LINCOLN COUNTY
REGIONAL DEVELOPMENT AUTHORITY

Meeting Agenda
Lincoln County Regional Development Authority
April 14, 2025
4:30 p.m.

Caliente City Hall
151 Clover Street
Caliente, NV 89008

ITEM

1. **CALL TO ORDER** – Chairman's welcome, roll call, determination of quorum and pledge of allegiance. (Discussion)

2. **PUBLIC COMMENT** – This time is devoted to comments by the general public, pursuant to NRS 241.020(2)(c)(3). No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Discussion)

3. **APPROVAL OF AGENDA** – Approval of the agenda for the Authority's meeting of April 14, 2025, including taking items out of sequence, deleting items and adding items which require action upon a finding that an emergency exists. **(For Possible Action)**

4. **APPROVAL OF MINUTES** – Review and approve minutes of the February 24, 2025 Lincoln County Regional Development Authority meeting. (**For Possible Action**) ***TAB 1***

5. **FINANCIAL REPORT AND EXPENDITURES** – Discussion and action on financial matters - the Lincoln County Regional Development Authority current financial report and invoices submitted for payment. (**For Possible Action**) ***TAB 2A, TAB 2B and TAB 2C***

6. **APPROVAL OF THE LINCOLN COUNTY REGIONAL DEVELOPMENT AUTHORITY'S FISCAL YEAR 2025-2026 BUDGET.** (**For Possible Action**) ***TAB 3***

7. **POSSIBLE APPROVAL FOR THE LINCOLN COUNTY REGIONAL DEVELOPMENT AUTHORITY TO RENEW A MASTER SERVICES AGREEMENT (MSA) WITH RESOURCES CONCEPTS, INC. FOR PROFESSIONAL SERVICES RELATED TO THE UTILIZATION OF PINYON-JUNIPER AND THE LINCOLN COUNTY RENEWABLE ENERGY AND SUSTAINABILITY COMPLEX NOT TO EXCEED $20,000 AND TO AUTHORIZE THE LCRDA EXECUTIVE DIRECTOR TO APPROVE INDIVIDUAL TASK ORDERS PURSUANT TO THE MSA. (For Possible Action)**

8. **UPDATE AND POSSIBLE ACTION ON STRATEGIC ECONOMIC DEVELOPMENT STRATEGY AREAS, PRIORITY PROJECTS AND OTHER UPDATES TO INCLUDE IN THE LINCOLN COUNTY COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY UPDATE. (For Possible Action)** ***TAB 4***

9. **DISCUSSION AND POSSIBLE ACTION FOR THE LINCOLN COUNTY REGIONAL DEVELOPMENT AUTHORITY TO PROVIDE INPUT ON THE LINCOLN COUNTY CONSERVATION, RECREATION, AND DEVELOPMENT ACT (LCCRDA)– ROUNDS 5-11 PROPOSED SALE OF 66 PARCELS OF LAND DISTRIBUTED ACROSS EIGHT SEPARATE GEOGRAPHICALLY BASED GROUPS IN LINCOLN COUNTY, NEVADA: ALAMO, CALIENTE, CRESTLINE, HIKO, PANACA, PIOCHE, MT. WILSON, AND RACHEL. (For Possible Action)** ***TAB 5***

10. **DISCUSSION AND POSSIBLE ACTION REGARDING METHODS TO REDUCE THE SIZE OF THE GREAT BASIN NATIONAL MOUNMENT. (For Possible Action)** ***TAB 6***

11. **UPDATE AND POSSIBLE ACTION ON BILLS IN THE 2025 LEGISLATIVE SESSION OF INTEREST TO THE LINCOLN COUNTY REGIONAL DEVELOPMENT AUTHORITY INCLUDING, BUT NOT LIMITED TO; AB352, AB529, AB540, SB233 AND SB364. (For Possible Action)** ***TAB 7***

12. **DISCUSSION ON THE LINCOLN COUNTY HOUSING INFOGRAPHIC REPORT PREPARED BY THE UNIVERSITY OF NEVADA, RENO EXTENSION, COLLEGE OF AGRICULTURE, BIOTECHNOLOGY & NATURAL RESOURCES.** (Discussion) ***TAB 8***

13. **UPDATE ON THE ALAMO AND MEADOW VALLEY INDUSTRIAL PARKS.** (Discussion)

14. **UPDATE ON THE LINCOLN COUNTY RENEWABLE ENERGY AND SUSTAINABILITY COMPLEX.** (Discussion)

15. **UPDATE ON GRANTS AND PROJECTS UNDERWAY IN LINCOLN COUNTY AND FUTURE GRANT OPPORTUNITIES.** (Discussion)

16. **UPDATE ON ACTIVITIES OF THE LINCOLN COUNTY AUTHORITY OF TOURISM.** (Discussion) ***TAB 9***

17. **BOARD MEMBER/EXECUTIVE DIRECTOR COMMENTS** – Board members and the Executive Director can make announcements, request information and discuss topics for future agendas. (Discussion)

18. **PUBLIC COMMENT** – This time is devoted to comments by the general public, pursuant to NRS 241.020(2)(c)(3). No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Discussion)

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Items on this agenda on which action may be taken are denoted as **(For Possible Action).**

Items on this agenda may be taken out of order, combined with other agenda items for consideration, removed from the agenda, or delayed for discussion at any time.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to call (775) 443-7667 in advance so arrangements can be made.

This agenda was posted on April 8, 2025 at the Lincoln County Courthouse (181 Main Street, Pioche, NV 89043) and electronically posted on Nevada's Public Notice Website (https://notice.nv.gov/) and electronically posted to the Lincoln County Regional Development Authority's website (https://lcrda.com/meeting-agendas-minutes/)

For further information or to obtain copies of board materials please contact Jeff Fontaine, Executive Director by Phone: (775) 443-7667 or Email: ccjfontaine@gmail.com

Tab 1

MINUTES
LINCOLN COUNTY REGIONAL DEVELOPMENT AUTHORITY (LCRDA)
Via Zoom

February 24, 2025

The meeting was called to order by Chairman Hurd at 4:30 pm.

Determination of Quorum: The following Board members were in attendance:

Mr. David Hurd, Chairman
Councilman George T. Rowe
Ms. Emilia Cargill (until 5pm)
Mr. Nolan Avery
Mr. Jay Schofield
Commissioner Varlin Higbee

Members absent:
Mr. Lynn Jackson
Mr. Eric Bernal

Members of the public: Derick Hembd, SixCo Nevada; and Marcia Hurd, LCAT, Councilwoman Besty Comella, City of Caliente, Lena Ocasio-USDA Rural Development

Public Comment: Councilman Rowe said that Caliente City Councilman Betsy Comella would like to be on the LCRDA Board and will be on the agenda for appointment by the City Council at the first meeting in March.

Approval of Agenda: Chairman Hurd asked if there were any changes to the agenda and hearing none asked for a motion. Mr. Higbee moved to approve the February 24th, 2025 was seconded by Councilman Rowe and was approved unanimously.

Approval of Minutes: Chairman Hurd asked if there were any changes to the meeting minutes and hearing none asked for a motion. Councilman Rowe moved to approve the meeting minutes. It was seconded by Mr. Avery and approved unanimously.

Update on Lincoln County Regional Development Authority Board Membership: Mr. Fontaine provided a background on the how LCRDA Board members are appointed and thanked Councilwoman Comella for her interest in serving on the Board. Mr. Fontaine said that we also need to have Lincoln County appoint another board member and asked the Board if they had any suggestions. Chair Hurd said that he wants to keep Mr. Higbee on the Board and asked if the County needs to appoint a sitting Commissioner. Mr. Fontaine responded that while it is helpful to have a sitting Commissioner it is not

required. Mr. Higbee said that he was the first county commissioner to serve on LCRDA. Mr. Fontaine said he would reach out to Lincoln County to request that they appoint a replacement for Mr. Bernal.

Financial Report and Expenditures: Mr. Fontaine referred to the February 18, 2025 financial report and noted that it includes the first two quarterly payments from the Governor's Office of Economic Development Authority (GOED). Mr. Fontaine also noted expenditures since the last report and the invoices pending approval today from Nevada Authority Management, LLC invoice for $4,563.92 and RCI, Inc. for John McLain's work related to SixCo's Pinyon-Juniper project $792.50.

Mr. Higbee moved to approve the February 18, 2025 financial report and the invoices from Nevada Authority Management and RCI, Inc. as presented. Councilman Rowe seconded the motion which was approved unanimously.

Possible Approval to Reimburse Lincoln County Regional Development Authority Board Member Varlin Higbee and Executive Director Jeff Fontaine for Registration and Travel Expenses to Attend Select USA May 11-14, 2025 in National Harbor, MD: Mr. Fontaine provided a background on Select USA noting that it is the U.S. Department of Commerce event signature event for foreign investment and that Governor Lombardo and GOED Director, Tom Burns attended last year and that this year the GOED is stepping up their presence with a larger booth. He said that Mr. Higbee and SixCo representatives attended last year and plan to also attend this year and that he was still trying to determine if he will also be able to attend. Mr. Fontaine provided the cost options based on whether he and Mr. Higbee attend the entire conference or just as an exhibitor and also provided information on other costs such as airfare and hotels. Mr. Fontaine recommended that the Board approve a reimbursement for Mr. Higbee and himself to attend. Mr. Fontaine said they are also trying to set up meetings with our Congressional delegation and federal agency officials.

Mr. Hurd asked for a motion to reimburse Mr. Higbee and Mr. Fontaine for registration and travel expenses to attend Select USA and possible meetings from May 11 to May 15, 2025 not to exceed $4,000 each. Councilman Rowe moved to approve a motion to reimburse Mr. Higbee and Mr. Fontaine for registration and travel expenses to attend Select USA and meetings in from May 11 to May 15, 2025 not to exceed $4,000 each. Mr. Avery seconded the motion which was approved unanimously.

Update on the Alamo and Meadow Valley Industrial Parks: Mr. Fontaine said that he had a good conversation with Jim Bourne recently and that he has finally recovered from the flood damage at his ranch and is expecting to restart construction of the meat processing facility at Meadow Valley in the spring. He also said that Mr. Ritzer is working with Mr. Bourne to process waste from the facility into fuel. Mr. Higbee said that a trucking company has been leasing storage space at the Alamo Industrial Park and that there are about 50 trucks parked there. Councilman Rowe said the last time he talked to Mike Ritzer he agreed to attend the next in person LCRDA meeting to update the Board.

Update on the Lincoln County Renewable Energy and Sustainability Complex (LCRESC): Mr. Hemb provided additional information about SixCo's participation in Select USA and said that he is working with the State and others to have a roundtable with the Danish Ambassador during Select USA. He also mentioned that Fix our Forests Act is currently in Congress and that it would be beneficial to the Pinyon-Juniper project. Mr. Fontaine provided additional background on Fix our Forest Act and

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agreed with Mr. Hembd that it would be beneficial to Lincoln County. Mr. Hemb discussed the recent trip to Denmark that Commissioner Reese, DRI and he attended and said that SixCo is working with a prospective tenant at LCRESC.

Update and Possible Action on Bills in the 2025 Legislative Session of Interest to the Lincoln County Regional Development Authority: Mr. Fontaine said that he is registered to represent LCRDA in the Legislature and discussed a few bills related to outdoor recreation and tourism and also tax abatements for renewable energy and recycling. He said that affordable housing is an important topic this Session.

Update on Grants and Projects in Lincoln County and Future Economic and Community Development Grant Opportunities: Mr. Fontaine said that the Crestline Road improvement project application was not approved for a Federal Lands Access Program grant. He said that he was working with the City of Caliente on a Rural Business Development Grant from USDA to fix the drainage at the Depot and also with the Melissa Clary, Gem Theater; Lincoln County and Lincoln County Water District to replace off-site improvements needed to serve the theater, including drainage and a community sewer collection line that is near the theater's foundation. Mr. Fontaine said that he recently met the new Nevada Director for the U.S. Department of Agriculture's Rural Development Agency, Alida Ceballos, during a Zoom meeting and that Nevada is one of only five states with a new USDA Rural Development Director.

Update on Activities of the Lincoln County Authority of Tourism: Marcia Hurd read a prepared report on the activities of the Lincoln County Authority of Tourism (LCAT) which is attached to these minutes. Ms. Hurd said that they recently purchased a used 12 passenger van and that it is in Pennsylvania for outfitting. She also said that the City is giving LCAT space at the Depot for an adventure center.

Board Member/Executive Director Comments

Mr. Schofield said he is working on a project and would report to the Board at an upcoming meeting.

Mr. Fontaine referred to information in the packet related to the Caselton Mine cleanup and reuse project. He said there is interest in renewable energy, recreation and historic tourism. Ms. Hurd said they have already held several meetings and that it is a long term project and there are lots of agencies working together.

Chairman Hurd said that they would like to have an item on the next meeting agenda related to returning portions of the Basin and Range National Monument to Lincoln County and the release of federal lands.

Next Meeting: It was decided to hold the next meeting in person on April 14th.

Public Comment: Councilman Rowe said that both marijuana establishments in the canyon are up and running. Mr. Fontaine thanked Mr. Avery for his letter of support for the City's RBD grant application and asked him to contact the City regarding an update to the letter.

The meeting was adjourned at 6:24 p.m.

LCAT – Lincoln County Authority of Tourism

"Supporting Tourism in Lincoln County to enhance economic development"

Report to LCRDA – February 24, 2025

Updates:

1. **Advertising and Marketing** – Campaigns continue to make the difference in market penetration. When targeted campaigns are run, we see an increase in activity as high as 63% over previous periods (previous month, previous year). Our largest viewer groups continue to come from large cities (Las Vegas, Los Angeles, & Salt Lake City) emphasizing our tag line desire to "Escape the Chaos."

   NV Central Media, our contracted advertising agency, recently added a staff position focused on expanded digital marketing in the form of blogs, and social media messaging. This additional focus is what generated the growth spurt of 63%.

2. **Signage** – LCAT's digital billboard has had a broken section since last year. Income earned from the sale of the Visitor Guide ads will be used to repair the sign for an estimated $1,500 not to exceed $2,500. Also, the solar lighting on the Hiko billboard needs a new battery and maintenance. The cost for the pars & labor is around $2,000. Previously, LCAT obtained funds through a Travel Nevada infrastructure grant. Unfortunately, there have not been any grants of this type in several years. Due to our corporate structure, LCAT does not qualify for federal grants, so we are in search of alternative means to maintain these signs. (Note: the County and City Room tax boards are currently funding LCAT for the electrical expenses associated with the digital billboard and kiosk lighting.)

3. **Destination Development** – Two of the three project objectives are moving ahead well.
   (1) The "Passive to Productive" appraiser project, aimed at improving the visitor experience by addressing shuttered and under-utilized buildings, has agreement with 13 properties to date that will be provided a free appraisal with an "as-is" and "what-if" scenario. The property owner is under no obligation; however, we have made it clear that our goal is to see improvement.
   (2) Adventure Center – the project to enhance product offerings and experiences, and bring new income into communities is focusing on three initial adventures: Alien, Mountain Biking, and Off-Roading. After over nine months of waiting, we found a 12-passenger van to use for shuttle service. It is currently waiting for 4x4 conversion at Quigley Motors in Manchester PA and then will be shipped here in about 8 weeks.
   Additional good news is that the City of Caliente will be providing space for both LCAT and the Adventure Center at the Depot.

4. **Tourism Expo** – The 2nd annual tourism expo will be held on April 5, 2025 at the Caliente Depot. The committee is compiling topics and speakers. The "save the date" notice has been sent out with more detail to be presented soon. We will be looking for donations, raffle items, and businesses/groups that are interested in having a showcase table (trade fair style presentation).

Report Submitted by: Marcia Hurd, LCAT Ex. Dir.



LINCOLN COUNTY
Authority of Tourism
NEVADA

Tab 2A

Financial Report
Lincoln County Regional Development Authority
4/8/2025

Revenues	**FY24/25 Budget**	**FY24/25 Actual**
Unaudited Beginning Fund Balance	$120,000.00	$99,792.00
Governor's Office of Economic Development (Basic)	$63,000.00	$47,250.00
Lincoln County	$10,000.00	
City of Caliente	$1,000.00	
NDOT Church/Service Club Sign Payments	$648.00	
Corporate Support	$5,000.00	
Total Revenues	$79,648.00	$47,250.00
Expenditures		
P.O. Box Rental	$100.00	**$100.00**[1]
Travel	$8,000.00	
Contract Services (Exec. Director.)	$50,000.00	**$13,209.71**[2]
RCI, Inc. Master Services Agreement	$20,000.00	$5,685.00
Trade Show Expenses (Exec. Director)	$2,000.00	
Target Industry Analysis, Marketing and Prospect Dev.	$5,000.00	
Website Maintenance (NV Central Media)	$1,200.00	$1,200.00
Liability Insurance	$1,400.00	$1,042.59
Capital Projects/Grant Match Fund	$90,000.00	
Other PJ Marketing	$3,500.00	
NDOT sign printing	$648.00	
Host Fund	$800.00	
Unallocated	$27,010.00	
Total Expenditures	$172,638.00	**$21,057.30**

[1]Pending approval 4/14/25
[2]Includes $4,463.31pending approval 4/14/25

Tab 2B

Monday, April 14, 2025

Ms. Amy Elmer
Lincoln County Auditor/Recorder
P.O. Box 218
Pioche, Nevada 89043

Invoice for Professional Services Rendered to the Lincoln County Regional Development Authority by Nevada Authority Management, LLC during the Period of February 19, 2025 to April 8, 2025. THANK YOU!

Labor	31.5 hrs. @ $113.30/hr.
Subtotal Labor	$3,568.95
Expenses	
Carson City to BJ's Reno round trip mileage (40.8 miles@ 56 cents/mile)	$22.48
SW airline Reno to LV roundtrip	$500.96
Hertz rental car	$102.70
Gas	$31.31
Shady lodging	$110.88
Travel Expo registration	$25.00
Perdiem 4/4/25-4/5/25	$45.00
RT mileage Carson City to Reno airport (57.2 miles@ 56 cents/mile)	$32.03
Reno airport parking	$24.00
Subtotal Expenses	$894.36
TOTAL	**$4,463.31**

NEVADA AUTHORITY MANAGEMENT, LLC
400 Bunker Hill Drive
Carson City, NV 89703

Time record for February 19, 2025 to April 8, 2025

DATE	ACTIVITY	HRS
2/24/2025	Phone calls with USDA and City of Caliente re: RBDG and Strategic Economic and Community Development grant applications for the Caliente Depot drainage improvements, participate in GOED's Select USA Conference planning meeting, phone call with Mike Ritzer re: Meadow Valley Industrial Park plans, LCRDA Board meeting	3
2/25/2025	Meeting with John McClain, RCI and Derek Hembd re: meeting with DRI biofuels research collaboration	1
2/27/2025	Draft Strategic Economic and Community Development Strategy grant application to USDA, RDA for the City of Caliente Depot project	4
2/28/2025	Finalize Strategic Economic and Community Development Strategy grant application to USDA, RDA for the City of Caliente Depot project	3
3/5/2025	Participate in virtual meeting with SixCo, BLM and GOED	0.5
3/13/2025	Breakfast meeting with Derick Hembd, Sixco; John Mclain, RCI; James Settelmeyer, Director DCNR re: LCRESC; meeting with Derick Hembd, Andy Hewitt, Bill Vinnicombe, Ryan Shae, Deputy State Forester and others re:	2
3/18/2025	Attend Senate Natural Resources Committee hearing and testify in support of SB233 Home Feeds Nevada	1
3/20/2025	Review Rural and Tribal Assistance Pilot Program NOFO, and background information on two prospective tenants at LCRESC	0.5
3/21/2025	Drive to BJ's in Reno and attend meeting with SixcO; Derick Hembd, Andy Hewitt and Bill Vinnicombe, Bob Potts and Del Rohrick, representing potential LCRESC tenant	2
3/25/2025	Prepare minutes for the February 24, 2025 LCRDA meeting, phone call with Melissa Clary re: Gem Theater grant and project status	2.5
3/30/2025	Research and phone call with Bill Vinnicombe re: AB529, solar energy community benefits	0.5
3/31/2025	Prepare LCRDA Board meeting agenda, send email to Jared Brackenbery re: history of clearing debris in the Meadow Valley Wash	1
4/2/2025	Participate in virtual meeting with SixCo, BLM and GOED	0.5
4/4/2025	Meeting with Fred Steinmann and Ariel Martinez re: Lincoln CEDS update	1
4/5/2025	Attend Lincoln County Tourism Expo	4
4/7/2025	Participate in virtual meeting with SixCo and Utah Associated Municipal Power Systems, call into Lincoln County Commission meeting	1
4/8/2025	Prepare GOED FY25 Q#3 Report, participate in virtual meeting with SixCo and potential LCRESC technogy partner/tenant, prepare April 14th LCRDA Board meeting backup	4
		31.5

THE HERTZ CORPORATION
Web: www.hertz.com

Rental Agreement No:	816440866
Date:	04/06/2025
Document:	985000731414

Direct All Inquiries To:
THE HERTZ CORPORATION
PO BOX 26120
OKLAHOMA CITY, OK 73126-0120

CHARGE DETAIL

Renter:	JEFFREY FONTAINE
Account No.:	**********1512 MC
CDP No.:	5
CDP Name:	AAA OF NO CAL NEVADA & U

MR JEFFREY FONTAINE
NACO
400 BUNKER HILL DR
BUNKER HILL DRIVE
CARSON CITY, NV 89703-3606

RENTAL REFERENCE

Rental Agreement No: 816440866
Reservation ID: L1701930890
Frequent Traveler: ZE1

RENTAL DETAILS

Rate Plan: IN: AAD1 OUT: AAD1
Rented On: 04/04/2025 15:33 LOC# 117011
LAS VEGAS, NV
Returned On: 04/05/2025 16:09 LOC# 117011
LAS VEGAS, NV
Car Description: SIR KONA FWD 59AUQV
Veh. No.: 3124799
CAR CLASS Charged: D **MILEAGE In:** 9,678
Rented: B4 **Out:** 9,362
Reserved: D **Driven:** 316

MISCELLANEOUS INFORMATION

CC AUTH: STRIPE DATE: 2025/04/04 AMT: 303.00

RENTAL CHARGES

DAYS	1 @	36.41	36.41
EXTRA HRS	1 @	12.23	12.23
SUBTOTAL			48.64
DISCOUNT		6.00%	-2.92
SUBTOTAL			45.72
FUEL PURCHASE OPTION			23.49
CONCESSION FEE RECOVERY			7.35
VEHICLE LICENSE FEE			4.32
CUSTOMER FACILITY CHARGE			11.00
TAX		20.375%	10.82
TOTAL CHARGES			102.70 USD

Gold Plus Rewards Points

Earned this rental: 57

E-RETURN RECEIPT

THANK YOU FOR RENTING FROM HERTZ

Rental Agreement No:	816440866
Date:	04/06/2025
Document:	985000731414

Direct All Inquiries To:
THE HERTZ CORPORATION
PO BOX 26120
OKLAHOMA CITY, OK 73126-0120
UNITED STATES

Renter:	JEFFREY FONTAINE
Account No.:	**********1512 MC

Web: **www.hertz.com**

TOTAL CHARGES	**102.70 USD**

GCM1A4 0090 GC

Hi, Jeffrey

RR# 20820122

Rapid Rewards Member since 1992

Available Credits

$187.97

Available Points

22,478

Past flight details

The receipt information below does not include any add ons during purchase, flight changes, flight cancellations, or in-flight purchases.

APR 04 2025 — APR 05 2025

Reno/Tahoe, NV to Las Vegas, NV

Confirmation #2UVZVJ

Summary

PASSENGER

Jeffrey Allan Fontaine

POINTS EARNED

+875PTS

FARE TOTAL

$500.96

Pricing Details

ROUTING

RNO to LAS

DATE

4/4/2025

FARE TYPE

Wanna Get Away

POINTS EARNED

+527PTS

FARE

$263.42

ROUTING

LAS to RNO

DATE

4/5/2025

FARE TYPE

Wanna Get Away

POINTS EARNED

+348PTS

FARE

$174.12

TAXES & FEES	**$63.42**
TOTAL	**$500.96**
TOTAL POINTS EARNED	**+875PTS**

Where's my inflight total?

Rebook Flight

Print

User ID: Shady Motel
Password: shadyacres

WELCOME

P.O. Box 24
Caliente, Nevada 89008
shadymotel.net

(775) 726-3106

shadymotel1@gmail.com

DATE 4/4/25 18:05
TRAN# 9016884
PUMP# 01
SERVICE LEVEL: SELF
PRODUCT: Unleaded
GALLONS: 8.798
PRICE/G: $3.559
FUEL SALE $31.31
DEBIT $31.31

US Debit
USD$31.31
Payment from
Primary Account
**********4151
Entry: Chip Read
APP LABEL: US Debit
AuthNet: MAE DIR
MODE: Issuer
AID: A0000000042203
Auth #: 943183
Resp Code: 000
Stan: 20332977331
Invoice #: 763253
Shift #: 1
Store # **********
****

Verified By PIN
No Signature Needed

RESERVATION INFORMATION (#146029) - JEFFREY FONTAINE

Jeffrey Fontaine
400 Bunker Hill
Carson City, Nevada 89703, US
ccjfontaine@gmail.com

775-443-7667
Estimated Arrival - --

Room # 312 **$99.00**
Fri, Apr 4, 2025 — 2 Adults — $99.00
➥ **Depart: Sat, Apr 5, 2025**

Sub Total:	**$99.00**
Tax Total:	**$11.88**
Total:	**$110.88**

PAYMENTS / DEPOSITS

4/4/2025 MC ...4151 Jeffrey A Fontaine	$110.88
Paid:	**$110.88**
Due:	**$0.00**

The Shady Motel is an exclusive property where every guest reservation is both important and change and you must cancel your reservation, please call us at least 24 hours* prior to your ar reservation. Otherwise you will be responsible for the 1st nights total.

A 7 day cancellation notice is required on groups larger than 15 rooms.

This Property is privately owned and management reserves the right to refuse service to anyon accidents or injury to guests or for the loss of valuables of any kind. Please secure your valuabl

THANK YOU
HAVE A NICE DAY

Check-in: 3:00 PM - 11:30 PM. If arriving outside of check-in times, please call to make arrangements.

Check-out: 11:00 AM. Any belongings left in the room after 11:00 AM it will be processed as an extention of the original reservation and will be billed accordingly.

_____**Smoking Policy: Absolutely No Smoking in non smoking rooms!** Any violation of this policy will result, in the addition to your reservation, in a $200.00 cleaning charge to your credit card.

_____Pet Policy: The Shady Motel is a DOG friendly property. A one time fee of $10.00 will be charged upon arrival. All dogs must be approved by front desk,(dogs only). If any person sneeks in an animal without approval from front desk, there will be a $50.00 cleaning charge applied to your credit card.

Damage Policy: Any Damages by pets or stolen items will be charged to the cus

_____ Date: Friday, April 4, 2025
signature

_____
vehicle

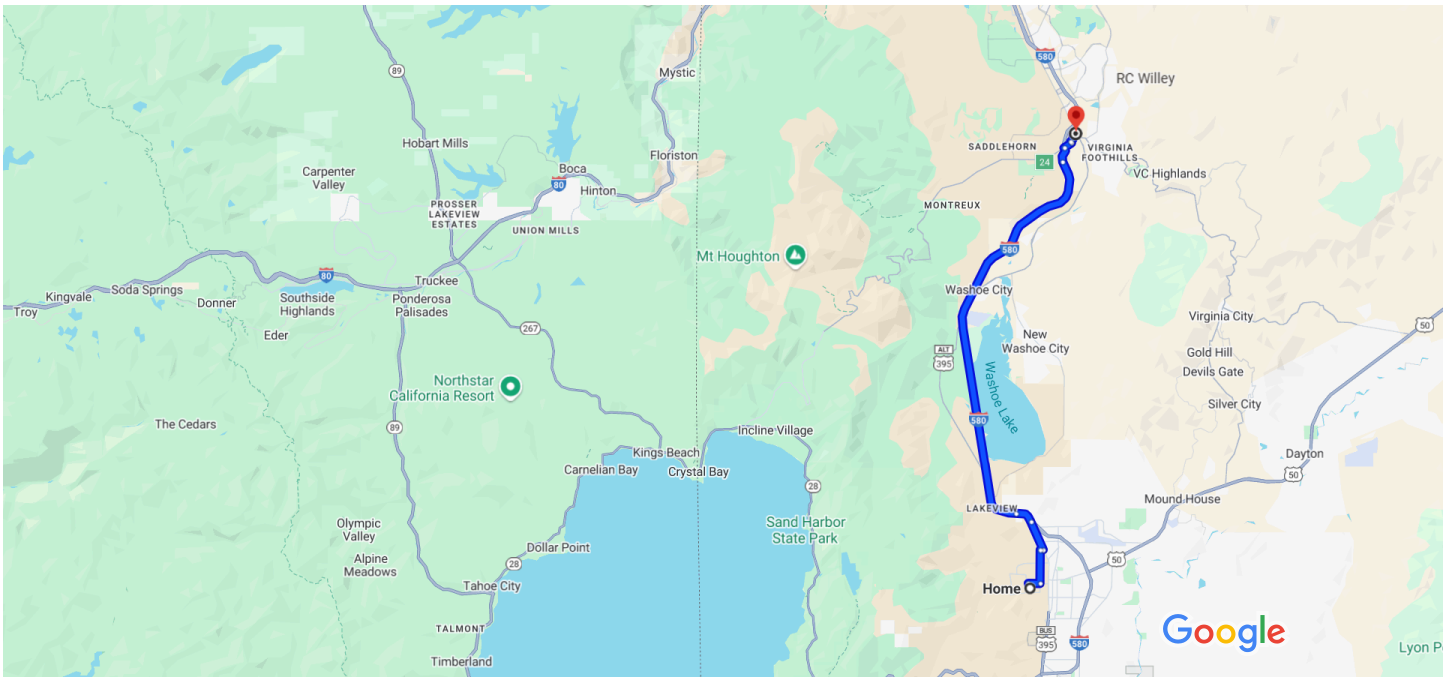
Receipt
Reno- Tahoe Intl Airport
PO Box 12490, Reno NV 895
775-328-6566
Exit Cashier 803
from: 04/04/25 10:48:36
to: 04/05/25 19:57:53
Amount: $24.00

AID A0000000041010 MASTERCARD
APP LABEL Mastercard Debit
CARD **********4151
PAN SEQ Number 00
AUTHORIZATION 015715
TOTAL USD$24.00
APPROVED
UID 934570
TRAN 000000024fc0cdf3

Google Maps

400 Bunker Hill Dr to BJ's Restaurant & Brewhouse

Drive 20.4 miles, 25 min



Map data ©2025 Google 2 mi

via I-580 — 25 min

Fastest route, the usual traffic — 20.4 miles

Explore nearby BJ's Restaurant & Brewhouse

Restaurants | Hotels | Gas stations | Parking Lots | More

Tab 2C

WEBBATS BAT710B1

P.O. Box Service Fee Notice
CALIENTE

700 FRONT ST, CALIENTE, NV 89008

(775) 726-3198

LINCOLN COUNTY REGIONAL
DEVELOPMENT AUTHORITY
PO BOX 851
CALIENTE, NV 89008

Date of Notice: 04/01/2025
Box# 851
6 Months: $50.00
12 Months: $100.00
Due Date: 04/30/2025

Dear LINCOLN COUNTY REGIONAL DEVELOPMENT AUTHORITY:

This is a friendly reminder that your Post Office Box or Caller Service renewal fee is due. If you have already paid this fee, please disregard this notice and thank you for your continued business with the United States Postal Service. If you have not yet submitted your payment, please do so now.

For your convenience, you can sign up at www.usps.com/poboxes and renew or manage your PO Box online. You can use your credit card to make a one-time payment or sign up for automatic payments so you never miss a due date. You can also renew your PO Box at any one of our Self-Service Kiosks located at select Post Offices nationwide. Go to www.usps.com/locator/welcome.htm and look for Self-Service Kiosks to find a location near you.

As always, payments can be made at the Post Office or mailed to the attention of the Postmaster at the address indicated above. Please make checks or money orders payable to the US Postal Service and include your PO Box number and ZIP Code. If paying by mail, a receipt will be delivered to your PO Box.

Note: Caller Service may only be paid in Enterprise PO Box Online (EPOBOL). (Enroll at https://postalpro.usps.com/EPS under the "Quick Links" section). Please be sure to include this notice with your remittance. Caller Service receipts will be provided through the EPOBOL Application.

If your payment is not received by the due date, access to your PO Box will be blocked and caller services will be limited. If we have not received your payment by the 10th day after the due date, your PO Box service will be terminated, incoming mail will be returned to the sender, and, in addition to any unpaid monthly PO Box fees, you will be charged a handling fee to reopen your box. To avoid this inconvenience, we encourage you to renew on time.

As a reminder, your account information must be current. If your physical address or other pertinent information has changed since you applied for your PO Box, please ask a Sales and Service Associate at your Post Office to update the filed copy of your PS Form 1093, *Application for Post Office Box Service*.

To update your information for Caller Service, you can ask a Sales and Service Associate to update the PS 1093-C, *Application for Caller Service* .

You are a valued customer and we appreciate your business. Thank you,

POSTMASTER, CALIENTE

Tab 3

FY 2025-2026 DRAFT Budget
Lincoln County Regional Development Authority
Proposed 4/14/2025

	FY24-25 Amended	FY25-26 Proposed
Revenues		
Unaudited Beginning Fund Balance	$120,00.00	$120,000.00
Governor's Office of Economic Development (Basic)	$63,000.00	$63,000.00
NDOT Church/Service Club Sign Payments	$648.00	$648.00
Lincoln County	$10,000.00	$10,000.00
City of Caliente	$1,000.00	$1,000.00
Corporate Support	$5,000.00	$5,000.00
Total Revenue	$79,648.00	$79,648.00
Expenditures		
P.O. Box Rental	$100.00	$100.00
Travel	$8,000.00	$8,000.00
Contract Services (Exec. Director)	$50,000.00	$50,000.00
RCI, Inc. Master Services Agreement	$10,000.00	$10,000.00
Trade Show Expenses (Exec. Director)	$2,000.00	$2,000.00
Target Industry Analysis, Marketing & Prospect Dev.	$5,000.00	$5,000.00
Website Maintenance (NV Central Media)	$1,200.00	$1,200.00
Liability Insurance/ Workers Comp	$1,400.00	$1,400.00
Capital Projects/Grant Match Fund	$90,000.00	$90,000.00
Other PJ marketing	$3,500.00	$3,500.00
NDOT sign printing	$648.00	$648.00
Host Fund	$800.00	$800.00
Unallocated	$27,010.00	$27,000.00
Total Expenditures	$172,648.00	$172,648.00

Tab 4

TECHNICAL REPORT
UCED 2022/23-21

A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR LINCOLN COUNTY, THE CITY OF CALIENTE, AND FOR THE LINCOLN COUNTY REGIONAL DEVELOPMENT AUTHORITY, 2023 THROUGH 2028



UNIVERSITY OF NEVADA, RENO

A Comprehensive Economic Development Strategy for Lincoln County, the City of Caliente, and for the Lincoln County Regional Development Authority, 2023 through 2028

Economic Development Vision for Lincoln County, the City of Caliente, and for the Lincoln County Regional Development Authority

By working collaboratively with our community and economic development stakeholders and partners, Lincoln County, the City of Caliente, and the Lincoln County Regional Development Authority will pursue new business creation and attraction and existing business retention and expansion strategies across a variety of existing and emerging industry sectors that contribute to positive economic growth and diversification while preserving and enhancing our quality of life, our rich culture and heritage, and our abundant natural resources, amenities, and assets.

A Comprehensive Economic Development Strategy for Lincoln County, the City of Caliente, and for the Lincoln County Regional Development Authority, 2023 through 2028

Strategic Economic Development Goals

Goal No. 1: Increase total employment countywide by 300 total individuals in six new agricultural food processing and/or biofuel production firms located in Lincoln County within the next five years or by the end of 2028.

Goal No. 2: Lincoln County will acquire an additional 20,000 acres of publicly owned land from the United States Bureau of Land Management or other appropriate federal agencies as outlined in the Lincoln County Land Act of 2000 in order to support new residential, commercial, or industrial development by the beginning of 2030.

Goal No. 3: Reduce the amount of overall annual retail and trade service industry sector 'leakage' in Lincoln County by 10.0 percent by the end of 2027.

Goal No. 4: Develop 500 new residential housing units, across a variety of housing types and price points, within and throughout Lincoln County within the next five years or by the end of 2028.

Goal No. 5: In order to sustainably grow Lincoln County's workforce, double the number of families with working age adults and children living in Lincoln County and retain, and/or have return to the community after completing different educational and workforce development training, at least twice the number of young adults between the ages of 18 and 25 years of age who grow up in Lincoln County by the end of 2028.

Goal No. 6: Increase overall access to more reliable broadband and telecommunication services at the same rate at which access to additional broadband and telecommunication services has been increased over the past five years by the end of 2025.

Goal No. 7: Increase the year-over-year number of issued housing development construction permits in Lincoln County by 20.0 percent per year by the end of 2025.

A Comprehensive Economic Development Strategy for Lincoln County, the City of Caliente, and for the Lincoln County Regional Development Authority, 2023 through 2028

Strategic Economic Development Goals

Goal No. 8: In order to support new business creation and attraction and existing business retention and expansion efforts, Lincoln County, the City of Caliente, and the Lincoln County Regional Development Authority will work to complete the refurbishment, revitalization, and adaptive re-use of the Caliente Railroad Depot project by the end of 2027.

Goal No. 9: Increase the total annual number of visitors, outdoor recreation enthusiasts, and tourists to Lincoln County by a factor of four and double the average per visitor, outdoor recreation enthusiast, and tourist spending among businesses located in Lincoln County by the beginning of 2030.

Goal No. 10: Increase the overall number of private sector firms in the construction and trade service industry sectors operating throughout Lincoln County by at least 10.0 percent by the end of 2025.

Goal No. 11: Complete a comprehensive refurbishment, revitalization, and adaptive re-use effort of the Gem Theater located in Pioche, Nevada by the end of 2028.

Goal No. 12: Increase the overall number of businesses operating within the existing commercial district in Pioche, Nevada by 50.0 percent by the end of 2025.

Goal No. 13: In order to support further improvement in measures of median household, median family, and per capita income, continue to support the growth of public sector employment opportunities in Lincoln County as needed.

Tab 5



Public Scoping Information for Lincoln County Conservation, Recreation, and Development Act – Rounds 5-11

Table of Contents

Public Scoping Information for Lincoln County Conservation, Recreation, and Development Act – Rounds 5-11 1
Introduction 3
Public Scoping Process 3
How to Submit Input 3
Proposed Action: Lincoln County Conservation, Recreation, and Development Act – Rounds 5-11 3
Maps 3
Preliminary Purpose and Need 5
Preliminary Alternatives 5
Preliminary Issues 5
Agency Contact 6

Introduction

The Lincoln County Conservation, Recreation, and Development Act, Public Law 108-424 (LCCRDA) was signed into law on November 30, 2004 and was enacted to "establish wilderness areas, promote conservation, improve public land, and provide for the high quality development in Lincoln County, Nevada…" The Lincoln County Board of Commissioners (Commissioners) has listed parcels of land administered by the Bureau of Land Management (BLM) for sale each year from 2016 to 2023, totaling 66 parcels and approximately 5,500 acres, and in 2024, the Commissioners nominated all 66 for competitive sale.

Public Scoping Process

The BLM is seeking input from the public on the LCCRDA – Rounds 5-11 during a 30-day public (external) scoping period. Public scoping aids the BLM in refining the Proposed Action and identifying issues, impacts, and potential alternatives that would be addressed in National Environmental Policy Act (NEPA) documentation. External scoping also allows for identification of coordination needs with other agencies. All input submitted during public scoping would be considered in preparation of the NEPA document.

How to Submit Input

The public scoping period occurs from March 26, 2025 to April 25, 2025. Please reference LCCRDA – Rounds 5-11 when submitting input. You may submit input on or before the closing date of the scoping period using the BLM National NEPA Register or by mail:

- National NEPA Register: https://eplanning.blm.gov/eplanning-ui/project/2037413/510
- Email: BLM_NV_EYDOWebmail@blm.gov
- Mail: Caliente Field Office, Attn: Jake Northup, P.O. Box 237, Caliente, NV 89008-0237

No in-person public meetings are held during this scoping process. Information on the Proposed Action, preliminary purpose and need, preliminary issues, and alternatives are contained within this information material.

Proposed Action: Lincoln County Conservation, Recreation, and Development Act – Rounds 5-11

Maps

The 66 individual land sale parcels are distributed across eight separate geographically based groups in Lincoln County, Nevada: Alamo, Caliente, Crestline, Hiko, Panaca, Pioche, Mt. Wilson, and Rachel (Figure 1). A mapbook of land sale parcels by group is provided at the end of this document.

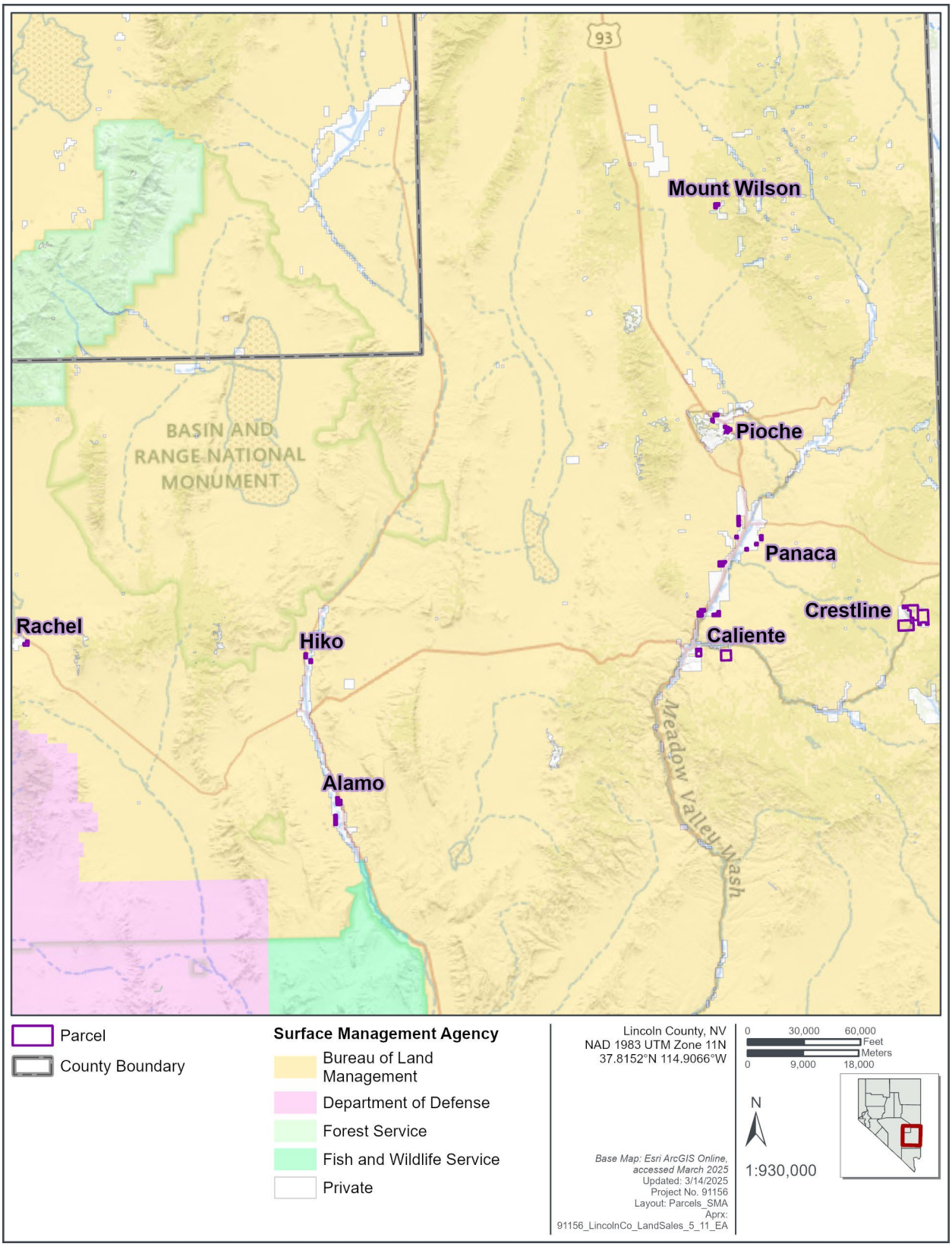


Figure 1. Land sale parcels overview and land ownership.

Preliminary Purpose and Need

The BLM's purpose and need for the Proposed Action is to sell/dispose of 66 parcels of public land totaling 5,507 acres in Lincoln County, Nevada. The need for action is established through Public Law 108-424 (LCCRDA), which mandated that "Notwithstanding Sections 202 and 203 of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1711, 1712), the Secretary, in cooperation, with the County, in accordance with that Act, this title, and other applicable law and subject to valid existing rights, shall conduct sale of ….not more than 90,000 acres of BLM managed public land in Lincoln County that is not segregated or withdrawn on the date of enactment of this Act or thereafter, and that is identified for disposal by the BLM." Therefore, the BLM must consider offering for competitive sale parcels identified by the county.

Preliminary Alternatives

The BLM is evaluating two alternatives: the Proposed Action and the No Action Alternative. Under the Proposed Action, approximately 5,507 acres of lands, consisting of 66 parcels administered by the BLM and identified by the Lincoln County Commissioners, would be offered for competitive sale. Under the No Action Alternative, proposed parcels would not be offered for competitive sale and current BLM land ownership and land management activities would not change.

No other action alternatives have been identified for analysis at this time.

Preliminary Issues

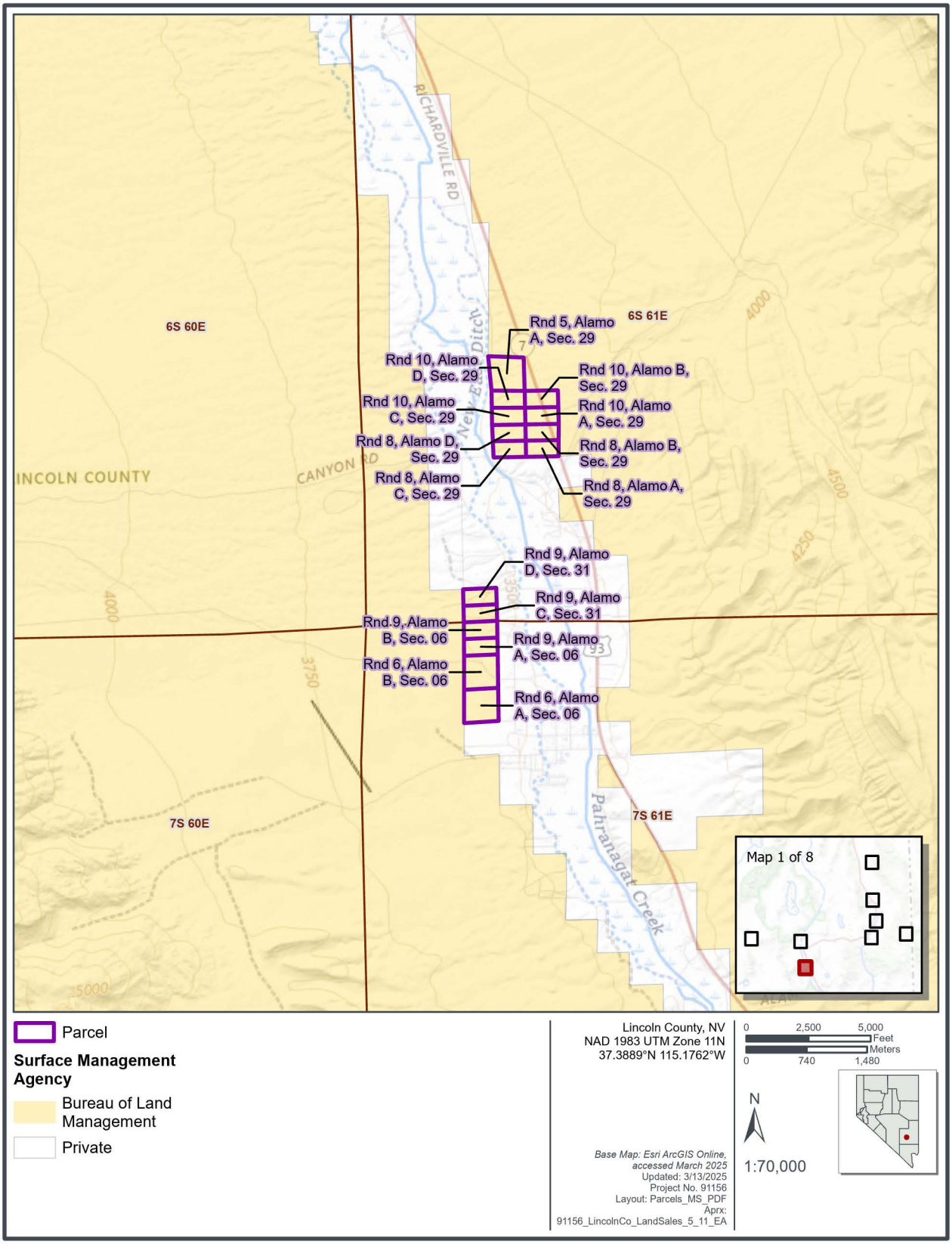
The BLM Interdisciplinary Team prepared a Baseline Needs Assessment Form in November of 2024 to identify resources that may be present and affected by the Proposed Action. Based on this assessment, the following preliminary list of issues would be carried forward for detailed analysis:

- What types of National Register of Historic Places–eligible cultural resources are present in the disposal parcels, and how would they be affected by the land sale?
- How would the land sale affect availability of forest and woodland products for public collection and harvest and forest product–related revenue for the BLM?
- How would the land sale affect existing mineral rights or lands with mineral potential?
- How would the land sale affect valid existing rights-of-way (ROWs), permits, leases, and authorizations?
- How would the land sale affect livestock grazing via changes to the number of animal unit months (AUMs), water development or other range improvements, or other restrictions on livestock grazing, such as fencing?
- How would the land sale affect migratory bird populations and their stopover points and nesting habitat?
- How would the land sale affect the potential spread and/or management of noxious and invasive weed species?
- How would the land sale affect known paleontological localities or geological units with potential (e.g., Potential Fossil Yield Classification [PFYC] 3, 4, 5, and U) to contain paleontological resources?
- How would the land sale affect existing Extensive Recreation Management Areas (ERMAs), Special Recreation Management Areas (SRMAs), recreation resources (e.g., trails, off-highway vehicle [OHV] areas), and recreation users?

- How would disposal of federal lands and potential change in management affect socioeconomic conditions (i.e., demographics, government revenues or economic activity related to changes in other resources, including recreation and grazing, access to outdoor areas)?
- How would the land sale affect threatened, endangered, and special status species (SSS) plants and their habitat?
- How would the land sale affect threatened, endangered, and SSS fish, wildlife, and their habitat?
- How would the land sale affect the geographical distribution and/or abundance of existing vegetation types?
- How would the land sale affect fish and wildlife and their habitat?

Agency Contact

Please direct any questions regarding this project to Tiera Hooper, Deputy District Manager, BLM Ely District, 702 N. Industrial Way, Ely, NV 89301; telephone (775) 289-1803. Persons who use a telecommunications device for the deaf may call the Federal Relay Service (FRS) at 1-800-877- 8339 to leave a message or question for the above individual. The FRS is available 24 hours a day, seven days a week. Replies are provided during normal business hours.



Parcel

Surface Management Agency

Bureau of Land Management

Private

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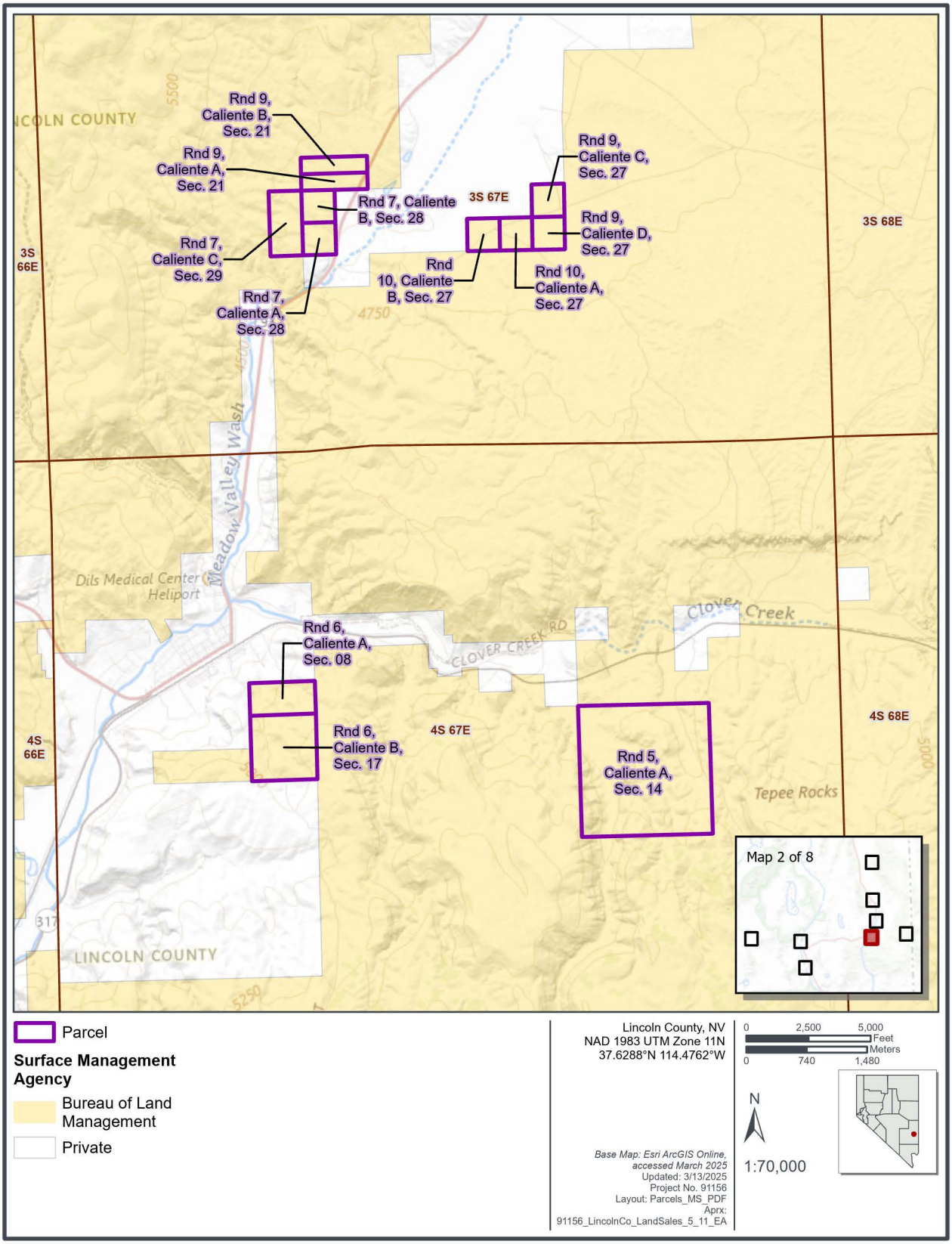

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Bureau of Land Management

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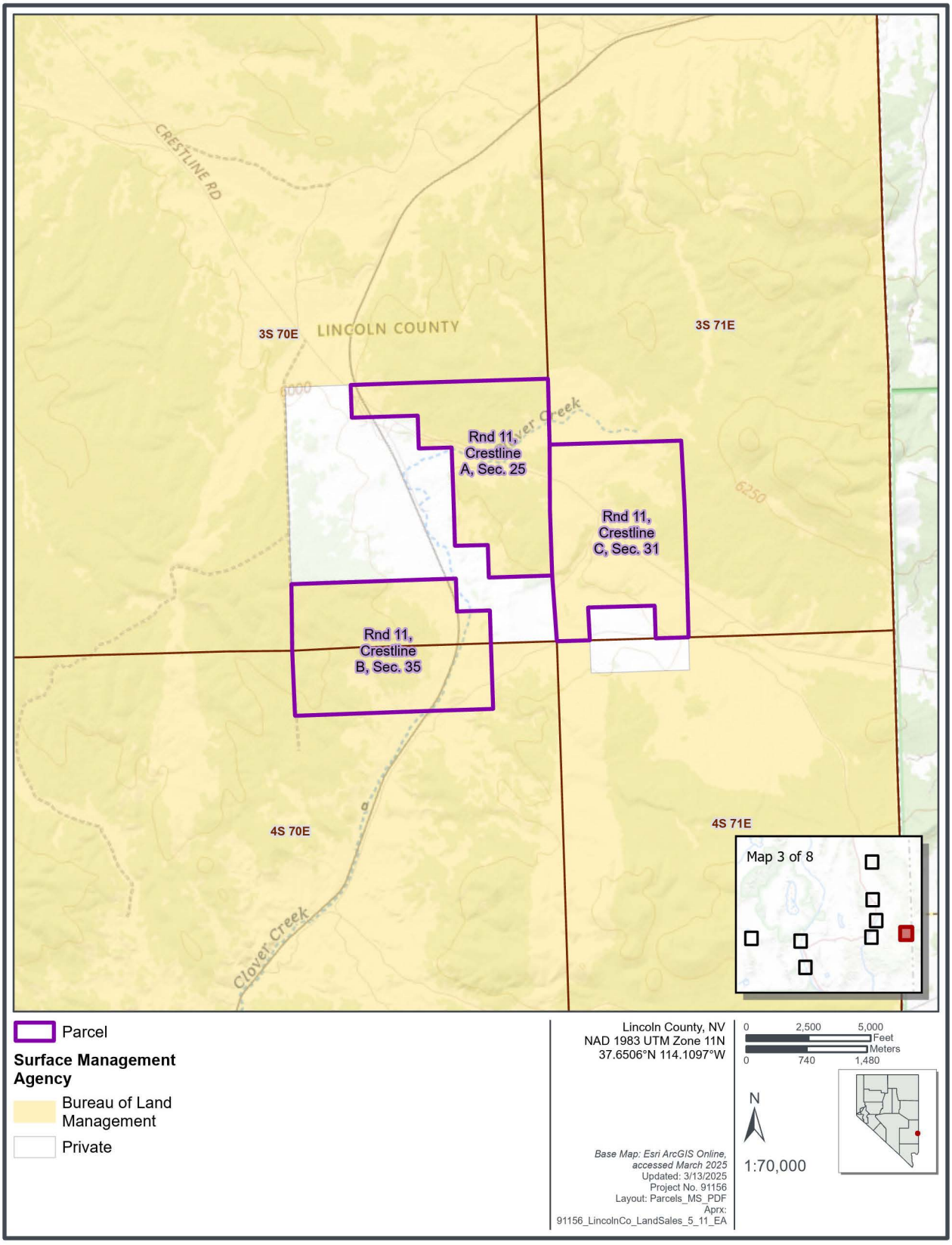
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LINCOLN COUNTY
3S 71E
6000
Clover Creek
6250
Rnd 11, Crestline A, Sec. 25
Rnd 11, Crestline C, Sec. 31
Rnd 11, Crestline B, Sec. 35
4S 70E
4S 71E
Clover Creek
Map 3 of 8
Parcel
Surface Management Agency
Bureau of Land Management
Private
Lincoln County, NV
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Feet
Meters
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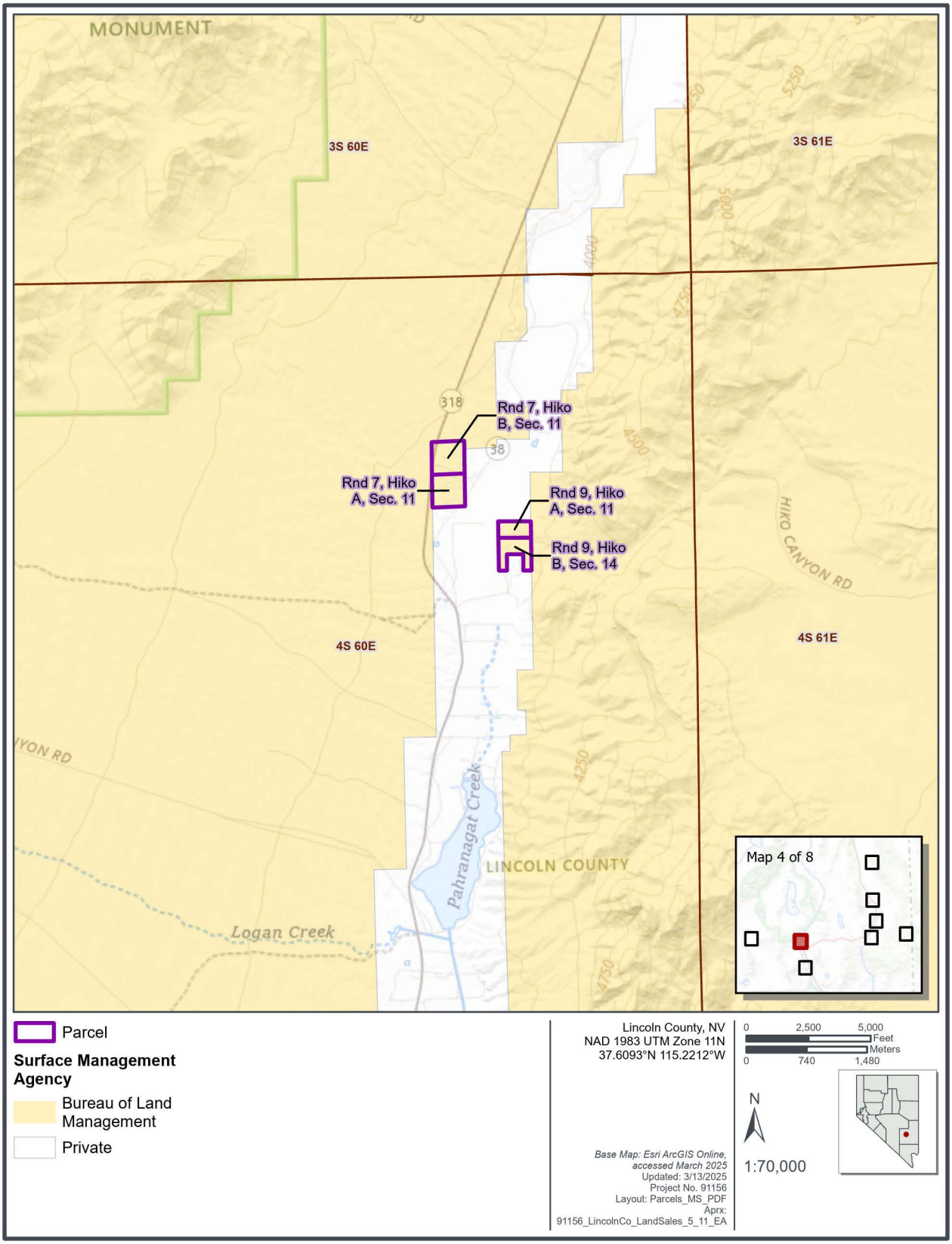
MONUMENT
3S 60E
3S 61E
Rnd 7, Hiko B, Sec. 11
Rnd 7, Hiko A, Sec. 11
Rnd 9, Hiko A, Sec. 11
Rnd 9, Hiko B, Sec. 14
HIKO CANYON RD
4S 60E
4S 61E
Pahranagat Creek
LINCOLN COUNTY
Logan Creek
Map 4 of 8
Parcel
Surface Management Agency
Bureau of Land Management
Private
Lincoln County, NV
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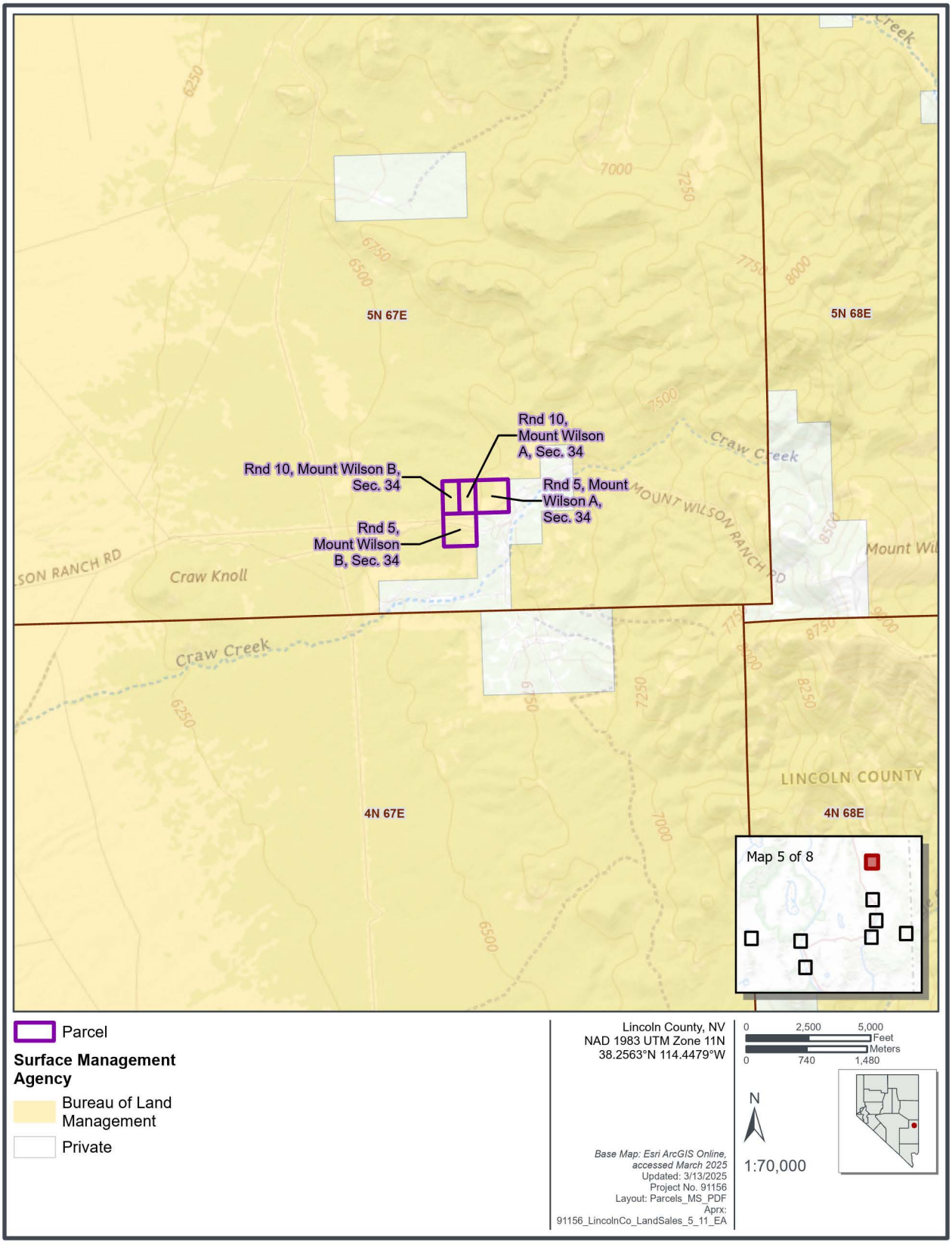
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Rnd 10, Mount Wilson B, Sec. 34
Rnd 5, Mount Wilson A, Sec. 34
Rnd 5, Mount Wilson B, Sec. 34
5N 67E
5N 68E
4N 67E
4N 68E
Craw Creek
Craw Knoll
MOUNT WILSON RANCH RD
LINCOLN COUNTY
Map 5 of 8
Parcel
Surface Management Agency
Bureau of Land Management
Private
Lincoln County, NV
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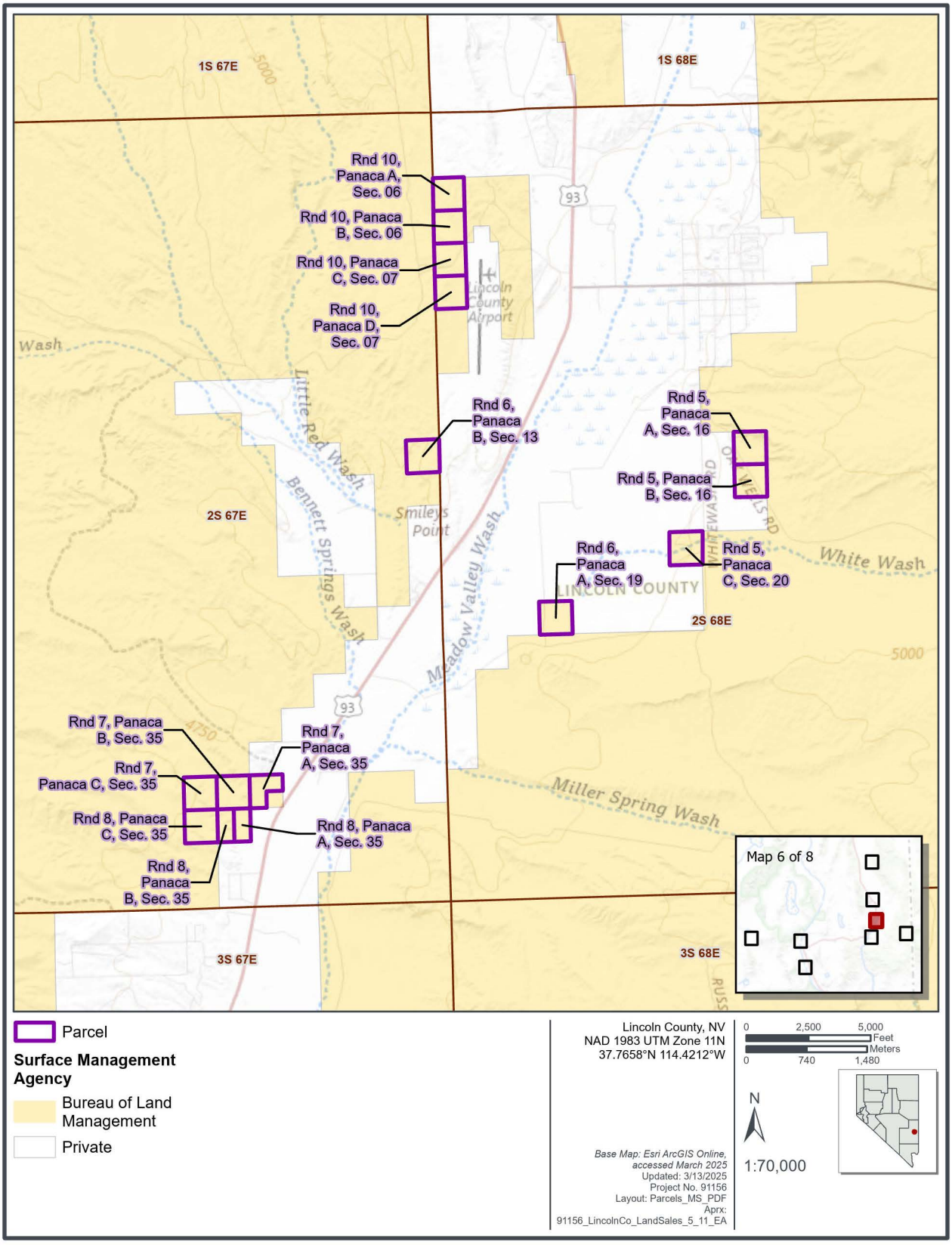

Parcel

Surface Management Agency

Bureau of Land Management

Private

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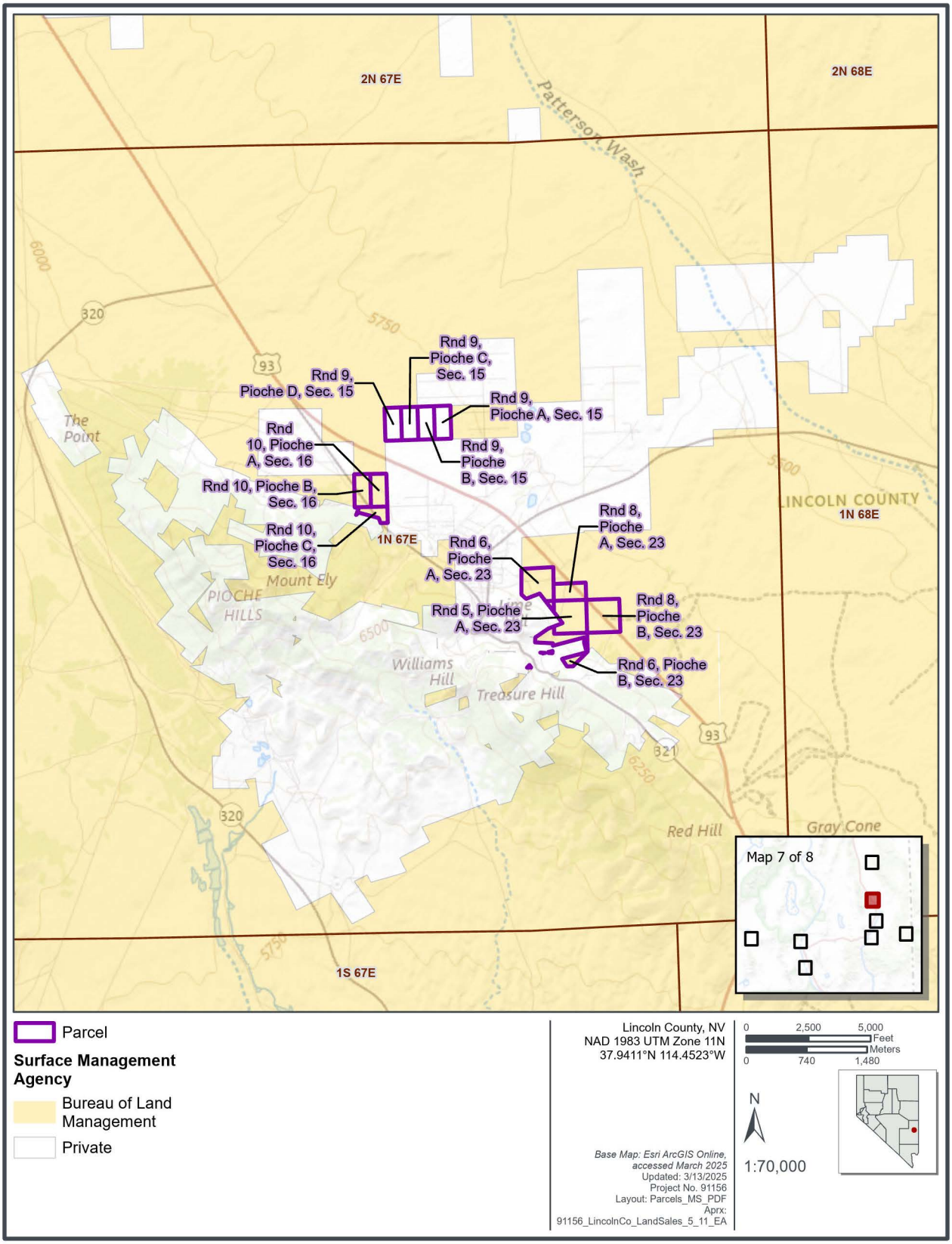
2N 67E
2N 68E
Patterson Wash
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Rnd 9, Pioche D, Sec. 15
Rnd 9, Pioche A, Sec. 15
Rnd 9, Pioche B, Sec. 15
Rnd 10, Pioche A, Sec. 16
Rnd 10, Pioche B, Sec. 16
Rnd 10, Pioche C, Sec. 16
1N 67E
Rnd 8, Pioche A, Sec. 23
Rnd 6, Pioche A, Sec. 23
Rnd 5, Pioche A, Sec. 23
Rnd 8, Pioche B, Sec. 23
Rnd 6, Pioche B, Sec. 23
LINCOLN COUNTY
1N 68E
The Point
Mount Ely
PIOCHE HILLS
Williams Hill
Treasure Hill
Red Hill
Gray Cone
1S 67E
Map 7 of 8
Parcel
Surface Management Agency
Bureau of Land Management
Private
Lincoln County, NV
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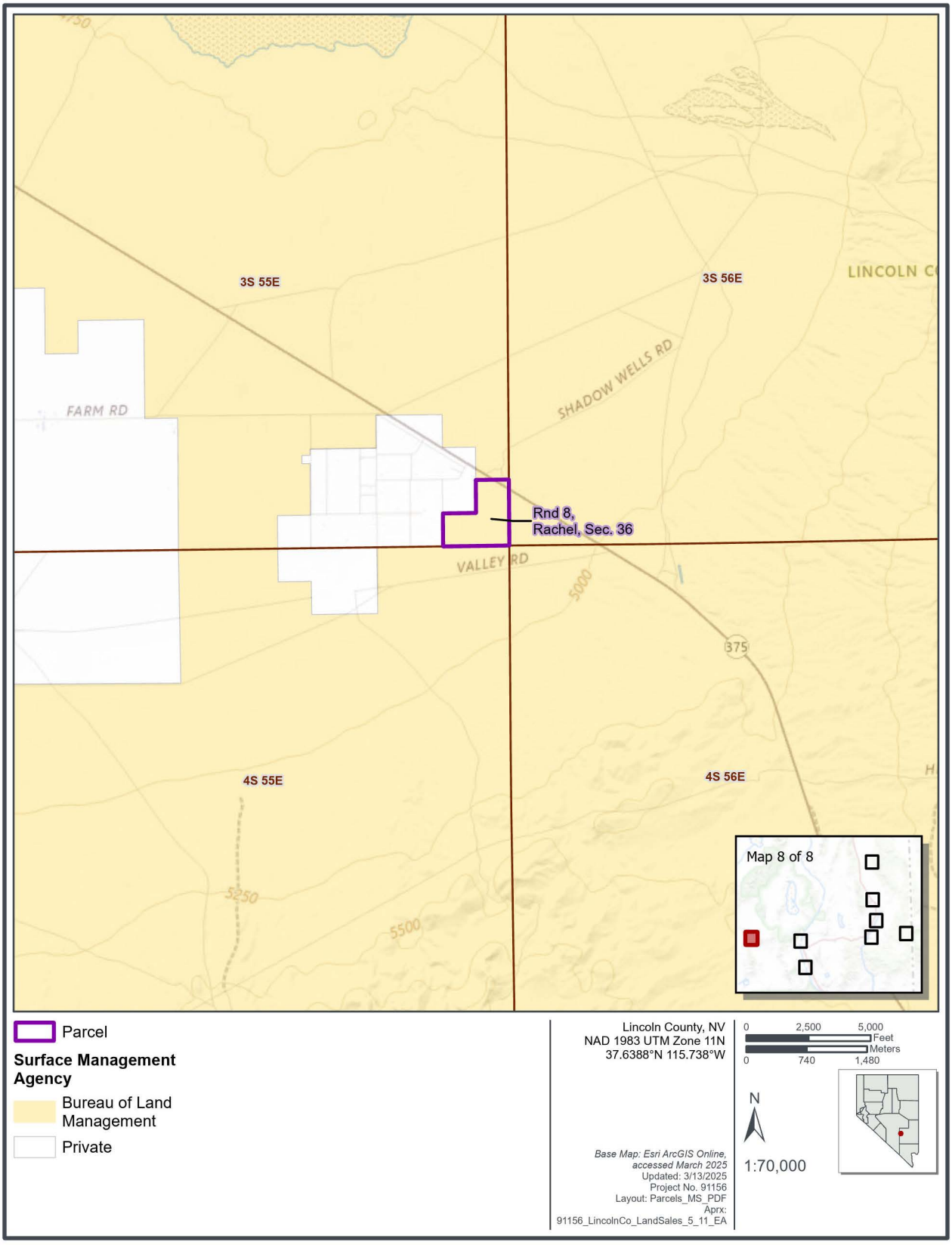

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Surface Management Agency

Bureau of Land Management

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Base Map: Esri ArcGIS Online, accessed March 2025
Updated: 3/13/2025
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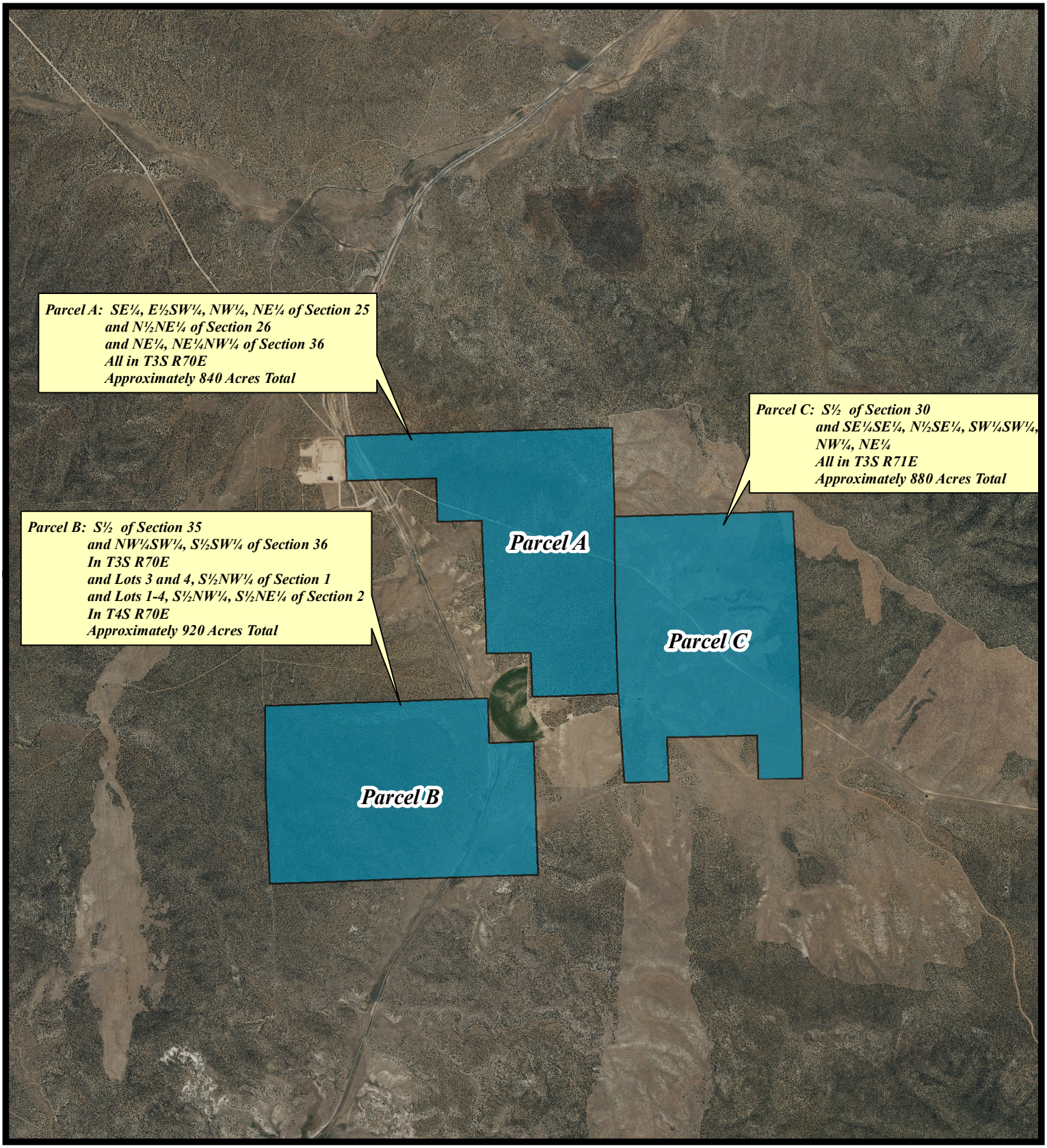
Layout: Parcels_MS_PDF
Aprx: 91156_LincolnCo_LandSales_5_11_EA

Crestline Area Land Disposals
Round 11 - 2023



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Map Produced by Lincoln County Planning Department.

Tab 6

THE WHITE HOUSE

Office of the Press Secretary

For Immediate Release July 10, 2015

ESTABLISHMENT OF THE BASIN AND RANGE NATIONAL MONUMENT

- - - - - - -

BY THE PRESIDENT OF THE UNITED STATES OF AMERICA

A PROCLAMATION

The Basin and Range area of southeastern Nevada is an iconic American landscape. The area is one of the most undisturbed corners of the broader Great Basin region, which extends from the Sierra Nevada Mountains in the west to the Colorado Plateau in the east. The pattern of basin, fault, and range that characterizes this region creates a dramatic topography that has inspired inhabitants for thousands of years. The vast, rugged landscape redefines our notions of distance and space and brings into sharp focus the will and resolve of the people who have lived here. The unbroken expanse is an invaluable treasure for our Nation and will continue to serve as an irreplaceable resource for archaeologists, historians, and ecologists for generations to come.

Over both geologic and historical time, the Basin and Range area has been a landscape in motion. The area exemplifies the unique topography and geologic history of the Great Basin region and has long been the subject of studies of the tectonic and volcanic mechanisms responsible for this landscape, including crustal extension, deformation, and rifting. The thrust and fault block formations found here, along with the area's stratigraphy, have been instrumental in understanding the nearly 500 million-year history of the region. Among the geologic features found in the Basin and Range area are natural arches, caves, and sheer cliffs that offer stunning vistas. Evidence of the Alamo bolide impact, a high-velocity impact from space about 367 million years ago, can also be found here.

Volcanism and magmatism in this area during the Tertiary period contributed to the formation of numerous mountain ranges that interrupt the area's basins. The Golden Gate Range runs north-south through the center of the Basin and Range area, separating Garden Valley in the west from Coal Valley in the east. The range's block-faulted mountains are split by alluvial gaps carved by water from the valleys' now-dry lake beds. The Mount Irish Range in the southern portion of the area is topped by the steep and rugged 8,743-foot Mount Irish. The Worthington Mountains in the southwest corner of the Basin and Range area are composed of sheer limestone ridges reaching an elevation of 8,850 feet. These mountains were formed by thrust faults and contain at least three known caves, including the Leviathan Cave, which features stalactites, stalagmites, flow stones, soda straws, a cave shield, and rim pools. Data collected from these cave formations has contributed to research of the area's prehistoric climate.

The Basin and Range area spans the transition between the Mojave Desert and the sagebrush steppe of the Great Basin region. The area is one of the largest ecologically intact landscapes in the Great Basin region, providing habitat connectivity and migration corridors for a wide variety of animal species and affording researchers the ability to conduct studies over broad scales. At lower elevations, alluvial fans provide a home for sagebrush communities and mixed desert scrublands, where visitors can see big sagebrush, black sagebrush, little sagebrush, yellow rabbitbrush, saltbush, and mormon tea. Among the herbaceous species here are Indian ricegrass, Sandberg bluegrass, needlegrass, and needle and thread. Pockets of native grasslands can be found in Coal Valley, and the Basin and Range area is home to the endemic White River catseye. A more arid ecosystem can also be found in some of the lowest elevations, where cholla, spinystar, Engelmann's hedgehog cactus, Mojave kingcup cactus, tulip pricklypear, grizzlybear pricklypear, Blaine fishhook cactus, and other cactus species dominate. At middle elevations, sagebrush gives way to singleleaf pinyon, Utah juniper, curl-leaf mountain mahogany, quaking aspen, and other conifers, along with Idaho fescue and bluebunch wheatgrass. At higher elevations, ponderosa and limber pines become more common. Bristlecone pines over 2,000 years old stand sentinel in the high peaks of the Worthington Mountains.

The area provides important habitat for game species including desert bighorn sheep, mule deer, Rocky Mountain elk, and pronghorn. Other mammal species, including mountain lion, bobcat, kit fox, cottontail rabbit, pygmy rabbit, black-tailed jackrabbit, pale kangaroo mouse, and dark kangaroo mouse, also make their homes here. Many bat species reside in the Basin and Range area's caves and use its lowlands for foraging. The area provides habitat for lizards such as the greater short-horned lizard, desert spiny lizard, yellow-backed spiny lizard, Great Basin collared lizard, common zebra-tailed lizard, long-nosed leopard lizard, Great Basin fence lizard, northern sagebrush lizard, common side-blotched lizard, desert horned lizard, Great Basin skink, and Great Basin whiptail, and likely habitat for gila monsters. Snakes including the desert nightsnake, Great Basin rattlesnake, long-nosed snake, Sonoran mountain kingsnake, striped whipsnake, ringneck snake, gopher snake, and western terrestrial garter snake also make their home in this area. Great Basin spadefoot toads, western toads, and Baja California treefrogs can also be found in the area.

A number of bird species grace the landscape. These include game species such as the chukar, Gambel's quail, and a variety of dove and pigeon species. The dry basins provide habitat for sage thrasher, Brewer's sparrow, and western burrowing owl. Numerous bird species inhabit the Worthington Mountains, including pinyon jay, Clark's nutcracker, mountain bluebird, loggerhead shrike, and green-tailed towhee, along with raptors including golden eagles, Cooper's hawks, and ferruginous hawks.

The land tells the story of a rich cultural tradition. From the earliest human inhabitants 13,000 years ago, to miners and ranchers in the past century and a half, to a modern artist in recent decades, the area's residents have created and maintain notable legacies. The earliest Paleo-Indian

inhabitants of the Basin and Range area exploited food sources along the shores of now-dry lakes. These nomadic people left important traces of their presence, including a rare obsidian Clovis point in the Coal Valley Water Gap and a succession of significant campsites and artifacts around the prehistoric Coal Valley Lake.

Starting about 8,000 years ago, a drier, warmer climate forced inhabitants to move beyond the lake beds to take advantage of the rock shelters, caves, and springs that dot the landscape. These people, from the Desert Archaic to the Fremont people about 1,500 years ago, to ancestors of the Western Shoshone and Southern Paiute Tribes about 1,000 years ago, used the land in accordance with seasonal changes in foraging and hunting resources. Similar to their Paleo-Indian predecessors, these cultural groups lacked intensive settlements in this area but left a rich archaeological record, including the excavated Civa Shelter II in the Golden Gate Range. Occupied first by the Fremont people about 1,400 years ago, the cave was later intermittently used by the Shoshone, who left a diverse set of artifacts, including worked bone, shell beads, seed processing equipment, animal remains, clay stockpiles, and over 100 projectile points, suggesting pronounced and extended use for hunting, gathering, and pottery making.

In the south and southeastern reaches of the Basin and Range area, early humans' stories are told at numerous petroglyph sites, including rock art in the White River Narrows Historic District, Mount Irish Archaeological Area, and the Shooting Gallery rock art site. Listed in the National Register of Historic Places, the White River Narrows Archaeological District represents one of the largest concentrations of prehistoric rock art in eastern Nevada and includes panels dating back 4,000 years and contains the northernmost known examples of the Pahranagat style of rock art. Both the Mount Irish Archaeological Site and the Shooting Gallery area are well known for bighorn sheep motifs, among other styles of rock art. Additionally, the rock features of the Shooting Gallery area may have been used by early inhabitants as hunting blinds. Much of the Basin and Range area has not been comprehensively studied for archaeological resources, though recent surveys suggest that additional resources may be found across the area. Protection of the area will therefore provide important opportunities for archaeologists and historians to further study and understand the evolving relationship between this unique landscape and its human inhabitants.

The Basin and Range area was mostly unknown to European-Americans until the 1820s, when explorers and fur trappers first visited, including Jedediah Smith, part-owner of the Rocky Mountain Fur Company and arguably the most famous of the "Mountain Men." Mormon settlers came to the area in the mid-19th century. About the same time, the explorer, politician, and military officer John C. Frémont traversed this area while surveying for a transcontinental railroad. Mining began in the area in the 1860s when, reportedly, Native Americans escorted prospectors out to ore veins in outcroppings in the north end of the Worthington Mountains. Here the miners established what was originally called the Worthington Mining District, and subsequently renamed the Freiberg Mining District. The silver, lead, zinc, copper, and tungsten deposits found

there supported modest historical production. Head frames, mining cabins, and other structures associated with the region's mining history can be found in the Mount Irish area. Explorer and conservationist John Muir reported that he holed up in a canyon in the Golden Gate Range for a week in 1878. During the late 19th century, Basque and other ranchers brought sheep and cattle ranching into Garden Valley, and ranching remains to this day.

The location of a recent work of land art in the Basin and Range area reflects the rugged landscape and confirms its importance as a unique geologic area. The artist Michael Heizer chose the area for his work *City*, begun in 1972 and now nearing completion. Sitting on privately-held land in Garden Valley, *City* is one of the most ambitious examples of the distinctively American land art movement. Built into and out of the vast undeveloped expanse of Garden Valley, the work combines modern abstract architecture and engineering with ancient American aesthetic influences on a monumental scale, roughly the size of the National Mall, and evokes the architectural forms of ancient Mesoamerican ceremonial cities like Teotihuacán and Chichén Itzá. The presence of *City* in this stark and silent landscape provides the visitor a distinctive lens through which to experience and interact with Garden Valley.

The protection of the Basin and Range area will preserve its cultural, prehistoric, and historic legacy and maintain its diverse array of natural and scientific resources, ensuring that the prehistoric, historic, and scientific values of this area remain for the benefit of all Americans.

WHEREAS, section 320301 of title 54, United States Code (known as the "Antiquities Act"), authorizes the President, in his discretion, to declare by public proclamation historic landmarks, historic and prehistoric structures, and other objects of historic or scientific interest that are situated upon the lands owned or controlled by the Federal Government to be national monuments, and to reserve as a part thereof parcels of land, the limits of which in all cases shall be confined to the smallest area compatible with the proper care and management of the objects to be protected;

WHEREAS, it is in the public interest to preserve the objects of scientific and historic interest on the Basin and Range lands;

NOW, THEREFORE, I, BARACK OBAMA, President of the United States of America, by the authority vested in me by section 320301 of title 54, United States Code, hereby proclaim the objects identified above that are situated upon lands and interests in lands owned or controlled by the Federal Government to be the Basin and Range National Monument (monument) and, for the purpose of protecting those objects, reserve as part thereof all lands and interests in lands owned or controlled by the Federal Government within the boundaries described on the accompanying map, which is attached to and forms a part of this proclamation. These reserved Federal lands and interests in lands encompass approximately 704,000 acres. The boundaries described on the accompanying map are confined to the smallest area compatible with the proper care and management of the objects to be protected.

All Federal lands and interests in lands within the boundaries of the monument are hereby appropriated and withdrawn from all forms of entry, location, selection, sale, or other disposition under the public land laws, from location, entry, and patent under the mining laws, and from disposition under all laws relating to mineral and geothermal leasing, other than by exchange that furthers the protective purposes of the monument.

The establishment of the monument is subject to valid existing rights. If the Federal Government acquires any lands or interests in lands not owned or controlled by the Federal Government within the boundaries described on the accompanying map, such lands and interests in lands shall be reserved as a part of the monument, and objects identified above that are situated upon those lands and interests in lands shall be part of the monument, upon acquisition of ownership or control by the Federal Government.

The Secretary of the Interior (Secretary) shall manage the monument through the Bureau of Land Management (BLM) as a unit of the National Landscape Conservation System, pursuant to applicable legal authorities to protect the objects identified above.

For purposes of the care and management of the objects identified above, the Secretary, through BLM, shall within 3 years of the date of this proclamation prepare and maintain a management plan for the monument and shall provide for maximum public involvement in the development of that plan including, but not limited to, consultation with State, tribal, and local governments.

Nothing in this proclamation shall be deemed to limit the authority of the Secretary, under applicable law other than this proclamation, to undertake or authorize activities on public land in the vicinity of the sculpture *City* for the purpose of preventing harm to the artwork, including activities to improve drainage and to prevent erosion, consistent with the care and management of the objects identified above. The management plan for the monument shall provide for reasonable use of existing roads within the monument to facilitate public access to *City*.

Except for emergency or authorized administrative purposes, motorized vehicle use in the monument shall be permitted only on roads existing as of the date of this proclamation. Non-motorized mechanized vehicle use shall be permitted only on roads and trails designated for their use consistent with the care and management of the objects identified above. The Secretary shall prepare a transportation plan that designates the roads and trails where motorized or non-motorized mechanized vehicle use will be permitted.

Except as necessary for the care and management of the objects identified above or for the purpose of permitted livestock grazing, no new rights-of-way for electric transmission or transportation shall be authorized within the monument. Other rights-of-way may be authorized only if consistent with the care and management of the objects identified above.

Nothing in this proclamation shall be deemed to enlarge or diminish the rights of any Indian tribe. The Secretary shall, to the maximum extent permitted by law and in consultation with Indian tribes, ensure the protection of Indian sacred sites and cultural sites in the monument and provide access to the sites by members of Indian tribes for traditional cultural and customary uses, consistent with the American Indian Religious Freedom Act (42 U.S.C. 1996) and Executive Order 13007 of May 24, 1996 (Indian Sacred Sites).

Nothing in this proclamation shall be deemed to affect authorizations for livestock grazing, or administration thereof, on Federal lands within the monument. Livestock grazing within the monument shall continue to be governed by laws and regulations other than this proclamation.

This proclamation does not alter or affect the valid existing water rights of any party, including the United States. This proclamation does not reserve water as a matter of Federal law.

Nothing in this proclamation shall be deemed to enlarge or diminish the jurisdiction of the State of Nevada, including its jurisdiction and authority with respect to fish and wildlife management.

Nothing in this proclamation shall preclude low-level overflights of military aircraft, the designation of new units of special use airspace, or the use or establishment of military flight training routes over the lands reserved by this proclamation. Nothing in this proclamation shall preclude air or ground access for: (i) emergency response; (ii) existing or new electronic tracking and communications; (iii) landing and drop zones; and (iv) readiness training by Air Force, Joint, and Coalition forces, including training using motorized vehicles both on- and off-road, in accordance with applicable interagency agreements. Nothing in this proclamation shall preclude the Secretary of Defense from entering into new or renewed agreements with the Secretary of the Interior concerning these uses, consistent with the care and management of the objects to be protected.

Nothing in this proclamation shall be deemed to revoke any existing withdrawal, reservation, or appropriation; however, the monument shall be the dominant reservation.

Warning is hereby given to all unauthorized persons not to appropriate, injure, destroy, or remove any feature of the monument and not to locate or settle upon any of the lands thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this tenth day of July, in the year of our Lord two thousand fifteen, and of the Independence of the United States of America the two hundred and fortieth.

BARACK OBAMA

# # #

THE CONVERSATION

Academic rigor, journalistic flair



Over 730,000 people visit Colorado National Monument each year. It was established in 1911 under the Antiquities Act. Gordon Leggett, CC BY-SA

National monuments have grown and shrunk under US presidents for over a century thanks to one law: The Antiquities Act

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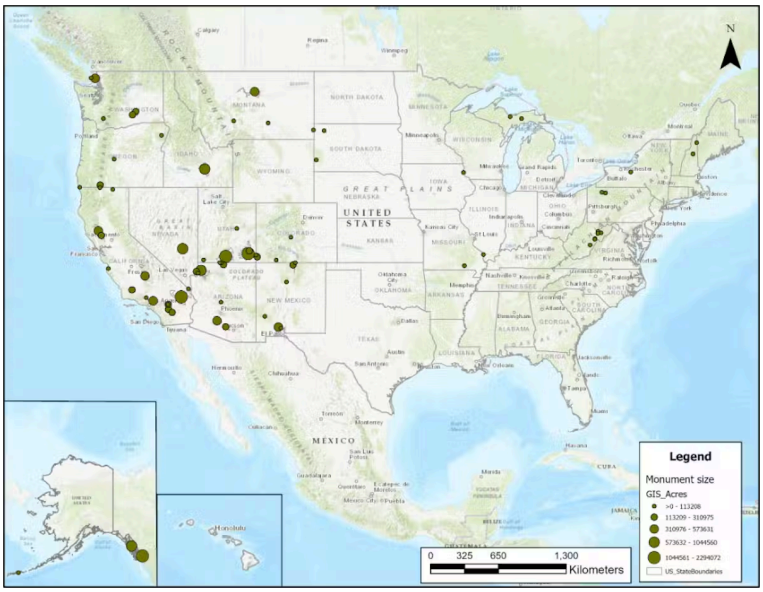
America's public lands, from its majestic national parks to its vast national forests, are at the heart of the country's identity.

They cover more than a quarter of the nation and large parts of the West. Some are crisscrossed by hiking trails and used by hunters and fishermen. Ranchers graze cattle on others. In many areas, the government earns money through oil, gas, timber and mining leases.

These federally managed public lands have long enjoyed broad bipartisan support, as have moves to turn them into protected national parks and monuments. Research consistently shows that a majority of Americans want their congressional representatives to protect public access to these lands for recreation. One avenue for protection is the creation of national monuments.

But the status of national monuments can change.



Many of the United States' national monuments, and much of its public land, are in the Western U.S.
U.S. Geological Survey (USGS) Gap Analysis Project (GAP), 2024

Presidents have expanded and contracted national monuments, as the U.S. saw with Bears Ears National Monument in Utah over the course of the past three presidencies. The rules for the use and maintenance of various public lands can also change, and that can affect surrounding communities and their economies.

The U.S. is likely to see changes to public lands again under the second Trump administration. One of the new administration's early orders was for the Department of Interior to review all national monuments for potential oil and gas drilling and mining. At least two national monuments that President Joe Biden created in California are among the new administration's targets.

The avenue for many of these changes is rooted in one century-old law.

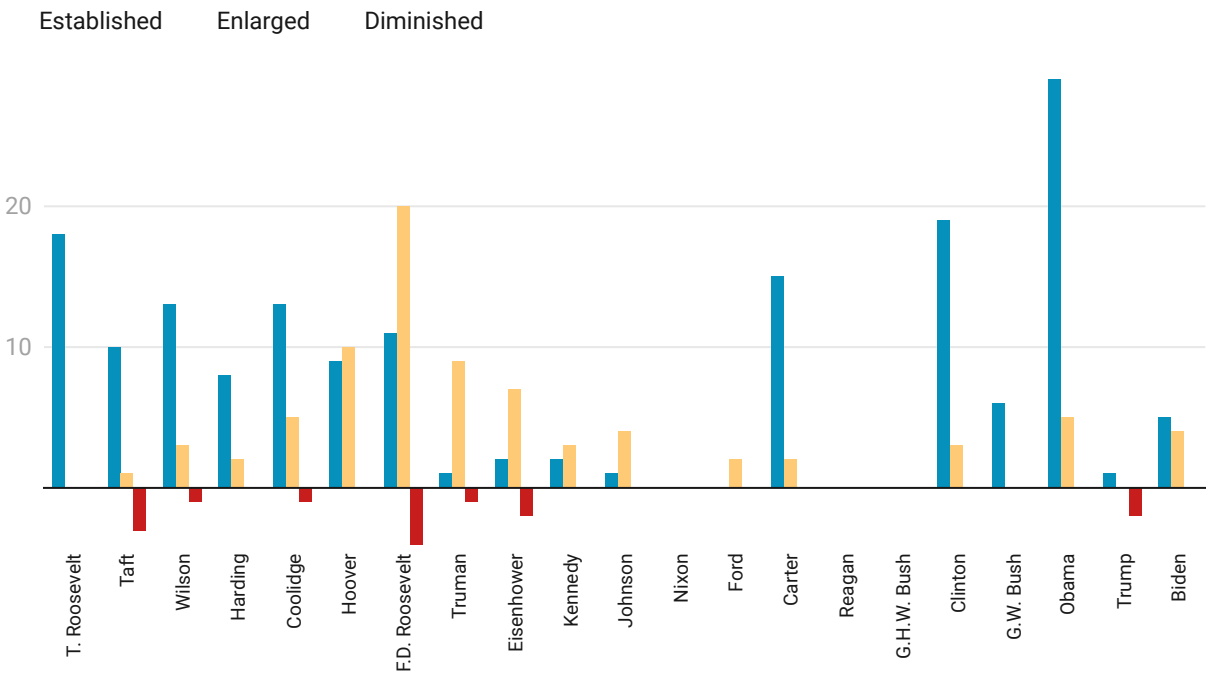
The power and vagary of the Antiquities Act

The Antiquities Act of 1906, signed into law by President Theodore Roosevelt, gave Congress or the president the authority to establish national monuments on federal land as a means of protecting areas for ecological, cultural, historical or scientific purposes.

From Theodore Roosevelt on, 18 of the 21 presidents have used the Antiquities Act to create, expand or contract national monuments through a presidential proclamation.

Presidents creating or changing national monuments

Almost every president since Theodore Roosevelt has used the Antiquities Act to change America's national monuments in some way, whether establishing, enlarging or diminishing one or more of them. Only three presidents in that time took no actions.



Data reflect number of presidential proclamations under the Antiquities Act

Chart: The Conversation, CC-BY-ND • Source: Congressional Research Service • Get the data • Embed • Download image • Created with Datawrapper

By using the Antiquities Act to create, expand or reduce national monuments, presidents can avoid an environmental impact statement, normally required under the National Environmental Policy Act, which also allows for public input. Supporters argue that forgoing the environmental impact statement helps expedite monument creation and expansion. Critics say bypassing the review means potential impacts of the monument designations can be overlooked.

The Antiquities Act also offers no clarity on whether a president can reduce the amount of area protected by prior presidents. The act simply states that a president designates “the smallest area compatible with the proper care and management of the objects to be protected.” This has led to the shifting of national monument boundaries based on the priorities of each administration.



The Citadel Ruins are the remains of Anasazi cliff dwellings at Bears Ears National Monument in Utah.
Bob Wick/Bureau of Land Management via Wikimedia Commons

An example is Bears Ears, an area of Utah that is considered significant to several tribes but also has uranium, gas and oil resources. In 2016, President Barack Obama designated Bears Ears a national monument. In 2017, President Donald Trump signed a proclamation reducing Bears Ears by 80% of its total designated size. The monument's size and scope shifted a third time when President Joe Biden reestablished Bears Ears to the boundaries designated by Obama.

In the span of just over five years, the monument was created, reduced, then restored to the original monument designation.

The uncertainty about the long-term reliability of a designation makes it challenging for federal agencies to manage the land or assure Indigenous communities that the government will protect cultural, historical and ecological heritage.

Public lands can be economic engines

National parks and monuments can help fuel local economies.

A 2017 study by Headwaters Economics, a nonprofit research group, found that Western rural counties with more public land have had greater economic growth, including in jobs and personal income, than those with little public land. National monuments can also benefit neighboring counties by increasing population, income and employment opportunities.



Even small national monuments provide economic benefits for their surrounding communities. Visitors to Fort Stanwix National Monument in Rome, N.Y., spent $5.3 million in nearby communities in 2023, according to a National Park Service report. National Park Service via Wikimedia Commons

While many counties adjacent to public lands may be dependent on natural resource extraction, the establishment of a national monument can open up new opportunities by expanding tourism and recreation. For example, four national parks and monuments in southeastern Utah, including Natural Bridges, drew about 2.4 million visitors who spent nearly US$400 million in surrounding communities.

However, when there is uncertainty over whether public lands will remain protected, communities may be hesitant to invest in that future, not knowing whether it will soon change.

What Congress and the courts could do

There are a few ways to increase the certainty around the future of national monuments.

First, lawsuits could push the courts to determine whether the president has the authority to reduce national monuments. Since the Antiquities Act doesn't directly address presidential authority to reduce monument size, that's an open question.

Advocacy groups sued the government over Trump's authority to shrink Bears Ears National Monument, but their cases were put on hold after Biden expanded the monument again. The U.S. Supreme Court declined to hear other cases in 2024 that argued that a president's authority to declare and expand national monuments should be far more limited under the law.

Second, Congress could permanently protect designated national monuments through legislation. That would require presidential approval, and the process would likely be slow and cumbersome. Creating White Clouds Wilderness in Idaho, for example, took decades and a public campaign to have it designated a national monument before Congress approved its wilderness designation.

Third, Congress could take new steps to protect public lands. For example, a bipartisan bill titled Public Lands in Public Hands Act could block privatization of public lands and increase and maintain access for recreation. One of the bill's lead sponsors is U.S. Rep. Ryan Zinke, a Republican from Montana who served as Interior secretary during the first Trump administration. Whether the bill will pass and gain the president's approval remains to be seen.

Public lands have widespread support

The Antiquities Act has led to the creation of 163 terrestrial and marine monuments and subsequently the protection of land and waters that hold cultural, scientific or historic significance.

These monuments tend to have broad support. During the first Trump administration, there were over 650,000 public comments on Trump's review of national monument creation. An analysis found that 98% of the comments expressed broad support for both the creation and expansion of national monuments.



Gold Butte National Monument covers nearly 300,000 acres of remote and rugged desert landscape in southeastern Nevada and is popular with hikers. Bureau of Land Management

Public lands are more than just physical places. They are spaces where our ideals and values around public land unify us as Americans. They are quintessentially American – and in many ways define and shape the American identity.

Tab 7

Bill	Title
AB352	AN ACT relating to businesses; requiring a person who wishes to conduct a cottage cosmetics operation to apply to the State Department of Agriculture for a license; setting forth requirements and fees relating to a cottage cosmetics operation; exempting a cottage cosmetics operation from certain licensing requirements; revising and reorganizing certain provisions governing cottage food establishments; requiring a person who wishes to conduct a cottage food operation to apply to the Department; revising provisions governing farm-to-fork events; applying certain provisions governing food delivery service platforms to the delivery of food items from a cottage food operation; declaring void certain regulations; eliminating certain provisions governing craft food operations
AB529	AN ACT relating to energy; requiring certain wholesale facilities for the generation of electricity from solar energy to purchase power from certain electric utilities
AB540	AN ACT relating to governmental administration; creating the Nevada Attainable Housing Account and setting forth the allowable uses of money in the Account; requiring, with certain exceptions, an eligible entity to provide or secure certain matching funds as a condition of receiving money from the Account; exempting any attainable housing project from provisions of law relating to public works and the payment of prevailing wages; requiring the Administrator of the Housing Division of the Department of Business and Industry to adopt an allocation plan for attainable housing; creating and setting forth the duties of the Nevada Attainable Housing Council; authorizing the Division to establish programs for the reporting of rental payments to credit reporting agencies; providing that attainable housing projects that receive financial assistance from the Nevada State Infrastructure Bank are not subject to prevailing wage requirements; revising provisions governing the sale, lease or conveyance of certain real property by the governing body of a county or city; requiring the governing body of a county or city to adopt certain expedited processes relating to attainable housing; revising the definitions of certain tiers of affordable housing; requiring, under certain circumstances, the State Contractors' Board to issue licenses by endorsement or provisional licenses; requiring, under certain circumstances, the State Contractors' Board to waive certain fees relating to contractor's licenses in rural areas; making various other changes relating to housing; making an appropriation
SB233	AN ACT relating to agriculture; requiring the Director of the State Department of Agriculture to establish a program to certify certain food and farm products as grown or produced in Nevada and to certify the vendors of such food or farm products; requiring the State Department of Agriculture to establish a Task Force on Farm Labor; making an appropriation
SB364	AN ACT relating to taxation; authorizing certain qualified businesses in this State to apply to the Office of Economic Development for a partial abatement from certain taxes imposed in connection with the development of railroad tracks, railroad spurs and other railroad-related infrastructure; prescribing certain requirements and conditions relating to the partial abatement

Tab 8

Data in this infographic are sourced from the following:

American Community Survey, U.S. Census Bureau; 2018 to 2022 5-Year Estimates:

DP04, DP05, S1101, S2101, S1701, S1501, DP03, B19122, S1901

Lightcast; 2023.4 Dataset:

QCEW Employees, Non-QCEW Employees, and Self-Employed

This fact sheet was created by the **Nevada Economic Assessment Project (NEAP)**, a program under the University of Nevada, Reno Extension.

Additional infographics for this county and others across the state are available.

For more information please contact the Nevada Economic Assessment Project at: **EconDev@unr.edu**
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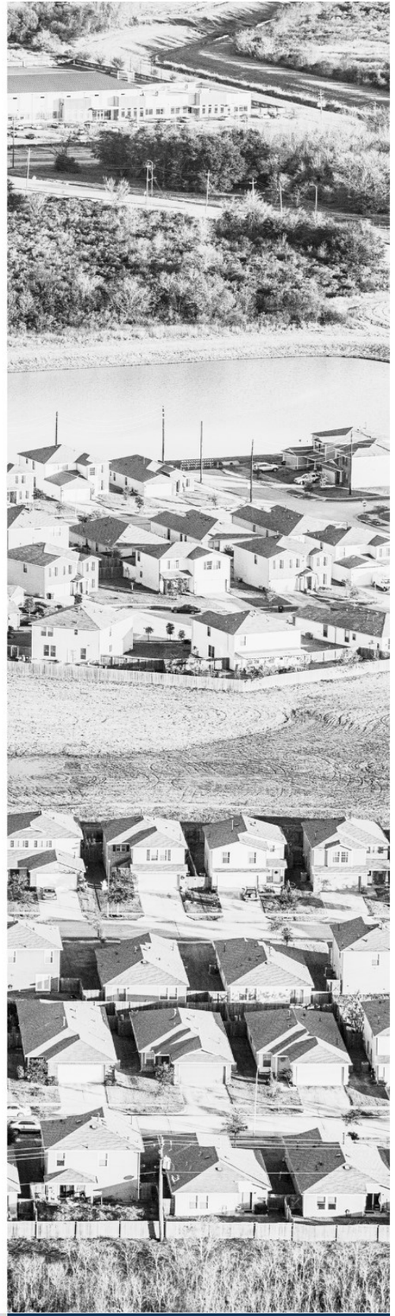

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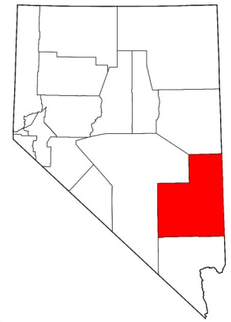
Lincoln County 2025











HOUSING SNAPSHOT - DEMOGRAPHIC & ECONOMIC CHARACTERISTICS

University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

This fact sheet contains baseline housing demand data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

Demographic and economic data are commonly used for evaluating a community's housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment helps illustrate the people in the community, while economic characteristics such as income, employment, and occupations provide an understanding of the community's capacity and resources. Learning about these traits facilitate the analysis of housing availability and affordability in the communities.

EXTENSION
College of Agriculture, Biotechnology & Natural Resources

Extension.unr.edu/NEAP

NEVADA RURAL HOUSING

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

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

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College of Agriculture, Biotechnology & Natural Resources

Demographics & Economics

City/Region	Population	Age	Household	Home Ownership	Labor	Employment	Income
Lincoln County	**4,507** (13% decrease since 2015)	Approximately 32.5% of the population are 55 years or older, 26.6% is 35 and 54, and 16.2% is between 20 and 34 years.	***# of Households:*** 1,645 # of ***Families:*** 1,009 ***Avg. Household Size:*** 2.43	***Home Ownership Rate:*** 73.7% ***Owners w/o Mortgage:*** 560	***Labor Force Participation Rate:*** 47.0% ***Unemployment Rate:*** 4.1%	***Total Employment:*** 1,651	***2022 Median HH Income:*** $67,412 ***Average Hourly Wage Rate:*** $28.50
Alamo	**1,019** (25.1% of county total)	Approximately 21.9% of the population are 55 years or older, 23.3% is 35 and 54, and 21.6% is between 20 and 34 years.	***# of Households:*** 378 # of ***Families:*** 260 ***Avg. Household Size:*** 2.70	***Home Ownership Rate:*** 68.5% ***Owners w/o Mortgage:*** 174	***Labor Force Participation Rate:*** 61.1% ***Unemployment Rate:*** 0.0%	***Total Employment:*** 433	***2022 Median HH Income:*** $65,083 ***Average Hourly Wage Rate:*** $27.99
Caliente	**840** (14.9% of county total)	Approximately 37.1% of the population are 55 years or older, 29.5% is 35 and 54, and 5.5% is between 20 and 34 years.	***# of Households:*** 348 # of ***Families:*** 134 ***Avg. Household Size:*** 2.21	***Home Ownership Rate:*** 60.3% ***Owners w/o Mortgage:*** 103	***Labor Force Participation Rate:*** 49.3% ***Unemployment Rate:*** 4.2%	***Total Employment:*** 346	***2022 Median HH Income:*** $36,400 ***Average Hourly Wage Rate:*** $28.44
Panaca	**1,039** (22.6% of county total)	Approximately 23.5% of the population are 55 years or older, 24.5% is 35 and 54, and 15.8% is between 20 and 34 years.	***# of Households:*** 349 # of ***Families:*** 258 ***Avg. Household Size:*** 2.98	***Home Ownership Rate:*** 72.2% ***Owners w/o Mortgage:*** 117	***Labor Force Participation Rate:*** 48.2% ***Unemployment Rate:*** 0.0%	***Total Employment:*** 343	***2022 Median HH Income:*** $68,073 ***Average Hourly Wage Rate:*** $30.93
Pioche	**1,111** (25.2% of county total)	Approximately 41.2% of the population are 55 years or older, 23.8% is 35 and 54, and 24.9% is between 20 and 34 years.	***# of Households:*** 317 # of ***Families:*** 239 ***Avg. Household Size:*** 2.16	***Home Ownership Rate:*** 90.5% ***Owners w/o Mortgage:*** 124	***Labor Force Participation Rate:*** 35.6% ***Unemployment Rate:*** 15.0%	***Total Employment:*** 312	***2022 Median HH Income:*** $73,849 ***Average Hourly Wage Rate:*** $28.23
Rest of County	**498** (12.3% of county total)	Approximately 45.4% of the population are 55 years or older, 39.4% is 35 and 54, and 4.6% is between 20 and 34 years.	***# of Households:*** 253 # of ***Families:*** 118 ***Avg. Household Size:*** N/A	***Home Ownership Rate:*** N/A ***Owners w/o Mortgage:*** 42	***Labor Force Participation Rate:*** 45.8% ***Unemployment Rate:*** 0.0%	***Total Employment:*** 217	***2022 Median HH Income:*** N/A ***Average Hourly Wage Rate:*** N/A

Data details and citations can be found on the back page.

Data in this infographic are sourced from the following:

American Community Survey, U.S. Census Bureau; 2018 to 2022 5-Year Estimates:

B25004, B25007, B25027 DP04, S2503

SOCDS Building Permits Database; Accessed December 2023

Nevada Division of Housing; Accessed January 2024

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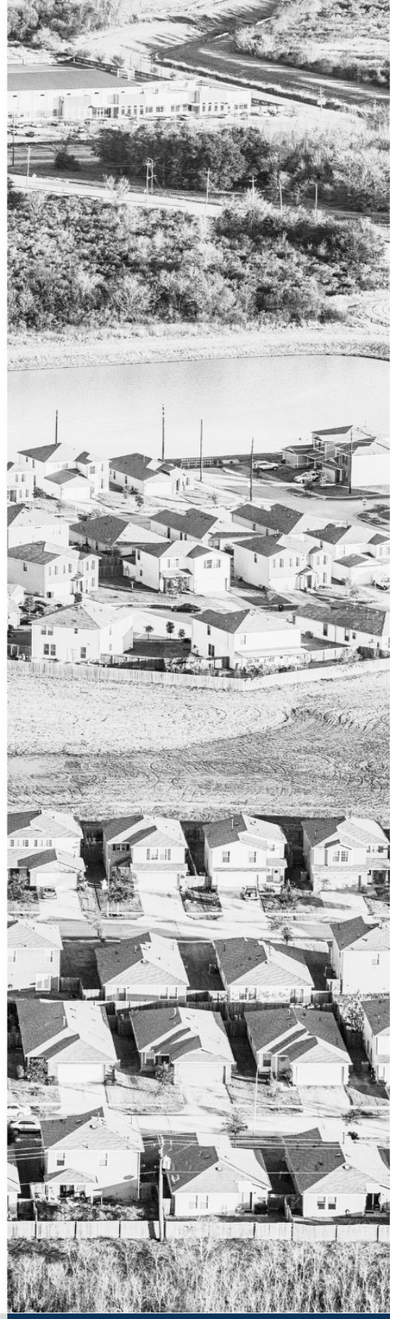

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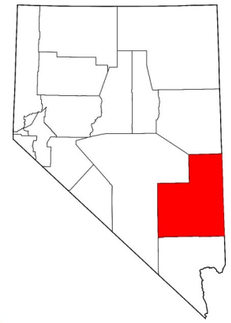
LINCOLN COUNTY 2025











HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

This fact sheet contains baseline housing supply data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

Before any analysis can be completed, an understanding of the current housing supply must be achieved. Here, common housing data, such as total housing units, structure type, age of housing, vacancy, and tenure are shown. This baseline data illustrates the current state of housing in the county and selected communities. Learning about these traits facilitate the analysis of housing availability and affordability in the region.

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Housing Supply

City/Region	Housing Units	Subsidized	Age of Housing	Housing Structures	Housing Value	Vacancy Status
Lincoln County	***Total Housing Units:*** 2,292	**Units administered through housing programs:** 82	**Built 2010 or later:** 9.2% **Built 1970 to 2009:** 51.7% **Build 1969 or Earlier:** 39.0%	**Single Family:** 77.8% **Mobile Home, RV:** 16.3% **Multi-Family:** 5.9%	**Less than $150,000:** 31.8% **$150,000-$299,999:** 50.6% **$300,000 or more :** 17.6%	**Total Units**: 647 **For Rent** 2.0% **For Sale** 9.1% **For Seasonal or Occasional Use** 61.1% **For Migrant Workers** 1.1% **Other Vacant** 25.5%
Alamo	***Total Housing Units:*** 472 20.6% of the County's total units.	**Units administered through housing programs:** 0	**Built 2010 or later:** 18.6% **Built 1970 to 2009:** 40.5% **Build 1969 or Earlier:** 40.9%	**Single Family:** 66.3% **Mobile Home, RV:** 30.9% **Multi-Family:** 2.8%	**Less than $150,000:** 52.5% **$150,000-$299,999:** 40.9% **$300,000 or more :** 6.6%	**Total Units**: 94 **For Rent** 0.0% **For Sale** 0.0% **For Seasonal or Occasional Use** 24.5% **For Migrant Workers** 0.0% **Other Vacant** 75.5%
Caliente	***Total Housing Units:*** 466 20.3% of the County's total units.	**Units administered through housing programs:** 50	**Built 2010 or later:** 7.9% **Built 1970 to 2009:** 40.6% **Build 1969 or Earlier:** 51.5%	**Single Family:** 77.5% **Mobile Home, RV:** 4.5% **Multi-Family:** 18.0%	**Less than $150,000:** 48.6% **$150,000-$299,999:** 51.4% **$300,000 or more :** 0.0%	**Total Units**: 118 **For Rent** 0.0% **For Sale** 12.7% **For Seasonal or Occasional Use** 62.8% **For Migrant Workers** 5.9% **Other Vacant** 18.6%
Panaca	***Total Housing Units:*** 413 18.0% of the County's total units.	**Units administered through housing programs:** 20	**Built 2010 or later:** 10.4% **Built 1970 to 2009:** 37.5% **Build 1969 or Earlier:** 52.1%	**Single Family:** 83.1% **Mobile Home, RV:** 11.4% **Multi-Family:** 5.6%	**Less than $150,000:** 17.5% **$150,000-$299,999:** 48.0% **$300,000 or more :** 34.5%	**Total Units**: 64 **For Rent** 0.0% **For Sale** 40.6% **For Seasonal or Occasional Use** 40.6% **For Migrant Workers** 0.0% **Other Vacant** 18.8%
Pioche	***Total Housing Units:*** 472 20.6% of the County's total units.	**Units administered through housing programs:** 12	**Built 2010 or later:** 5.3% **Built 1970 to 2009:** 57.0% **Build 1969 or Earlier:** 37.7%	**Single Family:** 75.6% **Mobile Home, RV:** 24.4% **Multi-Family:** N/A	**Less than $150,000:** 28.9% **$150,000-$299,999:** 53.0% **$300,000 or more :** 18.1%	**Total Units**: 155 **For Rent** 0.0% **For Sale** 0.0% **For Seasonal or Occasional Use** 66.5% **For Migrant Workers** 0.0% **Other Vacant** 33.5%
Rest of County	***Total Housing Units:*** 469 20.5% of the County's total units.4,466	**Units administered through housing programs:** 0	**Built 2010 or later:** 4.1% **Built 1970 to 2009:** 81.2% **Build 1969 or Earlier:** 14.7%	**Single Family:** 87.4% **Mobile Home, RV:** 9.4% **Multi-Family:** 3.2%	**Less than $150,000:** 10.3% **$150,000-$299,999:** 61.8% **$300,000 or more :** 27.9%	**Total Units**: 216 **For Rent** 6.0% **For Sale** 8.4% **For Seasonal or Occasional Use** 78.2% **For Migrant Workers** 0.0% **Other Vacant** 7.4%

Data details and citations can be found on the back page.

Terminology

Tenure— The classification of a housing unit between owner-occupied and renter-occupied.

Vacancy— Vacant housing units are those units that are unoccupied for a majority of the year. Only some of these units are available to be moved in to, those labeled '**For Rent**' or '**For Sale**'.

Other labels suggest that these may not be available. For instance, '**Season or Occasional'** suggest that the units are second homes used for vacation. '**Other'** often suggest the units are condemned or otherwise unlivable. 'Other' also includes units that are rented, or sold, but not currently occupied.

Building Permits

In 2022, 24 single family building permits were issued throughout Lincoln County.

Since 2005, 3 multi-family unit permits have been issued.

Data in this infographic are sourced from the following:

American Community Survey, U.S. Census Bureau; 2018 to 2022 5-Year Estimates:

B25004, B25007, B25027 DP04, S2503

SOCDS Building Permits Database; Accessed December 2023

Nevada Division of Housing; Accessed January 2024

This fact sheet was created by the **Nevada Economic Assessment Project (NEAP)**, a program under the University of Nevada, Reno Extension.

Additional infographics for this county and others across the state are available.

For more information please contact the Nevada Economic Assessment Project at: **EconDev@unr.edu**
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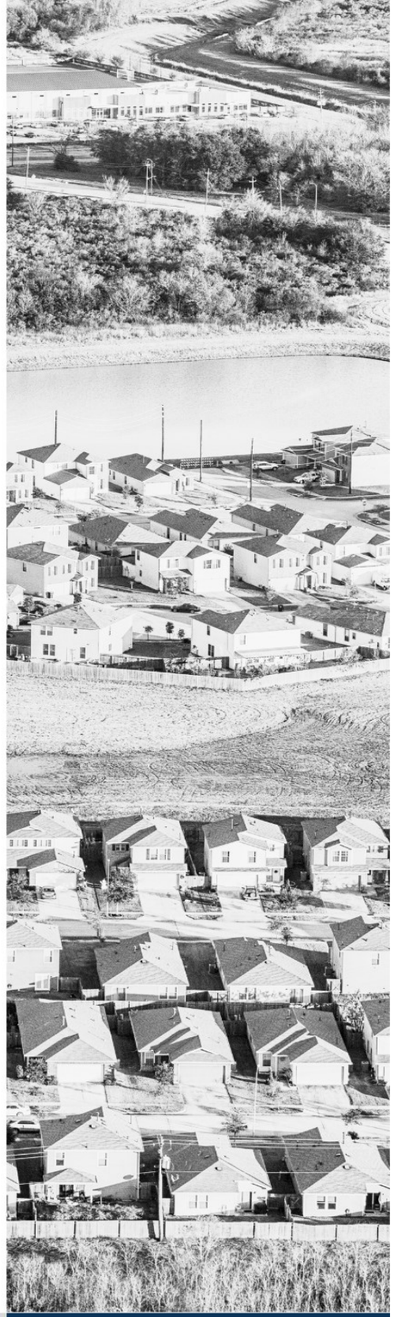

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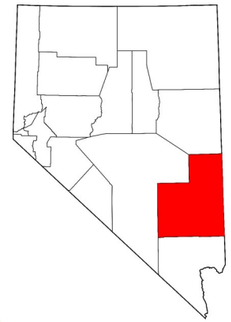
College of Agriculture, Biotechnology & Natural Resources

LINCOLN COUNTY 2025

HOUSING SNAPSHOT - HOUSING DEMAND CHARACTERISTICS











University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

This fact sheet contains baseline housing supply data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

'More housing' does not always fix a housing problem. Housing solutions must match the needs of a community. Households of different sizes and different income levels require varied housing units. Looking at household size, home values, median income, and cost burden can help facilitate the analysis of housing demand in the region.

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Housing Demand

Region	Owner Occupied Bedrooms	Renter Occupied Bedrooms	Average Household Size	Income & Tenure	Gross Rent	Cost Burden
Lincoln County	**1 or fewer bedrooms:** 1.4% **2 bedrooms:** 34.7% **3 or more bedrooms:** 63.9%	**1 or fewer bedrooms:** 37.6% **2 bedrooms:** 31.4% **3 or more bedrooms:** 30.9%	**Owner Occupied:** 2.62 **Renter Occupied:** 1.90	25.3% of owners and 57.1% % of renters earn less than $50,000	**Less than $500:** 13.4% **$500-$999:** 62.8% **$1,000-$1,499:** 16.9% **Greater than $1,500:** 0.0% **No Rent:** 6.9%	**Owner Occupied:** 18.2% overburdened **Renter Occupied:** 39.8% overburdened
Alamo	**1 or fewer bedrooms:** 0.0% **2 bedrooms:** 56.0% **3 or more bedrooms:** 44.0%	**1 or fewer bedrooms:** 56.3% **2 bedrooms:** 0.0% **3 or more bedrooms:** 43.7%	**Owner Occupied:** 2.83 **Renter Occupied:** 2.40	37.1% of owners and 54.6% of renters earn less than $50,000	**Less than $500:** 10.9% **$500-$999:** 45.4% **$1,000-$1,499:** 43.7% **Greater than $1,500:** 0.0% **No Rent:** 0.0%	**Owner Occupied:** 11.1% overburdened **Renter Occupied:** 45.5% overburdened
Caliente	**1 or fewer bedrooms:** 0.0% **2 bedrooms:** 29.0% **3 or more bedrooms:** 71.0%	**1 or fewer bedrooms:** 52.2% **2 bedrooms:** 31.2% **3 or more bedrooms:** 16.7%	**Owner Occupied:** 2.94 **Renter Occupied:** 1.09	38.2% of owners and 79.7% of renters earn less than $50,000	**Less than $500:** 32.6% **$500-$999:** 39.9% **$1,000-$1,499:** 8.7% **Greater than $1,500:** 0.0% **No Rent:** 18.8%	**Owner Occupied:** 15.1% overburdened **Renter Occupied:** 51.7% overburdened
Panaca	**1 or fewer bedrooms:** 0.0% **2 bedrooms:** 21.4% **3 or more bedrooms:** 78.6%	**1 or fewer bedrooms:** 24.7% **2 bedrooms:** 64.9% **3 or more bedrooms:** 10.3%	**Owner Occupied:** 3.10 **Renter Occupied:** 2.65	23.4% of owners and 64.9% of renters earn less than $50,000	**Less than $500:** 0.0% **$500-$999:** 100.0% **$1,000-$1,499:** 0.0% **Greater than $1,500:** 0.0% **No Rent:** 0.0%	**Owner Occupied:** 9.7% overburdened **Renter Occupied:** 33.3% overburdened
Pioche	**1 or fewer bedrooms:** 0.0% **2 bedrooms:** 38.3% **3 or more bedrooms:** 61.7%	**1 or fewer bedrooms:** N/A **2 bedrooms:** N/A **3 or more bedrooms:** N/A	**Owner Occupied:** 2.29 **Renter Occupied:** N/A	13.6% of owners and N/A of renters earn less than $50,000	**Less than $500:** N/A **$500-$999:** N/A **$1,000-$1,499:** N/A **Greater than $1,500:** N/A **No Rent:** N/A	**Owner Occupied:** 14.5% overburdened **Renter Occupied:** N/A
Rest of County	**1 or fewer bedrooms:** 8.3% **2 bedrooms:** 25.0% **3 or more bedrooms:** 66.7%	**1 or fewer bedrooms:** N/A **2 bedrooms:** N/A **3 or more bedrooms:** N/A	**Owner Occupied:** N/A **Renter Occupied:** N/A	15.2% of owners and 46.0% of renters earn less than $50,000	**Less than $500:** 0.0% **$500-$999:** 73.5% **$1,000-$1,499:** 18.4% **Greater than $1,500:** 0.0% **No Rent:** 8.2%	**Owner Occupied:** 52.5% overburdened **Renter Occupied:** N/A overburdened

Terminology

Gross Rent— This includes contract rent as well as basic utility costs for the housing unit (such as electricity, water, sewer, and natural gas.)

Cost Burden— Per the definition from HUD, a household is '**overburdened**' if it spends more than 30% of monthly gross income on housing costs.

Housing costs include both the rent or mortgage on the unit, as well as additional costs including utilities, property taxes, and insurance.

All data in this table refers to total households in the region, not total housing units.

Data in this infographic are sourced from the following:

American Community Survey (ACS): 2018-2022 5-Year Estimates: S2503, S2506

County Assessor's Office

Zillow Housing Research: https://www.zillow.com/research/

Housing Affordability Calculator: https://www.calculator.net/

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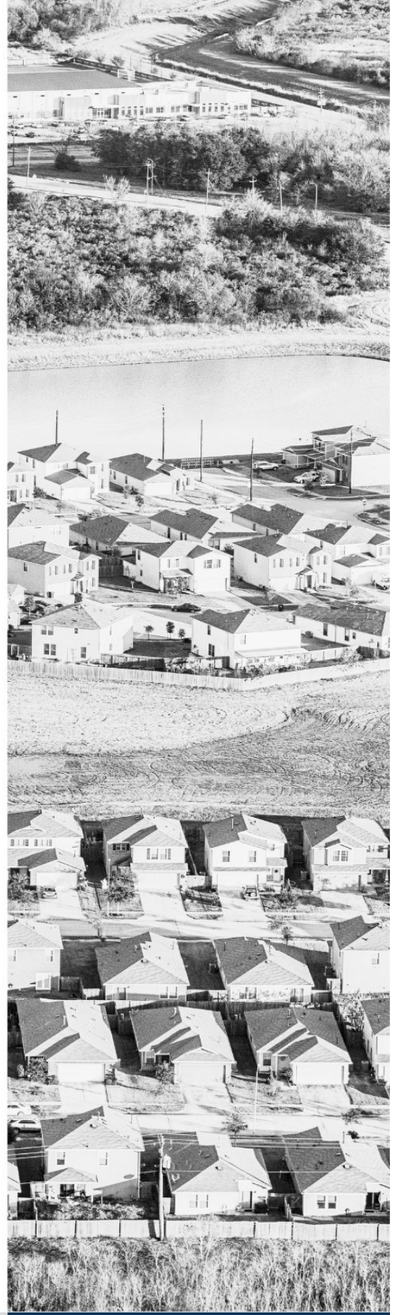

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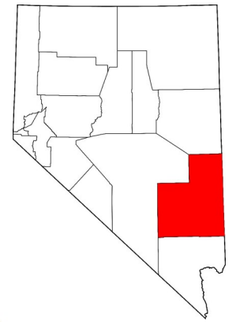
Lincoln County 2025





HOUSING SNAPSHOT - HOUSING AFFORDABILITY ANALYSIS



University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes



This fact sheet contains baseline housing analysis to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.



This is an analysis showing the current affordability of housing in the county and selected communities. Here, the data from the previous fact sheets, demographic and economic characteristics, housing supply, and housing demand data, are used to view the affordability (or lack thereof) of the current housing market. This analysis can be used to inform decision makers, home producers, and land managers in their region.

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Housing Affordability

	BACKGROUND INFO		OWNERS		RENTERS			
City/Region	Annual Median Household Income	Monthly Estimated Housing Expense	Monthly Affordable Housing Expense	Affordability Gap	Monthly Affordable Housing Expense	1-Bedroom Affordability Gap	2-Bedroom Affordability Gap	3-Bedroom Affordability Gap
Lincoln County	**Annual Median**: $67,412 **30% HH Income:** $20,224 **50% HH Income:** $33,706 **80% HH Income:** $53,930 **120% HH Income:** $80,894	**Owner-Occupied:** $1,835 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $843 **80%:** $1,348 **100%:** $1,685 **120%:** $1,835	**50%:** -$992 **80%:** -$487 **100%:** -$150 **120%:** $187	**30%:** $506 **50%:** $843 **80%:** $1,348 **100%:** $1,685 **120%:** $2,022	**30%:** -$464 **50%:** -$127 **80%:** $378 **100%:** $715 **120%:** $1,052	**30%:** -$684 **50%:** -$347 **80%:** $158 **100%:** $495 **120%:** $832	**30%:** -$914 **50%:** -$577 **80%:** -$72 **100%:** $265 **120%:** $602
Alamo	**Annual Median**: $65,083 **30% HH Income:** $19,525 **50% HH Income:** $32,542 **80% HH Income:** $52,066 **120% HH Income:** $78,100	**Owner-Occupied:** $1,866 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $758 **80%:** $814 **100%:** $1,302 **120%:** $1,627	**50%:** -$1,052 **80%:** -$564 **100%:** -$239 **120%:** $87	**30%:** $488 **50%:** $814 **80%:** $1,302 **100%:** $1,627 **120%:** $1,952	**30%:** -$482 **50%:** -$156 **80%:** $332 **100%:** $657 **120%:** $982	**30%:** -$702 **50%:** -$376 **80%:** $112 **100%:** $437 **120%:** $762	**30%:** -$932 **50%:** -$606 **80%:** -$118 **100%:** $207 **120%:** $532
Caliente	**Annual Median**: $36,400 **30% HH Income:** $10,920 **50% HH Income:** $18,200 **80% HH Income:** $29,120 **120% HH Income:** $43,680	**Owner-Occupied:** $1,693 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $455 **80%:** $728 **100%:** $910 **120%:** $1,092	**50%:** -$1,238 **80%:** -$965 **100%:** -$783 **120%:** - 601	**30%:** $273 **50%:** $455 **80%:** $728 **100%:** $910 **120%:** $1,092	**30%:** -$697 **50%:** -$366 **80%:** -$93 **100%:** $89 **120%:** $271	**30%:** -$917 **50%:** -$474 **80%:** -$201 **100%:** -$19 **120%:** $163	**30%:** -$1,147 **50%:** -$711 **80%:** -$438 **100%:** -$256 **120%:** $74
Panaca	**Annual Median**: $68,073 **30% HH Income:** $20,422 **50% HH Income:** $34,037 **80% HH Income:** $54,458 **120% HH Income:** $81,688	**Owner-Occupied:** $1,890 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $851 **80%:** $1,361 **100%:** $1,702 **120%:** $2,042	**50%:** -$1,039 **80%:** -$529 **100%:** -$188 **120%:** $152	**30%:** $511 **50%:** $851 **80%:** $1,361 **100%:** $1,702 **120%:** $2,042	**30%:** -$459 **50%:** $30 **80%:** $540 **100%:** $881 **120%:** $1,221	**30%:** -$679 **50%:** -$78 **80%:** $432 **100%:** $773 **120%:** $1,113	**30%:** -$909 **50%:** -$315 **80%:** $195 **100%:** $536 **120%:** $876
Pioche	**Annual Median**: $73,849 **30% HH Income:** $22,155 **50% HH Income:** $36,925 **80% HH Income:** $59,079 **120% HH Income:** $88,619	**Owner-Occupied:** $1,968 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $923 **80%:** $1,476 **100%:** $1,846 **120%:** $2,215	**50%:** -$1,044 **80%:** -$492 **100%:** -$122 **120%:** $247	**30%:** $554 **50%:** $923 **80%:** $1,477 **100%:** $1,846 **120%:** $2,215	**30%:** -$416 **50%:** $102 **80%:** $656 **100%:** $1.025 **120%:** $1,394	**30%:** -$636 **50%:** -$6 **80%:** $548 **100%:** $917 **120%:** $1,286	**30%:** -$866 **50%:** -$243 **80%:** $311 **100%:** $680 **120%:** $1,049

Affordability: The U.S. Department of Housing and Urban Development characterizes "**affordable housing**" as housing for which the occupant spends no more than 30 percent of their gross income on housing expenses, including utilities. This threshold is designed to allow households sufficient funds for other essential expenses.

Data details and citations can be found on the back page.

This table shows the **gap in affordability** for households at various income levels versus the average housing cost, for both owners and renters.

As an example, the annual median income for a household in Lincoln County is **$67,412**. A family at **80%** of that makes **$53,930** annually.
As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **$1,835**. This includes mortgage, taxes, insurance, and utilities.
The Monthly Affordable Housing Expense (30% of gross income) shows at only **$1,348** at 80% median income. This difference gives a gap of **-$487**, making it unaffordable at the 80% income level.

Data in this infographic are sourced from the following:

American Community Survey, U.S. Census Bureau; 2018 to 2022 5-Year Estimates:

DP04, DP05, S1101, S2101, S1701, S1501, DP03, B19122, S1901

Lightcast; 2023.4 Dataset:

QCEW Employees, Non-QCEW Employees, and Self-Employed

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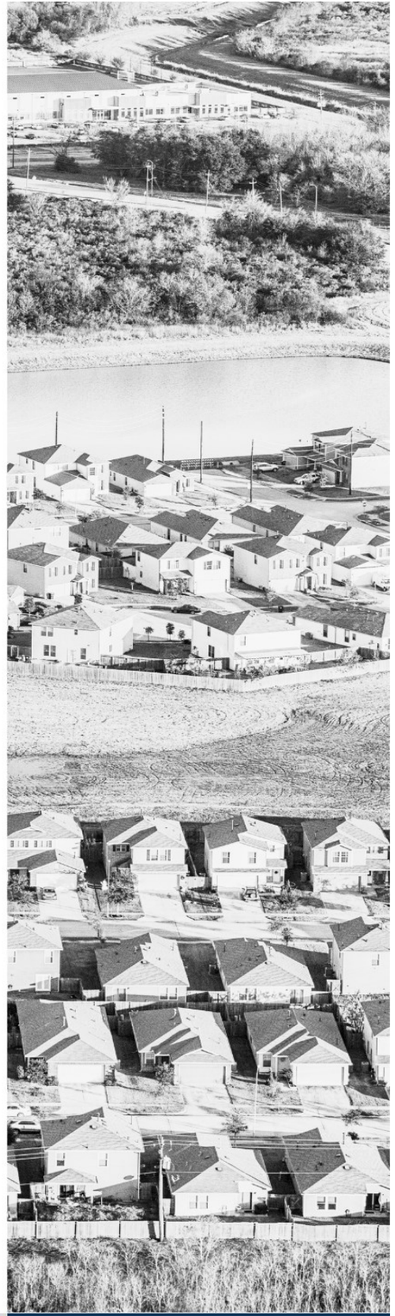

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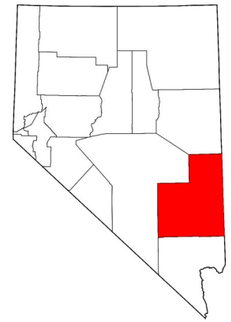
Lincoln County 2025











HOUSING SNAPSHOT - DEMOGRAPHIC & ECONOMIC CHARACTERISTICS

University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

This fact sheet contains baseline housing demand data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

Demographic and economic data are commonly used for evaluating a community's housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment helps illustrate the people in the community, while economic characteristics such as income, employment, and occupations provide an understanding of the community's capacity and resources. Learning about these traits facilitate the analysis of housing availability and affordability in the communities.

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Demographics & Economics

City/Region	Population	Age	Household	Home Ownership	Labor	Employment	Income
Lincoln County	**4,507** (13% decrease since 2015)	Approximately 32.5% of the population are 55 years or older, 26.6% is 35 and 54, and 16.2% is between 20 and 34 years.	***# of Households:*** 1,645 # of ***Families:*** 1,009 ***Avg. Household Size:*** 2.43	***Home Ownership Rate:*** 73.7% ***Owners w/o Mortgage:*** 560	***Labor Force Participation Rate:*** 47.0% ***Unemployment Rate:*** 4.1%	***Total Employment:*** 1,651	***2022 Median HH Income:*** $67,412 ***Average Hourly Wage Rate:*** $28.50
Alamo	**1,019** (25.1% of county total)	Approximately 21.9% of the population are 55 years or older, 23.3% is 35 and 54, and 21.6% is between 20 and 34 years.	***# of Households:*** 378 # of ***Families:*** 260 ***Avg. Household Size:*** 2.70	***Home Ownership Rate:*** 68.5% ***Owners w/o Mortgage:*** 174	***Labor Force Participation Rate:*** 61.1% ***Unemployment Rate:*** 0.0%	***Total Employment:*** 433	***2022 Median HH Income:*** $65,083 ***Average Hourly Wage Rate:*** $27.99
Caliente	**840** (14.9% of county total)	Approximately 37.1% of the population are 55 years or older, 29.5% is 35 and 54, and 5.5% is between 20 and 34 years.	***# of Households:*** 348 # of ***Families:*** 134 ***Avg. Household Size:*** 2.21	***Home Ownership Rate:*** 60.3% ***Owners w/o Mortgage:*** 103	***Labor Force Participation Rate:*** 49.3% ***Unemployment Rate:*** 4.2%	***Total Employment:*** 346	***2022 Median HH Income:*** $36,400 ***Average Hourly Wage Rate:*** $28.44
Panaca	**1,039** (22.6% of county total)	Approximately 23.5% of the population are 55 years or older, 24.5% is 35 and 54, and 15.8% is between 20 and 34 years.	***# of Households:*** 349 # of ***Families:*** 258 ***Avg. Household Size:*** 2.98	***Home Ownership Rate:*** 72.2% ***Owners w/o Mortgage:*** 117	***Labor Force Participation Rate:*** 48.2% ***Unemployment Rate:*** 0.0%	***Total Employment:*** 343	***2022 Median HH Income:*** $68,073 ***Average Hourly Wage Rate:*** $30.93
Pioche	**1,111** (25.2% of county total)	Approximately 41.2% of the population are 55 years or older, 23.8% is 35 and 54, and 24.9% is between 20 and 34 years.	***# of Households:*** 317 # of ***Families:*** 239 ***Avg. Household Size:*** 2.16	***Home Ownership Rate:*** 90.5% ***Owners w/o Mortgage:*** 124	***Labor Force Participation Rate:*** 35.6% ***Unemployment Rate:*** 15.0%	***Total Employment:*** 312	***2022 Median HH Income:*** $73,849 ***Average Hourly Wage Rate:*** $28.23
Rest of County	**498** (12.3% of county total)	Approximately 45.4% of the population are 55 years or older, 39.4% is 35 and 54, and 4.6% is between 20 and 34 years.	***# of Households:*** 253 # of ***Families:*** 118 ***Avg. Household Size:*** N/A	***Home Ownership Rate:*** N/A ***Owners w/o Mortgage:*** 42	***Labor Force Participation Rate:*** 45.8% ***Unemployment Rate:*** 0.0%	***Total Employment:*** 217	***2022 Median HH Income:*** N/A ***Average Hourly Wage Rate:*** N/A

Data details and citations can be found on the back page.

Data in this infographic are sourced from the following:

American Community Survey, U.S. Census Bureau; 2018 to 2022 5-Year Estimates:

B25004, B25007, B25027 DP04, S2503

SOCDS Building Permits Database; Accessed December 2023

Nevada Division of Housing; Accessed January 2024

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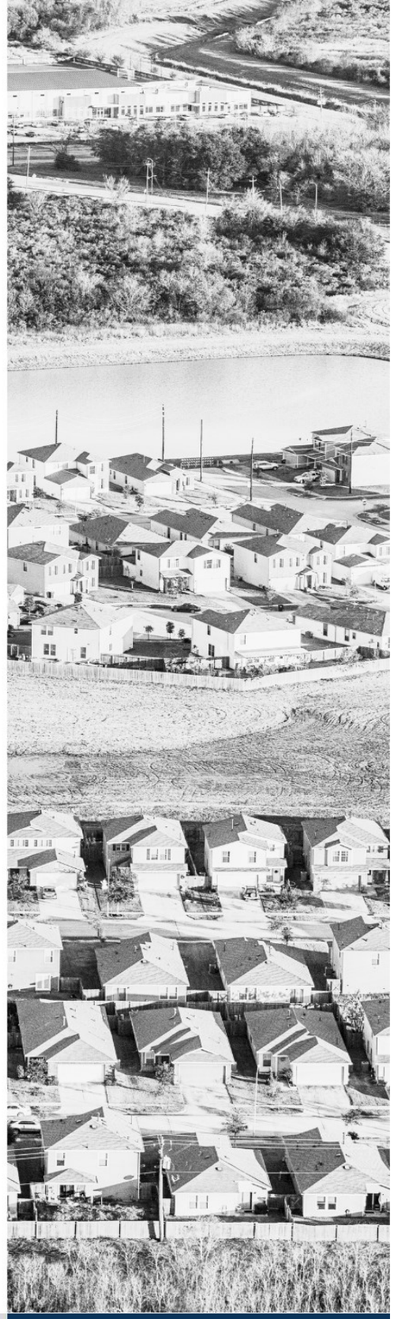

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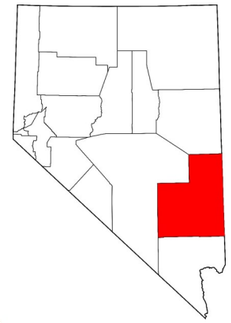
LINCOLN COUNTY 2025











HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

This fact sheet contains baseline housing supply data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

Before any analysis can be completed, an understanding of the current housing supply must be achieved. Here, common housing data, such as total housing units, structure type, age of housing, vacancy, and tenure are shown. This baseline data illustrates the current state of housing in the county and selected communities. Learning about these traits facilitate the analysis of housing availability and affordability in the region.

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Housing Supply

City/Region	Housing Units	Subsidized	Age of Housing	Housing Structures	Housing Value	Vacancy Status
Lincoln County	***Total Housing Units:*** 2,292	**Units administered through housing programs:** 82	**Built 2010 or later:** 9.2% **Built 1970 to 2009:** 51.7% **Build 1969 or Earlier:** 39.0%	**Single Family:** 77.8% **Mobile Home, RV:** 16.3% **Multi-Family:** 5.9%	**Less than $150,000:** 31.8% **$150,000-$299,999:** 50.6% **$300,000 or more :** 17.6%	**Total Units**: 647 **For Rent** 2.0% **For Sale** 9.1% **For Seasonal or Occasional Use** 61.1% **For Migrant Workers** 1.1% **Other Vacant** 25.5%
Alamo	***Total Housing Units:*** 472 20.6% of the County's total units.	**Units administered through housing programs:** 0	**Built 2010 or later:** 18.6% **Built 1970 to 2009:** 40.5% **Build 1969 or Earlier:** 40.9%	**Single Family:** 66.3% **Mobile Home, RV:** 30.9% **Multi-Family:** 2.8%	**Less than $150,000:** 52.5% **$150,000-$299,999:** 40.9% **$300,000 or more :** 6.6%	**Total Units**: 94 **For Rent** 0.0% **For Sale** 0.0% **For Seasonal or Occasional Use** 24.5% **For Migrant Workers** 0.0% **Other Vacant** 75.5%
Caliente	***Total Housing Units:*** 466 20.3% of the County's total units.	**Units administered through housing programs:** 50	**Built 2010 or later:** 7.9% **Built 1970 to 2009:** 40.6% **Build 1969 or Earlier:** 51.5%	**Single Family:** 77.5% **Mobile Home, RV:** 4.5% **Multi-Family:** 18.0%	**Less than $150,000:** 48.6% **$150,000-$299,999:** 51.4% **$300,000 or more :** 0.0%	**Total Units**: 118 **For Rent** 0.0% **For Sale** 12.7% **For Seasonal or Occasional Use** 62.8% **For Migrant Workers** 5.9% **Other Vacant** 18.6%
Panaca	***Total Housing Units:*** 413 18.0% of the County's total units.	**Units administered through housing programs:** 20	**Built 2010 or later:** 10.4% **Built 1970 to 2009:** 37.5% **Build 1969 or Earlier:** 52.1%	**Single Family:** 83.1% **Mobile Home, RV:** 11.4% **Multi-Family:** 5.6%	**Less than $150,000:** 17.5% **$150,000-$299,999:** 48.0% **$300,000 or more :** 34.5%	**Total Units**: 64 **For Rent** 0.0% **For Sale** 40.6% **For Seasonal or Occasional Use** 40.6% **For Migrant Workers** 0.0% **Other Vacant** 18.8%
Pioche	***Total Housing Units:*** 472 20.6% of the County's total units.	**Units administered through housing programs:** 12	**Built 2010 or later:** 5.3% **Built 1970 to 2009:** 57.0% **Build 1969 or Earlier:** 37.7%	**Single Family:** 75.6% **Mobile Home, RV:** 24.4% **Multi-Family:** N/A	**Less than $150,000:** 28.9% **$150,000-$299,999:** 53.0% **$300,000 or more :** 18.1%	**Total Units**: 155 **For Rent** 0.0% **For Sale** 0.0% **For Seasonal or Occasional Use** 66.5% **For Migrant Workers** 0.0% **Other Vacant** 33.5%
Rest of County	***Total Housing Units:*** 469 20.5% of the County's total units.4,466	**Units administered through housing programs:** 0	**Built 2010 or later:** 4.1% **Built 1970 to 2009:** 81.2% **Build 1969 or Earlier:** 14.7%	**Single Family:** 87.4% **Mobile Home, RV:** 9.4% **Multi-Family:** 3.2%	**Less than $150,000:** 10.3% **$150,000-$299,999:** 61.8% **$300,000 or more :** 27.9%	**Total Units**: 216 **For Rent** 6.0% **For Sale** 8.4% **For Seasonal or Occasional Use** 78.2% **For Migrant Workers** 0.0% **Other Vacant** 7.4%

Data details and citations can be found on the back page.

Terminology

Tenure— The classification of a housing unit between owner-occupied and renter-occupied.

Vacancy— Vacant housing units are those units that are unoccupied for a majority of the year. Only some of these units are available to be moved in to, those labeled '**For Rent**' or '**For Sale**'.

Other labels suggest that these may not be available. For instance, '**Season or Occasional'** suggest that the units are second homes used for vacation. '**Other'** often suggest the units are condemned or otherwise unlivable. 'Other' also includes units that are rented, or sold, but not currently occupied.

Building Permits

In 2022, 24 single family building permits were issued throughout Lincoln County.

Since 2005, 3 multi-family unit permits have been issued.

Data in this infographic are sourced from the following:

American Community Survey, U.S. Census Bureau; 2018 to 2022 5-Year Estimates:

B25004, B25007, B25027 DP04, S2503

SOCDS Building Permits Database; Accessed December 2023

Nevada Division of Housing; Accessed January 2024

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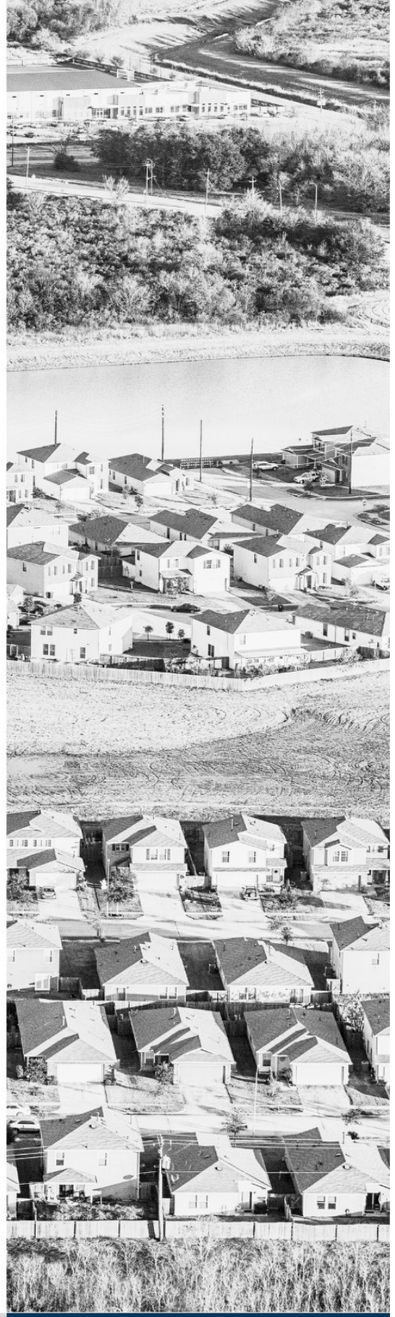

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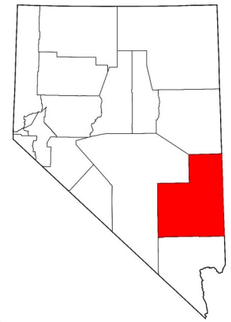
LINCOLN COUNTY 2025

HOUSING SNAPSHOT - HOUSING DEMAND CHARACTERISTICS











University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes

This fact sheet contains baseline housing supply data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

'More housing' does not always fix a housing problem. Housing solutions must match the needs of a community. Households of different sizes and different income levels require varied housing units. Looking at household size, home values, median income, and cost burden can help facilitate the analysis of housing demand in the region.

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Housing Demand

Region	Owner Occupied Bedrooms	Renter Occupied Bedrooms	Average Household Size	Income & Tenure	Gross Rent	Cost Burden
Lincoln County	**1 or fewer bedrooms:** 1.4% **2 bedrooms:** 34.7% **3 or more bedrooms:** 63.9%	**1 or fewer bedrooms:** 37.6% **2 bedrooms:** 31.4% **3 or more bedrooms:** 30.9%	**Owner Occupied:** 2.62 **Renter Occupied:** 1.90	25.3% of owners and 57.1% % of renters earn less than $50,000	**Less than $500:** 13.4% **$500-$999:** 62.8% **$1,000-$1,499:** 16.9% **Greater than $1,500:** 0.0% **No Rent:** 6.9%	**Owner Occupied:** 18.2% overburdened **Renter Occupied:** 39.8% overburdened
Alamo	**1 or fewer bedrooms:** 0.0% **2 bedrooms:** 56.0% **3 or more bedrooms:** 44.0%	**1 or fewer bedrooms:** 56.3% **2 bedrooms:** 0.0% **3 or more bedrooms:** 43.7%	**Owner Occupied:** 2.83 **Renter Occupied:** 2.40	37.1% of owners and 54.6% of renters earn less than $50,000	**Less than $500:** 10.9% **$500-$999:** 45.4% **$1,000-$1,499:** 43.7% **Greater than $1,500:** 0.0% **No Rent:** 0.0%	**Owner Occupied:** 11.1% overburdened **Renter Occupied:** 45.5% overburdened
Caliente	**1 or fewer bedrooms:** 0.0% **2 bedrooms:** 29.0% **3 or more bedrooms:** 71.0%	**1 or fewer bedrooms:** 52.2% **2 bedrooms:** 31.2% **3 or more bedrooms:** 16.7%	**Owner Occupied:** 2.94 **Renter Occupied:** 1.09	38.2% of owners and 79.7% of renters earn less than $50,000	**Less than $500:** 32.6% **$500-$999:** 39.9% **$1,000-$1,499:** 8.7% **Greater than $1,500:** 0.0% **No Rent:** 18.8%	**Owner Occupied:** 15.1% overburdened **Renter Occupied:** 51.7% overburdened
Panaca	**1 or fewer bedrooms:** 0.0% **2 bedrooms:** 21.4% **3 or more bedrooms:** 78.6%	**1 or fewer bedrooms:** 24.7% **2 bedrooms:** 64.9% **3 or more bedrooms:** 10.3%	**Owner Occupied:** 3.10 **Renter Occupied:** 2.65	23.4% of owners and 64.9% of renters earn less than $50,000	**Less than $500:** 0.0% **$500-$999:** 100.0% **$1,000-$1,499:** 0.0% **Greater than $1,500:** 0.0% **No Rent:** 0.0%	**Owner Occupied:** 9.7% overburdened **Renter Occupied:** 33.3% overburdened
Pioche	**1 or fewer bedrooms:** 0.0% **2 bedrooms:** 38.3% **3 or more bedrooms:** 61.7%	**1 or fewer bedrooms:** N/A **2 bedrooms:** N/A **3 or more bedrooms:** N/A	**Owner Occupied:** 2.29 **Renter Occupied:** N/A	13.6% of owners and N/A of renters earn less than $50,000	**Less than $500:** N/A **$500-$999:** N/A **$1,000-$1,499:** N/A **Greater than $1,500:** N/A **No Rent:** N/A	**Owner Occupied:** 14.5% overburdened **Renter Occupied:** N/A
Rest of County	**1 or fewer bedrooms:** 8.3% **2 bedrooms:** 25.0% **3 or more bedrooms:** 66.7%	**1 or fewer bedrooms:** N/A **2 bedrooms:** N/A **3 or more bedrooms:** N/A	**Owner Occupied:** N/A **Renter Occupied:** N/A	15.2% of owners and 46.0% of renters earn less than $50,000	**Less than $500:** 0.0% **$500-$999:** 73.5% **$1,000-$1,499:** 18.4% **Greater than $1,500:** 0.0% **No Rent:** 8.2%	**Owner Occupied:** 52.5% overburdened **Renter Occupied:** N/A overburdened

Terminology

Gross Rent— This includes contract rent as well as basic utility costs for the housing unit (such as electricity, water, sewer, and natural gas.)

Cost Burden— Per the definition from HUD, a household is '**overburdened**' if it spends more than 30% of monthly gross income on housing costs.

Housing costs include both the rent or mortgage on the unit, as well as additional costs including utilities, property taxes, and insurance.

All data in this table refers to total households in the region, not total housing units.

Data in this infographic are sourced from the following:

American Community Survey (ACS): 2018-2022 5-Year Estimates: S2503, S2506

County Assessor's Office

Zillow Housing Research: https://www.zillow.com/research/

Housing Affordability Calculator: https://www.calculator.net/

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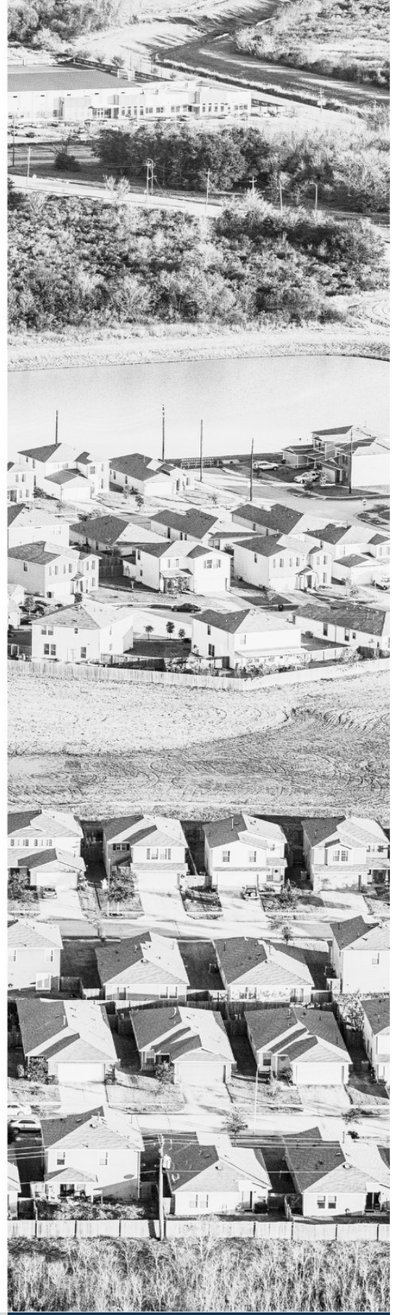

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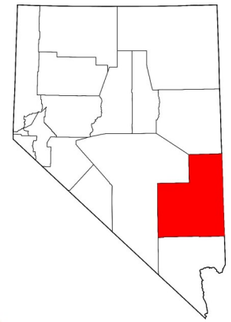
Lincoln County 2025





HOUSING SNAPSHOT - HOUSING AFFORDABILITY ANALYSIS



University of Nevada, Reno Extension
Publication Date: January 2025
For Informational Purposes



This fact sheet contains baseline housing analysis to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.



This is an analysis showing the current affordability of housing in the county and selected communities. Here, the data from the previous fact sheets, demographic and economic characteristics, housing supply, and housing demand data, are used to view the affordability (or lack thereof) of the current housing market. This analysis can be used to inform decision makers, home producers, and land managers in their region.

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Housing Affordability

	BACKGROUND INFO		OWNERS		RENTERS			
City/Region	Annual Median Household Income	Monthly Estimated Housing Expense	Monthly Affordable Housing Expense	Affordability Gap	Monthly Affordable Housing Expense	1-Bedroom Affordability Gap	2-Bedroom Affordability Gap	3-Bedroom Affordability Gap
Lincoln County	**Annual Median**: $67,412 **30% HH Income:** $20,224 **50% HH Income:** $33,706 **80% HH Income:** $53,930 **120% HH Income:** $80,894	**Owner-Occupied:** $1,835 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $843 **80%:** $1,348 **100%:** $1,685 **120%:** $1,835	**50%:** -$992 **80%:** -$487 **100%:** -$150 **120%:** $187	**30%:** $506 **50%:** $843 **80%:** $1,348 **100%:** $1,685 **120%:** $2,022	**30%:** -$464 **50%:** -$127 **80%:** $378 **100%:** $715 **120%:** $1,052	**30%:** -$684 **50%:** -$347 **80%:** $158 **100%:** $495 **120%:** $832	**30%:** -$914 **50%:** -$577 **80%:** -$72 **100%:** $265 **120%:** $602
Alamo	**Annual Median**: $65,083 **30% HH Income:** $19,525 **50% HH Income:** $32,542 **80% HH Income:** $52,066 **120% HH Income:** $78,100	**Owner-Occupied:** $1,866 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $758 **80%:** $814 **100%:** $1,302 **120%:** $1,627	**50%:** -$1,052 **80%:** -$564 **100%:** -$239 **120%:** $87	**30%:** $488 **50%:** $814 **80%:** $1,302 **100%:** $1,627 **120%:** $1,952	**30%:** -$482 **50%:** -$156 **80%:** $332 **100%:** $657 **120%:** $982	**30%:** -$702 **50%:** -$376 **80%:** $112 **100%:** $437 **120%:** $762	**30%:** -$932 **50%:** -$606 **80%:** -$118 **100%:** $207 **120%:** $532
Caliente	**Annual Median**: $36,400 **30% HH Income:** $10,920 **50% HH Income:** $18,200 **80% HH Income:** $29,120 **120% HH Income:** $43,680	**Owner-Occupied:** $1,693 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $455 **80%:** $728 **100%:** $910 **120%:** $1,092	**50%:** -$1,238 **80%:** -$965 **100%:** -$783 **120%:** - 601	**30%:** $273 **50%:** $455 **80%:** $728 **100%:** $910 **120%:** $1,092	**30%:** -$697 **50%:** -$366 **80%:** -$93 **100%:** $89 **120%:** $271	**30%:** -$917 **50%:** -$474 **80%:** -$201 **100%:** -$19 **120%:** $163	**30%:** -$1,147 **50%:** -$711 **80%:** -$438 **100%:** -$256 **120%:** $74
Panaca	**Annual Median**: $68,073 **30% HH Income:** $20,422 **50% HH Income:** $34,037 **80% HH Income:** $54,458 **120% HH Income:** $81,688	**Owner-Occupied:** $1,890 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $851 **80%:** $1,361 **100%:** $1,702 **120%:** $2,042	**50%:** -$1,039 **80%:** -$529 **100%:** -$188 **120%:** $152	**30%:** $511 **50%:** $851 **80%:** $1,361 **100%:** $1,702 **120%:** $2,042	**30%:** -$459 **50%:** $30 **80%:** $540 **100%:** $881 **120%:** $1,221	**30%:** -$679 **50%:** -$78 **80%:** $432 **100%:** $773 **120%:** $1,113	**30%:** -$909 **50%:** -$315 **80%:** $195 **100%:** $536 **120%:** $876
Pioche	**Annual Median**: $73,849 **30% HH Income:** $22,155 **50% HH Income:** $36,925 **80% HH Income:** $59,079 **120% HH Income:** $88,619	**Owner-Occupied:** $1,968 **Renter Occupied:** **1-Bedroom:** $970 **2-Bedroom:** $1,190 **3-Bedroom:** $1,420	**50%:** $923 **80%:** $1,476 **100%:** $1,846 **120%:** $2,215	**50%:** -$1,044 **80%:** -$492 **100%:** -$122 **120%:** $247	**30%:** $554 **50%:** $923 **80%:** $1,477 **100%:** $1,846 **120%:** $2,215	**30%:** -$416 **50%:** $102 **80%:** $656 **100%:** $1.025 **120%:** $1,394	**30%:** -$636 **50%:** -$6 **80%:** $548 **100%:** $917 **120%:** $1,286	**30%:** -$866 **50%:** -$243 **80%:** $311 **100%:** $680 **120%:** $1,049

Affordability: The U.S. Department of Housing and Urban Development characterizes "**affordable housing**" as housing for which the occupant spends no more than 30 percent of their gross income on housing expenses, including utilities. This threshold is designed to allow households sufficient funds for other essential expenses.

Data details and citations can be found on the back page.

This table shows the **gap in affordability** for households at various income levels versus the average housing cost, for both owners and renters.

As an example, the annual median income for a household in Lincoln County is **$67,412**. A family at **80%** of that makes **$53,930** annually.
As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **$1,835**. This includes mortgage, taxes, insurance, and utilities.
The Monthly Affordable Housing Expense (30% of gross income) shows at only **$1,348** at 80% median income. This difference gives a gap of **-$487**, making it unaffordable at the 80% income level.

Tab 9

Economic Impact of Tourism

Nevada

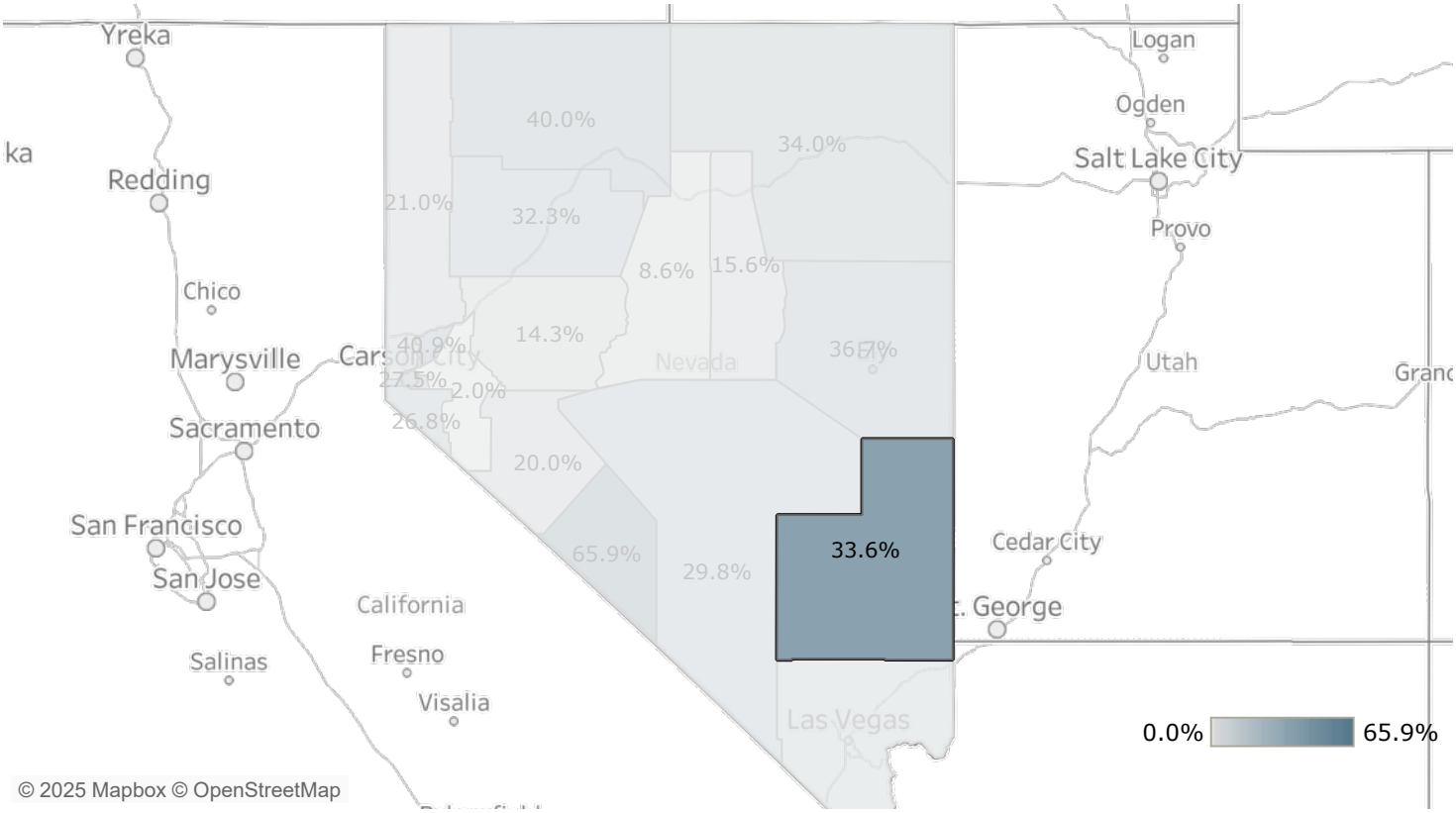
Map
Total S&L Taxes

Compare to
vs. 2019

Total S&L Taxes in 2023

vs. 2019

(Click a County to Filter)



Lincoln County

$9.7M	$16.0M	127	$3.4M	$660.4K
Visitor Spending	Total Business Sales	Total Employment	Total Labor Income	Total S&L Taxes
+45.3% vs. 2019	+34.4% vs. 2019	+19.6% vs. 2019	+31.1% vs. 2019	+33.6% vs. 2019