

### **Households**

Nationally, the average household size declined from 2.63 in 1990 to 2.59 in 2000. However, in the State of Nevada, the household size increased from 2.53 to 2.62 (**Table 5**). The household size increased slightly in Humboldt County from 2.76 to 2.77 and more significantly in Elko County from 2.79 to 2.85. The City of Winnemucca remained stable at 2.60 persons per household.

<b>County</b>	<b>1990 #</b>	<b>2000 #</b>	<b>% Chg 90-00</b>
<b>Humboldt County</b>	2.76	2.77	0.4%
<b>Winnemucca</b>	2.60	2.60	0.0%
<b>Elko County</b>	2.79	2.85	2.2%
<b>State of Nevada</b>	2.53	2.62	3.6%

Source: US Census

The household size increases in Nevada could be explained by the in-migration of families from other states, as well as the growth in population groups that tend to have larger families, such as the Hispanic/Latino population and the continued strong presence of the Mormon religion in Nevada.

### **Age**

Data on the population age <18 years and 65+ years in 1990 and 2000 is presented in **Table 6**. The sheer number of people under age 18 and over age 65 has increased dramatically throughout the State, mirroring the tremendous population growth in Nevada between 1990 and 2000. Nevada as a whole saw a 72% increase in the number of people in both age cohorts in the 1990s.

In Humboldt County there was a 30% increase in both the number of children and elderly people. In the city of Winnemucca, however, there was a higher growth rate among elderly residents. Elko County shows a larger percentage increase in the under-18 age group.

As a percentage of the population, Humboldt County has seen a 1.1 percentage point increase in the <18 population from 30.3% in 1990 to 31.4% in 2000. The percent of the population age 65+ has increased more slowly in the county from 7.3% to 7.5%. In the city of Winnemucca, 30.2% of the population was <18 years in 2000 and 9.0% was age 65+.

The percent of the population below 18 years of age in Humboldt and Elko County is significantly higher than that of the State of Nevada as a whole (31.4% and 32.5% respectively versus 25.6%). The disproportionate share of families with children, and the increase in the number of children over the last decade, suggests that there is a need for more family housing in the County.

Likewise, the percent of the population 65 years of age and above in Humboldt and Elko County is lower than that of the State of Nevada as a whole (7.5% and 5.9% respectively versus 11.0%). It is possible that older individuals are leaving Humboldt and Elko County in higher numbers to retire elsewhere. The data, and our one-on-one interviews with key informants, suggests that there is a need for more long-term care housing options for older residents of Humboldt County.

County	1990		2000		% Chg 90-00	# Chg 90-00
	#	%	#	%		
<b>Population &lt;18 Years of Age</b>						
<b>Humboldt County</b>	3,895	30.3%	5,062	31.4%	30.0%	1,167
<b>Winnemucca</b>	1,789	29.2%	2,168	30.2%	21.2%	379
<b>Elko County</b>	10,810	32.2%	14,699	32.5%	36.0%	3,889
<b>State of Nevada</b>	296,948	24.7%	511,799	25.6%	72.4%	214,851
<b>Population 65+ Years of Age</b>						
<b>Humboldt County</b>	934	7.3%	1,213	7.5%	29.9%	279
<b>Winnemucca</b>	517	8.4%	643	9.0%	24.4%	126
<b>Elko County</b>	2,042	6.1%	2,676	5.9%	31.0%	634
<b>State of Nevada</b>	127,631	10.6%	218,929	11.0%	71.5%	91,298

Source: US Census

### **Disability**

Data on disabilities from the 2000 U.S. Census is presented here to highlight the need for barrier-free housing for this population. As seen in **Table 7**, the proportion of residents with disabilities in Winnemucca and Humboldt County is lower than the overall State percentages. This coincides with the lower percentage of people age 65 and above in the Humboldt County. The only exception to this is in the area of sensory disabilities—impairments that affect how well people see and/or hear—where 4.2% of the population in Humboldt County in 2000 exhibited this disability, compared to 3.5% of the state as a whole.

The percent of the population in Humboldt County with a physical disability alone accounted for 6.7% of the population over age five, equating to 995 people. In

Winnemucca, the percentage is lower at 4.9%, 325 people. Based upon this data, and again, on our one-on-one interviews with key informants, we believe that there is a great need for more barrier-free housing to serve this population in Humboldt County.

	<b>Humboldt County</b>	<b>% Total</b>	<b>Winne- mucca</b>	<b>% Total</b>
<b>Total Population 5 yrs +</b>	14,812	n/a	6,578	n/a
<b>Types of Disabilities</b>				
<b>Sensory</b>	616	4.2%	240	3.6%
<b>Physical</b>	995	6.7%	325	4.9%
<b>Mental</b>	495	3.3%	188	2.9%
<b>Self-Care</b>	248	1.7%	92	1.4%
	<b>Elko County</b>	<b>% Total</b>	<b>State</b>	<b>% Total</b>
<b>Total Population 5 yrs +</b>	41,449	n/a	1,823,351	n/a
<b>Types of Disabilities</b>				
<b>Sensory</b>	1,467	3.5%	63,053	3.5%
<b>Physical</b>	2,564	6.2%	144,178	7.9%
<b>Mental</b>	1,287	3.1%	70,153	3.8%
<b>Self-Care</b>	585	1.4%	39,961	2.2%

\*Civilian noninstitutionalized population age 5 years and over. Data includes double counting--one person can have more than one type of disability.

\*\*1990 data excluded--not comparable to 2000 data.

Source: US Census

### Employment

Employment by industry data for 2006 (the most recent full year of data) was gathered for Humboldt County, Elko County and the State of Nevada. This data does not include agricultural employment, which is a small but historically important sector of Humboldt County's economy.<sup>1</sup> For instance, Winnemucca Farms, a potato farming and processing operation, is one of the larger employers in the County, with over 100 employees.

**Table 8** shows that Humboldt County's employment base is primarily in the natural resources and mining industry (24.2%) followed by trade, transportation and utilities (19.2%), government (18.5%) and leisure and hospitality (15.0%). In Elko County and the State as a whole, employment in the leisure and hospitality industry dominates the

<sup>1</sup> The University of Nevada Reno University Center for Economic Development (UCED) estimated 268 employees in the agriculture sector in Humboldt County in 2002. See "Analysis of Socio-Economic Data and Trends for Comprehensive Economic Development Strategy (CEDs) for Humboldt County: Current and Future Employment, Output, and Occupation Forecasts, Part IV," Technical Report UCED 2004/05-23

economy with 29.3% and 26.3% of total employment, respectively. Natural resources and mining in Elko County is the fourth most dominant industry (10.2%), after government (19.0%) and trade, transportation and utilities (18.1%).

In 2005, the UNR University Center for Economic Development (UCED) projected a net 4.64% increase in jobs between 2002 and 2012 in Humboldt County, from 8,849 to 9,260. It also projected a shift in employment from mining and construction to financial services, leisure and hospitality, and manufacturing. Notes the Study:

*For Humboldt County, the Mining Sector is forecasted to decline by 17.57 percent, and the Service Sector is projected to increase by 15.68 percent. The Service Sector is projected to have the largest employment numbers for Humboldt County in 2012. Economic sectors forecasted to realize an employment increase from 2002 to 2012 are the Agriculture Sector, the Manufacturing Sector, the Retail Trade Sector, the Finance, Insurance, and Real Estate Sector, the Services Sector, and the Federal Government, Military Sector. Along with the Mining Sector, the Construction Sector is forecasted to realize a decrease of 15.95 percent in sectoral employment from 2002 to 2012.<sup>2</sup>*

<b>Industry</b>	<b>Humboldt County</b>	<b>County % of Total</b>	<b>Elko County</b>	<b>County % of Total</b>	<b>State</b>	<b>State % of Total</b>
Natural Resources & Mining	1,840	24.2%	2,100	10.2%	11,600	0.9%
Construction	390	5.1%	1,310	6.4%	142,900	11.2%
Manufacturing	320	4.2%	210	1.0%	50,400	3.9%
Trade, Transp. & Utilities	1,460	19.2%	3,730	18.1%	226,000	17.7%
Information	90	1.2%	190	0.9%	15,200	1.2%
Financial Activities	120	1.6%	520	2.5%	65,300	5.1%
Professional & Bus. Services	390	5.1%	920	4.5%	157,900	12.3%
Education & Health Services	270	3.5%	1,100	5.3%	87,700	6.9%
Leisure & Hospitality	1,140	15.0%	6,050	29.3%	337,000	26.3%
Other Services	180	2.4%	570	2.8%	35,500	2.8%
Government	1,410	18.5%	3,920	19.0%	150,200	11.7%
<b>TOTAL EMPLOYMENT</b>	<b>7,610</b>	<b>100.0%</b>	<b>20,620</b>	<b>100.0%</b>	<b>1,279,700</b>	<b>100.0%</b>

Source: Nevada Department of Employment, Training & Rehabilitation

<sup>2</sup> Technical Report UCED 2004/05-23, page 17.

As seen in **Table 9**, the largest major employers in Humboldt County—businesses or organizations with 100+ workers—are gold ore mining and engineering services companies, followed by the school district, various government entities, casinos, medical services, retail, and agriculture. Jobs in the trade, transportation and utilities industry, such as retail salespersons and warehouse laborers, those in the leisure and hospitality industry, such as casino service workers, and those in agriculture, such as farm laborers are typically low-paying positions. The mining industry and related businesses, on the other hand, provide significantly higher paying jobs for the local economy.

The median income in Humboldt County masks the relatively large number of workers in the low-income service and laborer sectors who may need assistance with shelter costs. As will be illustrated later in this chapter, employees who earn low wages have problems with both housing affordability and availability in Humboldt County.

<b>Table 9: Major Employers--100+ Employees Humboldt County FY 2008</b>		
<b>Employer</b>	<b>Number of Employees</b>	<b>Industry</b>
Newmont Mining Corporation	900 - 1,099	Gold Ore Mining
FMG, Inc.	500 - 599	Engineering Services
Humboldt County School District	400 - 499	Elementary and Secondary Schools
Winners Hotel and Casino Inc.	300 - 399	Casino Hotels
City of Winnemucca	100 - 199	Government Services
Flying J, Inc	100 - 199	Gasoline Services
Humboldt County	100 - 199	Executive and Legislative Offices
Humboldt General Hospital	100 - 199	Combined
Parker's Model T, Inc.	100 - 199	General Medical and Surgical Hospitals
Red Lion Inn and Casino	100 - 199	Casino Hotels
Schmueser & Associates	100 - 199	Casino Hotels
Sierra Pacific Power Company	100 - 199	Engineering Services
Wal-Mart Supercenter	100 - 199	Fossil Fuel Electric Power Generation
Winnemucca Farms, Inc.	100 - 199	Warehouse Clubs and Supercenters
		Potato Farming

Source: Nevada Department of Employment, Training & Rehabilitation

### **Unemployment**

Unemployment rates for 1990 and from 1995 through March 2008 are presented in **Table 10**. Historically the State of Nevada has consistently been at or below the national average. Starting in 2007, however, the State's unemployment rate rose above the U.S. average.

Since 2004, unemployment rates have been extremely low in Humboldt and Elko County,

the result of increases in exploration and mining employment. In 2007, the United States unemployment rate was 4.6% compared to the State at 4.8%, 3.9% for Humboldt County, and 3.5% in Elko County. First quarter 2008 unemployment rates are averaging 4.7% for Humboldt County, 4.3% for Elko County, 5.8% for the State, and 4.9% nationwide.

Despite the recent increase in unemployment in Humboldt County and Nevada's other mining-oriented counties, these counties are currently faring better than other parts of the State. According to the March 2008 Current Labor Force and Industrial Employment Report published by the Nevada Department of Employment, Training and Rehabilitation, "The only good news came from the State's mining regions. Elko, Esmeralda, Humboldt, Lander and White Pine counties posted unemployment rates below 5.0 percent in March."

County	1990	1995	1996	1997	1998	1999	2000	% Chg 90-00	
Humboldt County	5.6%	4.5%	3.9%	4.5%	6.7%	6.3%	4.9%	-12.5%	
Elko County	5.2%	6.0%	5.1%	4.8%	5.9%	5.1%	3.9%	-25.0%	
State of Nevada	5.1%	5.6%	5.2%	4.5%	4.4%	4.3%	4.5%	-11.8%	
County	2001	2002	2003	2004	2005	2006	2007	Jan- March 2008	% Chg 00-08
Humboldt County	5.7%	5.6%	5.0%	4.0%	3.7%	3.8%	3.9%	4.7%	-4.1%
Elko County	5.0%	4.6%	4.6%	3.9%	3.6%	3.6%	3.5%	4.3%	10.3%
State of Nevada	5.3%	5.7%	5.3%	4.5%	4.2%	4.2%	4.8%	5.8%	28.9%

Source: Nevada Department of Employment, Training & Rehabilitation

### **Housing Units and Vacancy Rates**

Housing data for Humboldt County is available from two primary sources: the decennial U.S. Census for 1990 and 2000 and the Humboldt County Assessors Office.

As seen in **Table 11**, housing units in Humboldt County increased by 1,910 (37.9%) between 1990 and 2000. Almost 44% (838) of these units were located within the city of Winnemucca. Most of the county's housing growth was in mobile home/manufactured housing, as will be presented later. As exhibited in **Table 1**, the population of Humboldt County increased by 23.7% between 1990 and 2000. So, the increase in housing units exceeded population growth by almost 15% during this period.

In 2000, Humboldt County and the City of Winnemucca exhibited extremely high housing vacancy rates. 17.6% of housing units in the County (1,221 units) and 16.6% in the City (544 units) were reported as vacant in 1999, at the time of the last decennial Census. This date coincides with the tail end of the last economic "bust" cycle in

Humboldt County. The point-in-time vacancy rate in the 2000 Census is 291.4% higher than the vacancy rate in 1990 in the City of Winnemucca and 141.3% higher in Humboldt County. This data provides a cautionary tale of overbuilding and abandonment that has been emblematic of rural Nevada.

Vacancy rates have changed significantly since 2000, reflecting the recent surge in mining activity in Humboldt County. Although updated statistical data for overall housing units is not available, information from Winnemucca realtors and property managers reveals that the current inventory of for-purchase and for-rent housing is relatively low.

Among both market-rent and subsidized apartment complexes there are currently waiting lists, with waits up to six months or more in some cases.

<b>Table 11: Housing Units - Total, Vacant and Occupied Humboldt County, Winnemucca, Elko County and State 1990 and 2000</b>						
	1990		2000		% Chg 90-00	# Chg 90-00
	#	%	#	%		
<b>Total Housing Units</b>						
<b>Humboldt County</b>	5,044	n/a	6,954	n/a	37.9%	1,910
<b>Winnemucca</b>	2,442	n/a	3,280	n/a	34.3%	838
<b>Elko County</b>	13,461	n/a	18,456	n/a	37.1%	4,995
<b>State of Nevada</b>	518,858	n/a	827,457	n/a	59.5%	308,599
<b>Vacant</b>						
<b>Humboldt County</b>	506	10.0%	1,221	17.6%	141.3%	715
<b>Winnemucca</b>	139	5.7%	544	16.6%	291.4%	405
<b>Elko County</b>	1,684	12.5%	2,818	15.3%	67.3%	1,134
<b>State of Nevada</b>	52,561	10.1%	76,292	9.2%	45.1%	23,731
<b>Occupied</b>						
<b>Humboldt County</b>	4,538	90.0%	5,733	82.4%	26.3%	1,195
<b>Winnemucca</b>	2,303	94.3%	2,736	83.4%	18.8%	433
<b>Elko County</b>	11,777	87.5%	15,638	84.7%	32.8%	3,861
<b>State of Nevada</b>	466,297	89.9%	751,165	90.8%	61.1%	284,868

Source: US Census

Table 12 highlights the change in the number of housing units in Humboldt

County and Winnemucca between 2000, 2005, and 2007. Note that the 2000 numbers are somewhat different from the US Census totals in **Table 11** due to different data sources (County Assessor and U.S. Census). The increase in housing units has been considerably slower in the 2000s compared to the 1990s. From 2000 to 2005, there were only 31 units added to the County with a loss of five units in the city. Between 2005 and 2007 the number of units increased substantially with 164 residences added in the County, 63 of which were in Winnemucca. The percentage of Humboldt County's housing units within the city of Winnemucca has remained consistent in the 2000s, around 46.5%.

Still, housing production lagged significantly behind population growth this decade. Based upon **Table 1**, the Humboldt County population increased by 1,946 persons from 2000 to 2007, or a 12.1% increase. With an average household size in Humboldt County of 2.77, there was an increase of approximately 702 households during this period. However, only 195 units were added to the County's inventory during this period, representing a 3.0% increase in the housing stock.

Clearly, some of the population growth this decade was absorbed by the existing housing inventory, which exhibited high vacancy rates in 2000 (See **Table 11**.) However, based upon our Employer Survey and one-on-one interviews with key informants, we believe there is now a need for new housing production to accommodate additional growth.

<b>Table 12: Total Housing Units Humboldt County and Winnemucca 2000, 2005, 2007</b>									
	<b>2000</b>	<b>2005</b>	<b>2007</b>	<b>% Chg</b>	<b># Chg</b>	<b>% Chg</b>	<b># Chg</b>	<b>% Chg</b>	<b># Chg</b>
	<b>#</b>	<b>#</b>	<b>#</b>	<b>00-05</b>	<b>00-05</b>	<b>05-07</b>	<b>05-07</b>	<b>00-07</b>	<b>00-07</b>
<b>Humboldt County</b>	6,602	6,633	6,797	0.5%	31	2.5%	164	3.0%	195
<b>Winnemucca</b>	3,092	3,087	3,150	-0.2%	(5)	2.0%	63	1.9%	58
<b>City % of County</b>	46.8%	46.5%	46.3%	n/a	n/a	n/a	n/a	n/a	n/a

Source: Humboldt County Assessor

With the increase in mining activity and new industry coming to the Winnemucca area, the rental market in particular will continue to be squeezed and the need for affordable housing will also likely increase.

Vacancy rates have a direct correlation with housing affordability. Rents tend to go down when vacancy rates increase. Inversely, a low percentage of housing units that are vacant typically signals an increase in rental rates. Demand pushes housing costs up, especially in high growth areas.

At the end of the section, we discuss data on rental housing and homeownership affordability, both of which correlate with changes in vacancy rates.



### Owner Occupied and Rental Occupied Housing Units

As incomes increased in the 1990s, homeownership rates increased in Humboldt and Elko Counties and across the State. **Table 13** shows that the percentage of owner occupied housing units across Nevada increased from 54.8% in 1990 to 60.9% in 2000.

<b>Table 13: Occupied Housing Units - Owner and Renter Humboldt County, Winnemucca, Elko County and State 1990 and 2000</b>						
<b>County</b>	<b>1990</b>		<b>2000</b>		<b>% Chg</b>	<b># Chg</b>
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>90-00</b>	<b>90-00</b>
<b>Owner Occupied</b>						
<b>Humboldt County</b>	3,054	67.3%	4,197	73.2%	37.4%	1,143
<b>Winnemucca</b>	1,432	62.2%	1,822	66.6%	27.2%	390
<b>Elko County</b>	7,592	64.5%	10,937	69.9%	44.1%	3,345
<b>State of Nevada</b>	255,388	54.8%	457,247	60.9%	79.0%	201,859
<b>Renter Occupied</b>						
<b>Humboldt County</b>	1,484	32.7%	1,554	27.1%	4.7%	70
<b>Winnemucca</b>	871	37.8%	914	33.4%	4.9%	43
<b>Elko County</b>	4,185	35.5%	4,701	30.1%	12.3%	516
<b>State of Nevada</b>	210,909	45.2%	293,918	39.1%	39.4%	83,009

Source: US Census

Homeownership rates, which are higher in rural Nevada, also increased in the 1990's. Humboldt County increased from 67.3% to 73.2%, resulting in 1,143 additional homeowners by 2000. Homeownership in Winnemucca increased from 62.2% to 66.6% over this period, for a total of 390 new home owners.

As ownership rates increased in Humboldt County, the percent of housing units occupied by renters declined from 32.7% to 27.1%. Only 70 rental units were added in the 1990s, 43 of them within Winnemucca. Although homeownership increased in the 1990s and early 2000s, the trend is currently flattening out as a result of the mortgage crisis and stagnant wages. According to a December 2004 report by the Federal Reserve Bank, Nevada ranks poorly on its rate of homeownership, at 44th in the nation.<sup>3</sup>

<sup>3</sup> "Environmental Assessment of the State of Nevada: A Guide to Nevada's Community Development Landscape," by Scott Turner, Community Affairs Department, Federal Reserve Bank of San Francisco, December 2004.

### Housing Types and Age

Information on housing types in Humboldt County, Elko County, and the State is highlighted in **Table 14**. The table presents statistics on single-family, detached housing, multiple family/other housing, and mobile homes from the 1990 and 2000 Census. **Table 15** provides data on housing types for 2000, 2005, and 2007 from the Humboldt County Assessor for the County and for Winnemucca. Note that the 2000 numbers are somewhat different between the tables due to the different data sources.

County	1990		2000		% Chg	# Chg
	#	%	#	%	90-00	90-00
<b>Humboldt County</b>						
Single Family Detached	2,421	48.0%	3,175	45.7%	31.1%	754
Multiple Family/Other	580	11.5%	836	12.0%	44.1%	256
Mobile Homes	2,043	40.5%	2,943	42.3%	44.1%	900
<b>TOTAL</b>	<b>5,044</b>	<b>100.0%</b>	<b>6,954</b>	<b>100.0%</b>	<b>37.9%</b>	<b>1,910</b>
<b>Elko County</b>						
Single Family Detached	5,965	44.3%	9,330	50.6%	56.4%	3,365
Multiple Family/Other	2,590	19.2%	3,490	18.9%	34.7%	900
Mobile Homes	4,906	36.4%	5,636	30.5%	14.9%	730
<b>TOTAL</b>	<b>13,461</b>	<b>100.0%</b>	<b>18,456</b>	<b>100.0%</b>	<b>37.1%</b>	<b>4,995</b>
<b>State of Nevada</b>						
Single Family Detached	235,912	45.5%	432,437	52.3%	83.3%	196,525
Multiple Family/Other	213,291	41.1%	315,159	38.1%	47.8%	101,868
Mobile Homes	69,655	13.4%	79,861	9.7%	14.7%	10,206
<b>TOTAL</b>	<b>518,858</b>	<b>100.0%</b>	<b>827,457</b>	<b>100.0%</b>	<b>59.5%</b>	<b>308,599</b>

Source: US Census

As seen in **Table 14**, mobile homes comprised 42.3% of the housing stock in Humboldt County (2,943 units) in 2000. This inventory of mobile home housing stock is relatively high, even when compared with other rural Nevada counties. Only Eureka (58.4%), Lander (55.0%), Nye (49.4%), Esmeralda (49.0%), and Pershing County (43.7%), have higher percentages of mobile home housing stock. As comparison, Elko County exhibited 30.5% mobile home housing stock in 2000, and the State of Nevada as a whole, 9.7%.

Likewise, the number of detached, single-family and multi-family units as a percentage of the total housing stock in Humboldt County is relatively low. Single-family, detached units comprised 45.7% of the housing stock (3,175 units) in 2000, compared with 50.6% in Elko County and 52.3% in the State of Nevada as a whole. Multiple-Family/Other units comprised only 12.0% of the total housing stock in Humboldt County (or 836 units), compared with 18.9% in Elko County and 38.1% across the State.

This profile of the housing inventory has important implications for housing planning and preservation. For instance, in our interviews with key informants in Humboldt County, we heard repeatedly about the problem of overbuilding in the mobile home/manufactured housing sector in the late 1990's, leading to lowered property values and abandonment. Interviewees spoke of the need for more quality housing, both multi-family and detached single-family, and housing development closer to services and the City center.

**Table 14** also details the changes in the housing stock between 1990 and 2000 based upon U.S. Census data. As noted in the last section, the decade saw a 37.9% increase in the number of housing units in Humboldt County. The type of units added was relatively evenly spread between mobile homes with a 44.1% increase, multiple family/other, 44.1% increase, and single-family detached with the lowest increase at 31.1%. In terms of sheer numbers, mobile homes increased by 900, single-family detached homes by 754, and multiple family/other by 256.

The percent of housing units that are mobile homes increased from 40.5% to 42.3% in Humboldt County in the 1990s, but declined in both Elko County and the State as a whole. The share of single-family units as a proportion of all housing units decreased between 1990 and 2000 from 48.0% to 45.7% whereas the share increased in Elko County and the State as a whole. The percent of the housing stock that is multifamily/other housing increased slightly in Humboldt County from 11.5% in 1990 to 12.0% in 2000, but declined elsewhere.

**Table 15** shows that there was only a 3.0% increase in the number of housing units in Humboldt County between 2000 and 2007, much lower than the 37.9% increase in the 1990s. The vast majority (183 units) of new residences were single-family detached, for a 6.9% gain over 2000. The largest percentage gain was among multi-family housing at 8.1% with 40 units added. The percentage gain is relatively high given the small number of multiple family units in the County. Declines were seen in the number of manufactured homes and single-family attached residences. A similar overall pattern is evident in the city of Winnemucca. The number of manufactured homes, however, dropped more significantly (-110 units, -16.8%), offset by 131 new single-family detached residences. Though, while we see a decline in the overall number of manufactured housing units, there has been large growth in the number of manufactured units that are categorized as being real property. Humboldt County saw the addition of 301 units from 2002 to 2007, a growth of 46%.

Housing Needs Assessment of Winnemucca and its Surrounding Areas  
 Demographic, Employment and Housing Data

<b>Table 15: Types of Housing Units</b>				
<b>Winnemucca and Humboldt County 2000-2007</b>				
	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
<b>Humboldt County</b>				
Single Fam. Detached	2,648	2,659	2,650	2,650
Single Fam. Attached	98	96	99	100
<b>Manufactured*</b>				
Real Property	3,362	3,327	648	666
Personal Property			2,663	2,577
Multi-Family	494	538	538	538
<b>TOTAL</b>	<b>6,602</b>	<b>6,620</b>	<b>6,598</b>	<b>6,531</b>
<b>Winnemucca</b>				
Single Fam. Detached	1,857	1,856	1,851	1,855
Single Fam. Attached	89	88	91	91
<b>Manufactured*</b>				
Real Property	656	629	35	36
Personal Property			553	526
Multi-Family	490	532	532	532
<b>TOTAL</b>	<b>3,092</b>	<b>3,105</b>	<b>3,062</b>	<b>3,040</b>
City % of County	46.8%	46.9%	46.4%	46.5%
	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Humboldt County</b>				
Single Fam. Detached	2,677	2,734	2,782	2,831
Single Fam. Attached	98	97	92	91
<b>Manufactured*</b>				
Real Property	736	803	874	949
Personal Property	2,518	2,465	2,428	2,392
Multi-Family	537	534	534	534
<b>TOTAL</b>	<b>6,566</b>	<b>6,633</b>	<b>6,710</b>	<b>6,797</b>
<b>Winnemucca</b>				
Single Fam. Detached	1,877	1,923	1,956	1,988
Single Fam. Attached	91	90	89	88
<b>Manufactured*</b>				
Real Property	39	43	49	54
Personal Property	514	503	494	492
Multi-Family	531	528	528	528
<b>TOTAL</b>	<b>3,052</b>	<b>3,087</b>	<b>3,116</b>	<b>3,150</b>
City % of County	46.5%	46.5%	46.4%	46.3%

*Housing Needs Assessment of Winnemucca and its Surrounding Areas  
Demographic, Employment and Housing Data*

	# Chg 00-05	% Chg 00-05	# Chg 00-07	% Chg 00-07
<b>Humboldt County</b>				
Single Fam. Detached	86	3.2%	183	6.9%
Single Fam. Attached	(1)	-1.0%	(7)	-7.1%
Manufactured	(94)	-2.8%	(21)	-0.6%
Multi-Family	40	8.1%	40	8.1%
<b>TOTAL</b>	<b>31</b>	<b>0.5%</b>	<b>195</b>	<b>3.0%</b>
<b>Winnemucca</b>				
Single Fam. Detached	66	3.6%	131	7.1%
Single Fam. Attached	1	1.1%	(1)	-1.1%
Manufactured	(110)	-16.8%	(110)	-16.8%
Multi-Family	38	7.8%	38	7.8%
<b>TOTAL</b>	<b>(5)</b>	<b>-0.2%</b>	<b>58</b>	<b>1.9%</b>

Source: Humboldt County Assessor

\* Distinction between real and personal property was not made until 2002 Assessor's Housing Count

As housing plans are developed for Humboldt County, particular attention should be paid to the relatively low percentage of multiple family housing found in the area. In 2007, only 7.9% of Humboldt County's housing stock was multi-family, as defined by the County Assessor. The City has a higher but still relatively low percentage of multi-family units (16.8% of total). A discussion of building permits, below, further highlights the low number of new and replacement multi-family units being developed in the County in the 2000s.

Humboldt County, and particularly the City of Winnemucca, suffer from a relatively aged housing stock as compared to Elko County and the State as a whole. (See **Table 16.**) Based upon 2000 Census data, the median year of structures in Humboldt County was 1982, over 25 years old. This is compared to 1984 for Elko County and 1986 for the State. The median age housing structure in the City of Winnemucca was 1978, or 30 years old. In fact, over one-third (36.0%) of the housing stock in the City in 2000 was built before 1970, compared to 22.6% in Elko and 17.5% for the State.