7 votes): Within six months, Nye County will create and fund a marketing campaign to help residents to understand that affordable housing can improve housing conditions for all residents. This will be measured by telephone survey six months and one year after launch.
- ***Southern Nye County Goal No. 5*** (6 votes): By the end of 2023, Nye County staff will compile a list of programs and federal, state, and other grant resources currently available to support affordable housing and infrastructure.
- ***Southern Nye County Goal No. 6*** (4 votes): Review master zoning plan and develop a zoning plan to allow for business overlay and go before Board of County Commissioners, if necessary, to enact zoning ordinance change.
- ***Southern Nye County Goal No. 7*** (4 votes): Pahrump will adopt a new ordinance within two years that will reserve 20 percent of new housing units that are at 60 percent AMI or 300 percent poverty rate.
- ***Southern Nye County Goal No. 8*** (4 votes): Pahrump will build 5,000 affordable homes within five years and five percent of all new housing development in Pahrump will be affordable within one year.
- ***Southern Nye County Goal No. 9*** (3 votes): Pahrump, by 2026, will attract two new growth industries.

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- ***Southern Nye County Goal No. 10*** (3 votes): Nye County will create a taskforce to set and implement goals by 2026.
 - ***Southern Nye County Goal No. 11*** (3 votes): Nye County will work with developers to build 60 low-income housing units by 2028.
 - ***Southern Nye County Goal No. 12*** (2 votes): Pahrump will identify 300 acres for multifamily development within two years.
 - ***Southern Nye County Goal No. 13*** (2 votes): In one year, Pahrump will fund and create a public relations campaign through Pahrump Valley Times to educate/inform community of benefits of housing affordability.
 - ***Southern Nye County Goal No. 14*** (1 vote): Pahrump will begin monthly town hall meetings by the end of the year (January 2023) for public information sharing/receiving.
 - ***Southern Nye County Goal No. 15*** (1 vote): Pahrump will complete a structured public information campaign for affordable housing by 2024.
 - ***Southern Nye County Goal No. 16*** (0 votes): Nye County will reduce the median age by five years (48 years old) by 2030.

Each of these 16 goals, specifically for southern Nye County and for individual communities located within the county, are designed to address specific housing development issues or broader community and economic development issues that would support future sustainable housing development. Achievement of each of these 16 strategic goals will require increased collaboration between Nye County and other local, regional, state, and even federal partners across a variety of public sector, private sector, and non-profit community-based agencies, firms, and organizations. Annual evaluation of each of the 16 regional strategic goals will be based largely on the progress that individual communities have made in achieving the regional strategic goal and additional implementation measures will be developed to ensure long-term achievement of each individual strategic goal.

4.2 Implementation Plan and Actionable Items for the Strategic Housing Development Goals

Housing development summit and planning workshop participants were further asked to develop a general implementation plan, including a set of actionable items, for each of the individual strategic goals identified in the previous sub-section of this University Center for Economic Development technical report. For each individual goal, workshop participants were first asked to develop a specific strategy including the identification of a specific actionable item, an individual, group of individuals, organization, or organizations responsible for implementing the

specific actionable item, a realistic timetable for completing the specific actionable item, and a checkpoint to measure progress in completing the specific actionable item. Secondly, workshop participants were then asked to identify needed *assets*, the tangible and intangible resources needed for achievement of each individual goal, existing *capital* resources, the tangible and intangible resources that can be redeployed to achieve the stated goal, and possible *barriers*, conditions in the internal or external environment that may derail achievement of the stated goal. For those goals with no identified strategy or with no assets, capital resources, and barriers listed, further refinement of the goal and the development of specific actionable items will occur over the implementation period of this housing development plan for southern Nye County.

As some identified goals were similar between two or more groups, several of the goals, along with their identified Assets, Capital, Barriers, and Strategy, have been combined into a total of 9 unique goals. Votes for the combined goals were combined and the re-prioritized list is presented in section 4.2.a.

4.2.a Actionable Items Pertaining to the Housing Development Goals Specific to Southern Nye County

The following presents a summary of the specific actionable items for each of the 9 specific strategic goals developed for Southern Nye County, one or more identified strategy, needed assets, existing capital resources, and potential barriers as identified by workshop participants.

- ***Southern Nye County Goal No. 1*** (19 combined votes): Educate/inform the community on the benefits of affordable housing for all residents.

Goals three, four, 13, 14, and 15 from section 4.1.a. relating to public information, public education, public relations, public opinion, and marketing have been combined into this goal. Specific outcomes and activities related to this combined goal include a changed attitude of residents toward affordable housing, the establishment of a public outreach taskforce, holding town hall meetings, increasing engagement in public decision-making, and launching a marketing/public relation/information campaign.

Assets, Capital, Barriers: Funding is an essential asset for this goal as it will be necessary to finance advertisements and marketing and strategic consulting talent. Specific human resources identified as assets by workshop participants include the Nye County Public Information Officer and staff, media consultants, organizations/groups, and volunteers. Physical assets include a website, community bulletin boards, county social media handles, and a location for town hall and other public meetings. A number of existing media channels identified as assets include The Pahrump Valley Times, billboards, radio, and KPVM TV channel 25. The public perception of liaison partners was also identified as an important asset by workshop participants.

The combined list of existing capital includes an agreement of leadership on the facts that need to be communicated and an existing approach to handle information carefully. Political assets, including liaisons willing to donate their time, and physical assets such as

organizations willing to provide a physical building space have also been identified. Finally, workshop participants identified public social channels as existing capital.

While there were only two overarching barriers identified by workshop participants across the five combined goals, they are major ones: the vast scope of the task and the public perception of launching this activity in the first place. Workshop participants noted they are overwhelmed by the task of leveraging existing resources – individuals and physical assets – and adding additional resources – financing and partners – to implement an impactful campaign. Finally, there is a significant hill to climb in overcoming public perception barriers such as negative mindset, existing misinformation, politicization, and sustained buy-in of liaisons.

Specific Actionable Items: Several actionable items were articulated under the five combined goals.

- Create a public task force to increase public engagement in decision making.
 - Volunteers will be asked to sign up by March 2023.
- Create a task force to tackle highly focused items.
 - A combination of public representatives, volunteers, and matter experts, and county representatives will assemble as needed to address specialized items.
- Hold monthly town hall meetings for public information sharing/receiving in Pahrump to begin by the end of the year (January 2024).
 - Walt Turner will establish a group of liaisons that will include the Board of County Commissioners, the Regional Planning Committee, the Chamber of Commerce, and others by September 2023.
 - The secretary for the liaisons will establish a location. Suggestions include the Valley Electric Association and the Bob Ruud Community Center.
 - All group representatives will be responsible for sharing the time and location of the meetings broadly as they are scheduled.
- Launch a PR campaign to share information on the benefits of affordable housing.
 - Arnold Knightley, Public Information Officer of Nye County, will create a campaign strategy within 3 months.
 - Arnold Knightley will determine the budget and identify funding for the campaign within 6 months of initiation.

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- The campaign will launch six to 12 months of initiation, by May 2024.
 - o Create and fund a marketing/public relations/information campaign.
 - The initial plan development is expected to take approximately three months.
 - Workshop participants plan to seek funding and partner support for this initiative through the regional Chamber of Commerce, the Southwest Central Regional Economic Development Authority (SWCREDA), Nye Communities Coalition, and various church groups.
 - Leadership will determine the best media to reach the population, keeping the public in mind, and build equity through engagement with the various Town Advisory Committees in Nye County.
 - A campaign theme and tag lines will be created.
 - It is anticipated it will take three more months to implement the plan.
 - To help determine efficacy, residents will be polled after six months and one year to ascertain if the campaign has had an impact.
 - ***Southern Nye County Goal No. 2*** (13 combined votes): Increase the volume of affordable, low-income, and multi-family housing in Pahrump.

Goals seven, eight, 11, and 12 in section 4.1.a. relating to the diversification of housing options have been combined into this goal. Specific outcomes and activities related to this combined goal include the identification of 300 acres for multifamily housing development, establishment of a new mandate that 20 percent of new housing units in Pahrump must be 60 percent AMI or 300 percent of the poverty rate or, similarly, that five percent of all new housing development will be affordable, to build 5,000 affordable homes in Pahrump, and the development of 60 low-income housing units.

Assets, Capital, Barriers: Combined assets for this goal include staff, the District Attorney, the Board of County Commissioners, the Regional Planning Commission, and groups of or individual volunteers. Land, including appropriate zoning, developers and builders, financing, tax incentives, and public education/buy-in were also combined identified assets. Combined existing capital includes staff, the District Attorney, the Board of County Commissioners, the Regional Planning Commission, real estate brokers, a construction workforce, physical real estate available, and a supportive existing budget. Identified barriers include politicization such as the political will to support these efforts and the Not-In-My-Back-Yard (NIMBY) mentality of existing property owners. Other barriers include availability of contractors or homebuilders and rising interest rates.

Specific Actionable Items: Several actionable items were articulated under the four combined goals.

- Research the procedure to enact an ordinance to require five percent of all new home construction be affordable housing.
 - Leadership will build a group/committee to oversee the work/process.
 - It is anticipated it will take three to six months to develop the ordinance language.
 - Approval from the Board of County Commissioners and/or the Planning Department is anticipated to take between six months and one year.
- Develop an ordinance for Pahrump that requires 20 percent of new housing units be considered affordable. According to the U.S. Department of Housing and Urban Development, Affordable Housing is generally defined as housing for which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.
 - Nye County and Pahrump Regional Planning Commissions and the Nye County Board of County Commissioners will take responsibility for completing this goal by May 2024.
 - Staff will be leveraged to research ordinance language by August 2023.
 - A legal review will be completed by September 2023.
 - Public Meetings will be held in June 2024.
 - Public Hearings will be held during Regional Planning Commission and Board of County Commissioners meetings in December 2024
 - The new ordinance will be adopted in 2025.
- Identify a contractor of subsidized, low-income housing who will build in Pahrump.
 - Engage the Southwest Central Regional Economic Development Authority (SWCREDA)
 - Review bi-weekly reports of contacts made and potential contractors.
 - It is anticipated it will take three months to complete this process.
- Leadership will work with the Zoning and Planning Department to identify 300 acres that can be utilized for new multifamily housing.

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- A committee of county, realtors, developers, investors will be assembled within six months.
 - It is anticipated it will take three months to identify the 300 acres.
 - It will take an additional three months to schedule a review with the planning commission.
 - It will take another three months for the plan to be approved.
 - It will take another six months to begin acquisition of the property.
- ***Southern Nye County Goal No. 3*** (9 votes): By 2028, establish a special assessment district (SAD) for a high density residential area around Calvada Eye to develop utility infrastructure.

Assets, Capital, Barriers: Special Assessment Districts (SADs), as defined in NRS Chapter 271, is a broad financing tool that local county and municipal governments in the State of Nevada can use to fund a wide variety of infrastructure and improvement projects. Assets necessary for successful achievement of this goal include the Nye County Planning Department, Board of County Commissioners, Planning Commission, realtors, and financing. Existing capital resources that can be redeployed and used to support achievement of this goal include utility companies, the University of Nevada Cooperative Extension, Property Owners, and Nevada’s Southwest Central Regional Development Authority (SWCREDA). As the Nye County Board of County Commissioners must support the development of the SAD and provide necessary services to the residents and businesses of the SAD, the barrier identified by workshop participants is a possible rejection of the proposal by the Nye Board of County Commissioners.

Specific Actionable Item: Within the next six months, Brett Waggoner, Director of Planning at the Nye County Planning Department, will engage each individual county commissioner to discuss establishment of a SAD that will support the development of utility infrastructure for high density residential development around Calvada Eye by 2028. There is broad support from the county planning department and resources are available to execute quickly. Director Waggoner will present updates at the Nye County Commissioners monthly meetings.

- ***Southern Nye County Goal No.4*** (9 votes): Within three years, the town of Pahrump will establish a water/sewer district through the use of a Regional Development Authority (RDA).

Assets, Capital, Barriers: Workshop participants identified several assets to support this goal: volunteers for a committee, the Las Vegas Water District and Mesquite Water, and

the establishment of a regional development authority. Existing capital was not specifically identified but workshop participants acknowledged public perception and well owners as potential barriers.

Specific Actionable Item: Leadership will establish a committee to outline the requirements and procedure for establishing a water/sewer district and creating a regional development authority or district. Workshop participants noted the State Engineer and County officials would not be included on the committee. It is estimated it will take three months of committee research, three months to draft a proposal, and an additional two to three years to establish a district if state legislative action is required. Committee members will provide a progress report to city officials every six months.

- ***Southern Nye County Goal No. 5*** (6 votes): By the end of 2023, Nye County staff will compile a list of programs and federal, state, and other grant resources currently available to support affordable housing and infrastructure.

Assets, Capital, Barriers: Workshop participants identified associations such as federal and state partners, and people such as staff, as assets for this goal. Identified existing capital includes grants administration staff. Specific barriers identified by workshop participants include staff time and oversight.

Specific Actionable Item: Nye County planning staff will compile a list of currently available resources, programs, and grants for affordable housing and infrastructure. Staff will report quarterly for the first three quarters and will then report monthly until completion which is anticipated to be May 2024. After the list is completed, online resources will be monitored monthly for updates.

- ***Southern Nye County Goal No. 6*** (4 votes): Review master zoning plan and develop a zoning plan to allow for business overlay and go before Board of County Commissioners, if necessary, to enact a zoning ordinance change.

Assets, Capital, Barriers: Identified assets include the Board of County Commissioners, the Planning Department, the Regional Planning Commission, and a list of commercial properties. Realtors and the county planning website were identified by workshop participants as existing capital. Potential barriers include possible Nevada Revised Statutes (NRS) preventing implementation and future petitioning of legislation to modify such a statute.

Specific Actionable Item: The Chamber of Commerce will develop a presentation requesting a business overlay expansion, including data to verify the need. The Chamber will host biweekly committee meetings to allow others to contribute to the presentation. It is anticipated it will take approximately three months to complete.

- ***Southern Nye County Goal No. 7*** (3 votes): Pahrump, by 2026, will attract two new growth industries.

Assets, Capital, Barriers: Workshop participants identified buildings and infrastructure, medical professionals willing to move to Pahrump, and financing as assets under this goal. Existing capital includes the University of Nevada Cooperative Extension, the Southwest Central Regional Economic Development Authority, land and utilities, demand for medical services, social capital, and finance available through the Republic National Distributing Company. Barriers could include and economic downturn, rising building costs, and income stability incentives for the elderly population.

Specific Actionable Item: The Southwest Central Regional Economic Development Authority will subcontract with the University of Nevada, Reno's University Center for Economic Development to perform a medical service leakage study. Quarterly reports will be generated within one year.

- ***Southern Nye County Goal No. 8*** (3 votes): Nye County will create a taskforce to set and implement goals by 2026.

Assets, Capital, Barriers: *None Provided*

Specific Actionable Item: *None Provided*

- ***Southern Nye County Goal No. 9*** (0 votes): Nye County will reduce the median age by five years (48 years old) by 2030.

Assets, Capital, Barriers: Assets identified to support this goal include political will of the community and the Board of County Commissioners buy-in, land, water for new housing, and other physical infrastructure, and significant financing for housing to attract a younger demographic. Workshop participants identified land and available infrastructure, associations such as the U.S. Department of Agriculture, Nevada Rural Housing Authority, federal and state programs, the Chamber of Commerce, staff, and economic development, as existing capital. Barriers may include politicization (i.e. Not-In-My-Back-Yard), successful completion of a public information campaign, securing adequate financial resources, and the adoption of the ordinance to require 20 percent of new home construction to be affordable.

Specific Actionable Item: The Board of County Commissioners will support efforts to reduce the median age of the region by five years by the 2030 Census. Commissioners will identify individuals for an Aging Task Force or subcommittee within one year and this task force will develop an aging strategy within three years. Commissioners will identify and dedicate resources, including funding, that the task force will need in order to implement the aging strategy within five years. Commissioners will review annual median age data published by the American Community Survey and the State Demographer to track progress.

A comprehensive evaluation of the progress that has been made in implementing the various specific actionable items identified for the various strategic goals for southern Nye County outlined above will be completed annually. As needed, additional specific actionable items and additional needed assets, capital resources, and potential barriers may also be identified and developed as part of the annual evaluation process for each of the nine strategic goals developed specifically for Nye County.