



CITY OF LAS VEGAS 2050 MASTER PLAN



2025 ANNUAL REPORT
SEPTEMBER 2025

IMPLEMENTATION PROGRESS



The 2050 Master Plan was adopted as a General Plan Amendment by the Planning Commission on April 12, 2021 and in full by the City Council on July 21st, 2021 (Ordinance 6788). Pursuant to the adoption ordinance and NRS 278.190, this annual report provides an opportunity to review the progress of the plan over time, and provides recommendations to the City Council for the implementation of the plan.

The 2050 Master Plan develops a comprehensive, clear vision and framework for the future of Las Vegas, as well as recommendations that are implementation-focused. As required by NRS 278, the Master Plan addresses a comprehensive range of topics. The plan includes a wide range of public involvement broadly-supported by community consensus. It was developed using guiding principles that measure success, weigh recommendations, foster community-driven implementation, and improve quality of life for all residents:

- **Equitable:** Las Vegas is welcoming and accessible to all people.
- **Resilient:** the city is prepared and adaptable to shocks and stresses.
- **Healthy:** residents can improve personal health outcomes.
- **Livable:** quality of life is distinct and uniquely “Vegas.”
- **Innovative:** the region educates and attracts the boldest and brightest.

Using these principles as a foundation for the goals of this plan, by 2050, it is envisioned that:

THE CITY OF LAS VEGAS WILL BE A LEADER IN RESILIENT, HEALTHY CITIES - LEVERAGING THE PIONEERING INNOVATIVE SPIRIT OF ITS RESIDENTS TO PROVIDE EQUITABLE ACCESS TO SERVICES, EDUCATION, AND JOBS IN THE NEW ECONOMY.

To meet this vision and future growth, measurable change will occur:

- More than 300,000 new residents will live within the City, increasing the City’s population to more than 900,000 and the regional population to more than 3 million
- 9,500 acres of new parks and open space will be accessible and available
- 100,000 housing units will be developed
- 72 million square feet of new commercial space
- At least 600 new police officers will be needed, as well as 30 new schools, 2,500 new teachers, and more than 1,500 City employees.

FIFTY BY '50

GOALS, ACTIONS, OUTCOMES AND PLAN EVALUATION

In order for the plan's vision to be met, the annual report provides an update on implementation progress throughout its thirty year horizon, serving as a way to evaluate effectiveness, and if necessary, make adjustments and course corrections. Using an internally developed plan implementation evaluation methodology, the report provides both a qualitative and quantitative assessment of the plan's progress for its structural components:

- **Goals** are statements that identify a desired long-term objective to be realized related to a theme or topic. Each are supported by the guiding principles of equity, health, resilience, livability, and innovation. Goal achievement can be attained based on the performance of Key Actions and Outcomes.
- **Key Actions** and supporting implementation strategies are necessary steps that the City, department, external agency, or collaborator can perform within a time frame to put plan recommendations into effect. Each action can be classified as one or more specific "Tools" - best practices, approaches, and recommendations.
- **Outcomes** are specific measurable targets connected to metrics or other objective criteria. Many of the plan's outcomes were derived or adapted from the City's LEED for Cities Gold certification by the US Green Building Council or other parallel planning efforts.

Contained within the plan are "Fifty by '50" outcomes – the outcomes with elevated importance that serve as the basis for determining achievement of the plan's goals. Many of these outcomes contain long-term trend-based metrics that can be tracked to show temporal progression. Knowing which key actions and strategies have made an impact toward the desired outcome and which goals were achieved can help shape future planning and decision-making. As a means to continue tracking implementation progress, the City has developed an online dashboard at the link below to continuously track the Fifty by '50 outcomes as well as all other outcomes key actions, and implementation strategies, and decision-making.

WWW.MASTERPLAN.VEGAS

TOOLS

To implement the 2050 Master Plan, various tools were recommended in each of the Key Actions that can be implemented short-term, long-term, or on an ongoing basis. These tools include:

- **Local policy or regulation:** actions taken by the City Council or Planning Commission by ordinance, resolution, or action, by the City Manager or the City's departments.
- **City Programs:** carrying out new or existing City programs, whether delegated from the Master Plan, the Strategic Plan, through the City Manager, or Nevada Revised Statutes (NRS).
- **Capital Improvements:** development, provision, and maintenance of physical infrastructure, recommended through the annual Capital Improvement Planning process.
- **Federal/State Legislative policy:** due in part to the limitations of state statute, the City may need to implement the plan through legislative policy changes. These may be advocated for in Carson City during biennial legislative sessions. Similarly, Federal tools and resources can assist the City through one-time projects or ongoing support of required programs or service provision.
- **Partnerships:** Implementation through collaborative efforts with regional partners or agencies.



CENSUS UPDATES

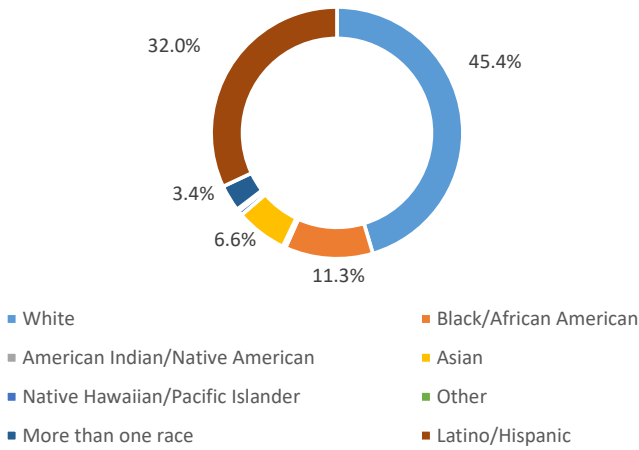
CITY DEMOGRAPHICS & CHANGE

The 2020 Census, American Community Survey, and Planning Department data updates provide insight into the dramatic changes that occurred during the COVID-19 pandemic. While each area of the City, described in Chapter 2 of the Master Plan, underwent their own socio-economic

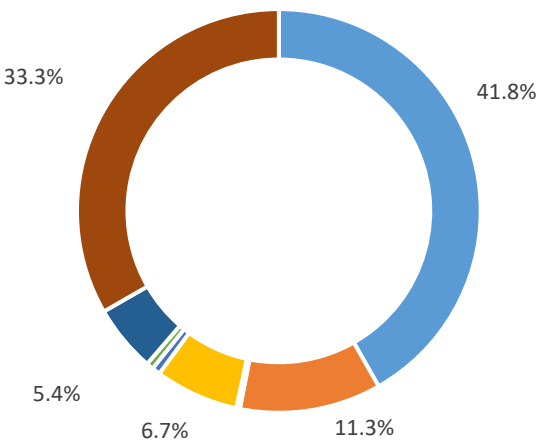
and demographic shifts, the City as a whole saw dramatic changes. Although still low, the City's urbanized population and housing density continues to increase; incomes grew as unemployment rates change, but housing costs also increased dramatically. As time goes on, these indicators will be important to track, especially for each area of the City - whether indicators geographically increase or decrease, improve or slip, or if there is substantial rate of change.

	2020	2024	
1. Current Population	675,971	675,982	% Inc: Summerlin West
2. Largest Age Group	25-34 (34.5 avg)	25-34 (38.9 avg)	Oldest: Summerlin N.
3. Persons per household	2.83	2.69	High: East Las Vegas
4. Single Family Dwellings	10,724 (avg/area)	11,544 (avg/area)	% Inc: Kyle Canyon
5. Muti-Family Dwellings	6,399 (avg/area)	6,945 (avg/area)	% Inc: Kyle Canyon
6. Median Household Income	\$60,917	\$75,103	Low: Downtown LV
7. Median Rent / mortgage	\$1,159 / \$1,468	\$1,599 / \$1,838	High Rt%: Summ. W High M%: Summ. W
8. Housing tenure	45.86% rent / 54.14% own	42.97% rent / 57.03% own	Low: Downtown LV
9. Attained high school diploma	84.85%	86.20%	Inc. Downtown South
10. Attained Bachelor's degree	24.89%	28.06%	High: Summerlin West
11. Unemployment Rate	8.62%	7.13%	High: Downtown LV
12. Housing density	5.14 dwelling units / acre	5.91 dwelling units / acre	High: East Las Vegas
13. Population density	8,146 residents / sq mile	9,185 residents / sq mile	High: East Las Vegas
14. Racial / Ethnic composition			% White: Tule Springs % Latino: E. Las Vegas % Black: W. Las Vegas

2020



2024



FIFTY BY '50

CHAPTER 2: LAND USE AND ENVIRONMENT

●	Land Use	The percentage of all development that occurs within this plan's Regional Centers, Mixed-Use Centers, Corridor Mixed-Use, or Neighborhood Center Mixed-Use place types increases over time.
●	Historic Preservation	1 local historic district per 100,000 residents
●	Environment	The number of endangered species identified by the Clark County MSHCP is reduced
●	Urban Forestry	Plant and maintain 60,000 diverse and high quality native and adaptive trees on public and private property by 2050.
●	Urban Forestry	The City's tree canopy increases to 20% by 2035 and 25% by 2050 utilizing native and adaptive drought tolerant tree species.
●	Parks	The City will provide 7 acres of parkland / 1,000 (by 2050)
●	Park Connectivity	85% of housing units are within ½ mile of public parks (by 2050)
●	Food & Urban Agriculture	No food deserts exist in the City by 2050.
●	Food & Urban Agriculture	The percentage of residents within ¼ mile of a food hub, healthy food retail outlet, or grocery store increases over time
●	Environmental Justice	By 2050, no brownfields are found within the City.
●	Environmental Justice	The annual number of days in which the Air Quality Index (AQI) exceeds 100 decreases over time
●	Planning Areas	With community support, adopt a specific plan for each area of the city

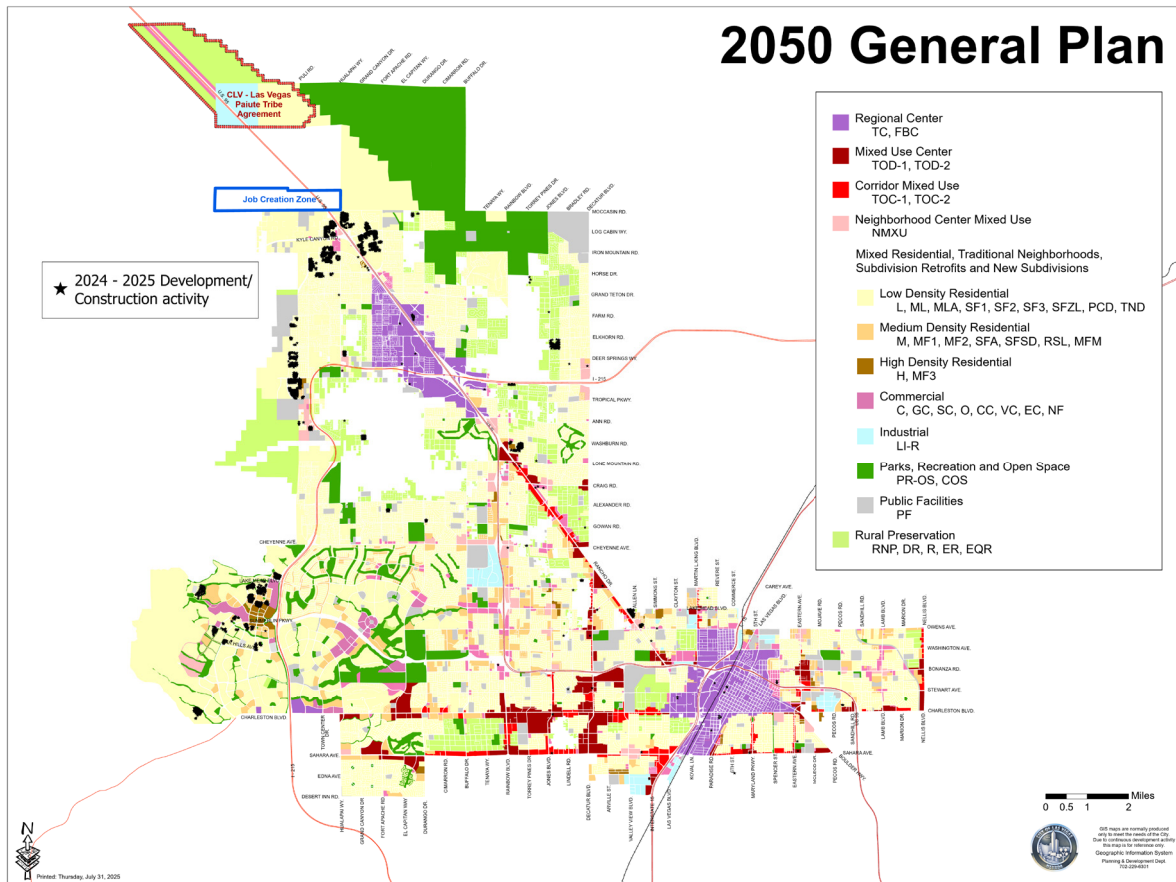
CHAPTER 3: ECONOMY AND WORKFORCE

●	Equitable Education	95% of adult population has attained a high school diploma by 2050.
●	Equitable Education	90% 4-year cohort high school graduation rate for all public schools in the City from each race/ethnicity, special education, ELL students, and low-income subgroup of students (2050)
●	School Sites	No school within the City of Las Vegas will be greater than 125% of its designed capacity by 2025, and no school will be greater than 110% of its designed capacity by 2030.
●	Economic Development	The number of businesses and the total employment related to each targeted industry sectors as identified in the Comprehensive Economic Development Strategy increases over time
●	Economic Development	Local and regional economic and business indicators improve, maintain positive trends or increase over time.
●	Economic Development	The City's unemployment rate maintains a negative trend over time and is less than or equal to the national unemployment rate.
●	Economic Development	Equity indicators improve over time.
●	Economic Development	Wages and personal economic indicators improve, maintain positive trends, or increase over time.
●	Redevelopment	By 2050, all assessed blighted and deteriorating areas within RDA-1, RDA-2, and other designated infill or redevelopment areas will have been successfully ameliorated.
●	Public Finance	Maintain a fiscal reserve of at least 20% of operating costs with sufficient ending cash balances of 10% or prior year's expenditures for operations, 20% for benefits, and 25% for capital projects
●	Public Finance	Develop at least one new consensus-based revenue stream
●	Housing	80% of City residents spend less than 45% of AMI on housing and transportation costs combined by 2050
●	Housing	Beginning in 2021, the City and SNRHA develop affordable housing produced at a rate of 5% annually
●	Housing	33% of total housing available is affordable housing, divided into affordability rates at 80% AMI, 50% AMI, and 30% and below AMI
●	Homelessness	The total unsheltered homeless population is reduced 50% by 2035, with functional-zero homelessness by 2050

●	Homelessness	The percentage of total residents and household living below the poverty line decreases by 25% by 2030 and those extremely low income households living at 30% of AMI decreases 50% by 2030
CHAPTER 4: SYSTEMS AND SERVICES		
●	Complete Streets	By 2050, the mode split for Drive Alone is 40%, 20% for Transit, and 5% for Walking and Biking.
●	Complete Streets	By 2050, the Jobs-Housing balance index is 1.25.
●	Complete Streets	By 2050, the number of pedestrian, bicyclist, and vehicular fatalities caused by road crashes is zero.
●	Transit	75% of the region's residents are within 1/2 mile of bus service, and 100% of the region will have access to some type of public transportation service by 2050.
●	Transit	By 2050, the population density along high capacity transit routes is at least 30 dwelling units per acre for BRT routes and 40 dwelling units per acre for LRT routes.
●	Smart Systems	Citywide implementation of a fiber-optic network for IoT devices by 2050.
●	Water	Community water consumption will be reduced to 105 GPCD by 2035 and 90 GPCD by 2050, consistent with SNWA's Water Resource Plan.
●	Water	LVVWD incurs no violation of Safe Drinking Water Act/EPA drinking water rules for chemical and microbial contaminants and turbidity.
●	Water	The City remains in compliance with its NPDES permit with no violations of Clean Water Act effluent and reporting guidelines for all treated wastewater
●	Energy	80% of the region's energy consumption at residential and commercial buildings is reduced through energy efficiency measures by 2050
●	Energy	50% of both municipal and community energy supply is from renewable sources by 2030, consistent with the Nevada RPS; and 100% by 2050
●	Waste	80% of the region's waste disposed of by landfill is reduced by 2050 and a recycling rate of at least 40% is achieved
●	GHG Emissions	28% of community greenhouse gas emissions are reduced by 2025 and 80% of community greenhouse gas emissions are reduced by 2050 from all major sectors.
●	Public Facilities	To provide equitable access to all public buildings, facilities, and services, ensure that by 2050, 75% of residents live within 2 miles of a recreation or community center, library, or cultural center.
●	Public Health	By 2030, the City increases the number of hospital beds to 25 beds per 10,000 residents and maintains the number of ICU beds above 4 per 10,000 residents
●	Public Health	By 2030, the region increases the number of physicians to above 400 per 100,000 residents
●	Public Health	Personal health indicator trends improve over time
●	Public Safety	Maintain Fire and Rescue Department's ISO Class 1 rating and CFAI accreditations.
●	Public Safety	LVMPD maintains a ratio of 2 officers per 1,000 residents or better.
●	Public Safety	Overall violent crime rates improve to a minimum of 5.5 homicides, 400 aggravated assaults, 70 forcible rapes, and 2,500 property crimes per 100,000 residents annually.
●	Hazards	By 2050, no homes or critical infrastructure are located in high-risk hazard prone areas, unless appropriate mitigation, prevention, or adaptation measures are taken.
●	Flooding	By 2050, no residences, businesses, or critical infrastructure are located within flood zones

- Positive performance / improving trend from baseline
- Negative performance / declining trend from baseline
- Static performance; trend maintained; negligible

LAND USE & ENVIRONMENT



LAND USE

The plan for existing and future land use recognizes that available land supply will greatly reduce by 2050. As existing development agreements and new subdivisions are completed in the western and northwestern parts of the City, the plan utilizes a strategy of infill and redevelopment.

2050 GENERAL PLAN

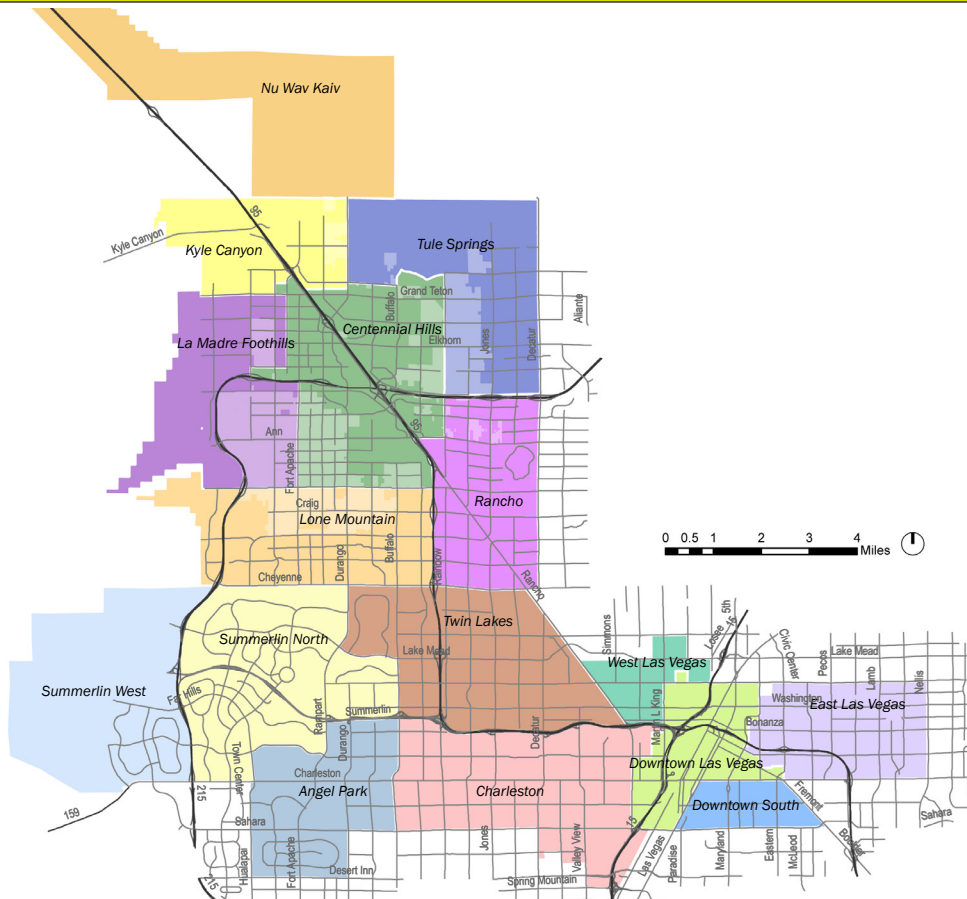
The General Plan was amended at the time of the plan's adoption to add new future land use place types (general plan categories) that enable mixed-use, infill, transit-oriented development (TOD), and redevelopment.

- **Outcome: The percentage of all development that occurs within this plan's Regional Centers, Mixed-Use Centers, Corridor Mixed-Use, or Neighborhood Center Mixed-Use place types increases over time.**
 - » FBC, TC, TOD-1, TOD-2, TOC-1, TOC-2, and NMxu categories comprised 84 acres (4%) in 2021, 16 acres (5%) in 2023 and 53 acres (12%) in 2024.

HISTORIC PRESERVATION

Historic preservation ensures established traditional neighborhoods, key buildings, and landmarks are preserved and well maintained, while also providing flexibility for property owners to make adaptive reuse of buildings.

- **Outcome: 1 local historic district per 100,000 residents.**
 - » 5 districts are currently established, including John S. Park, Beverly Green, Berkley Square, Las Vegas High School, and Lorenzi Park.
 - » For 1 district per 100,000 residents, approximately seven should be established; no new districts added in 2024-25.
 - » Huntridge Home (Cottonwood) and LULAC Multi-Purpose Senior Center added to historic property register.
 - » Historic context survey for Rafael Rivera.
 - » Updated historic information for Westside School and Mormon Fort



AREAS OF THE CITY

The plan created 16 unique areas of the City comprised of numerous neighborhoods that build identity and a sense of place. Each special area plan will include a thorough analysis of existing conditions and proposed future improvements and targeted implementation recommendations consistent with the 2050 Master Plan.

- **Outcome: With community support, adopt a specific plan for each area of the city.**
 - » The Vision 2045 Downtown Las Vegas Masterplan, East Las Vegas adopted; Kyle Canyon, La Madre Foothills, and Charleston special area plans have been adopted in 2025 and are being implemented.
 - » Area plans for Downtown South and Angel Park to commence in 2025-26.



LAND USE & ENVIRONMENT

ENVIRONMENT

NATURAL FEATURES

The plan's inventory of the Mojave Desert environment details regional efforts and tools that protect and enhance the environment and provide funding for parks and open spaces, while resulting in no net loss of species or landforms.

- **Outcome: The number of endangered species identified in the Clark County MSHCP is reduced**
 - » Adopted in 2000, 79 species are covered, 103 are under evaluation, and 51 species are under watch.
 - » 3 species are endangered, 2 are threatened, and 1 are candidates or are under review.
 - » No species removed in 2024.
 - » MSHCP permit amendment started.

URBAN FORESTRY

Due to the urban heat island effect, steps to mitigate the phenomenon through tree planting efforts are underway to reduce heat:

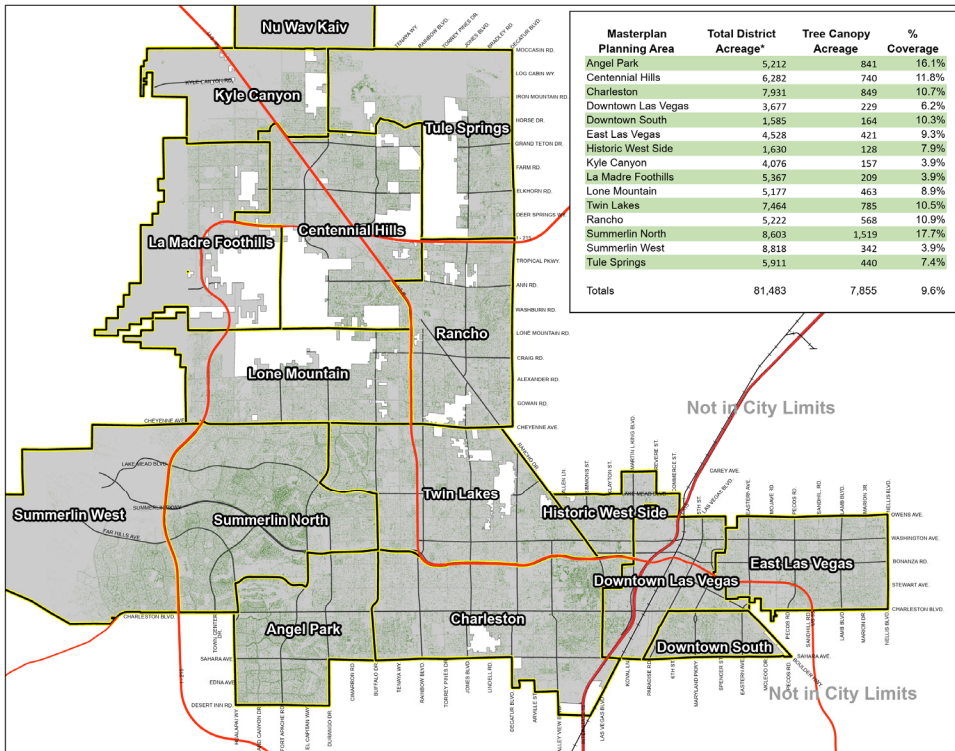
- **Outcome: Plant and maintain 60,000 diverse and high quality native and adaptive trees on public and private property by 2050.**
 - » 3,498 total trees planted: 1,116 trees were planted in 2024, 625 in 2023, and 550 in 2022.
 - » Received \$5 million USDA Community Forestry grant to plant trees in underserved areas
 - » Urban Forestry Management Plan slated to be adopted by the end of 2025.
- **Outcome: The City's tree canopy increases to 20% by 2035 and 25% by 2050 utilizing native and adaptive drought tolerant tree species.**
 - » The estimated 2024 tree canopy coverage within the City is approximately 9.7%

PARKS AND CONNECTIVITY

Parks and recreational facilities are an important quality of life component. Park facilities, amenities, connections, and safety were frequently noted throughout public outreach.



- **Outcome: The City will provide 7 acres of parkland per 1,000 residents by 2050**
 - » 1,826 park acres were provided by the City and private development in 2024 (2.70 acres/1,000).
 - » New parks in Summerlin West completed; Grand Park to open in 2025.
 - » Construction ongoing in 2025 for Regional Pickleball Complex, Regional Aquatic Complex, and additions to Cragin Park and Lorenzi Tennis courts using SNPLMA funding. Design for Northwest Regional Park ongoing.
 - » FY 26 Parks bond may include upgrades to Essex Park, Firefighters Memorial Park, Poet's Walk, Doolittle Park, a bike park at Centennial Hills, and relocation of the State Veteran's Memorial
- **Outcome: 85% of housing units are within 1/2 mile of public parks by 2050**
 - » Park proximity to housing increased from 56% in 2020 to 58% in 2021-2022, 59% in 2024, and 62% in 2025 due to new construction in Summerlin West and Kyle Canyon.



City of Las Vegas

Tree Canopy Map

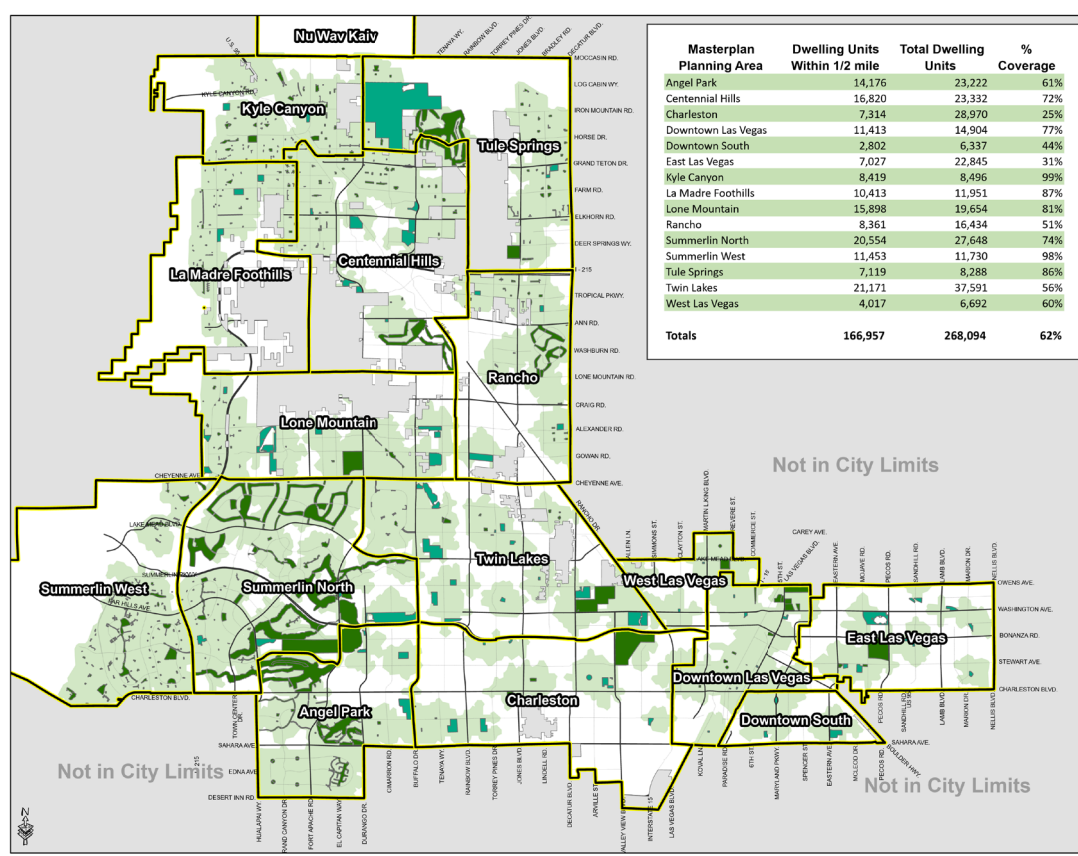
Tree/Shrub Canopy Coverage
(2024 Tracking)

- Legend**
- City of Las Vegas
 - Tree Canopy

*note: Total District Acreage figures are calculated ONLY for the portion of the Planning Area that falls within the City limits. County island areas are excluded from both Acreage and Canopy totals.
 **note: No Way Kaiv not included in Canopy coverage totals or City acreage totals.



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for informational only. Geographic Information System Planning & Development Dept. 702-258-6000



City of Las Vegas

Dwelling Units Map

1/2 Mile Walkable Distance to Public Park/ Greenspace
(2025 tracking)

- Legend**
- City of Las Vegas
 - CLV Public Park
 - Greenspace or Private Park
 - 1/2 Mile walk distance

0 0.5 1 2 Miles



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LAND USE & ENVIRONMENT

ENVIRONMENT

FOOD AND URBAN AGRICULTURE

Given the lack of regional agriculture, it is necessary to ensure supply chain security and redundancy while ensuring residents have convenient access to healthy food:

- **Outcome: No food deserts exist in the City by 2050**
3 food desert Census tracts existed in 2020:
 - » Downtown Las Vegas (Cashman/Corridor of Hope)
 - » Downtown Las Vegas (Resort/Fremont East)
 - » Twin Lakes (Madre Mesa)7 food desert tracts exist in 2023:
 - » Downtown Las Vegas (Resort/Fremont East)
 - » Downtown Las Vegas (Medical District)
 - » Downtown South (John S Park)
 - » Downtown South (Huntridge)
 - » West Las Vegas (Holly-Tonopah)
 - » West Las Vegas (Tonopah Dr)
 - » Summerlin North (Sun City)
- **Outcome: The percentage of residents within ¼ mile of a food hub, healthy food retail outlet, or grocery store increases over time**
 - » Food hub and retail grocery proximity increased from 19% in 2020 to 21% in 2021, 23% in 2022, and 25% in 2023 and 2024.

ENVIRONMENTAL JUSTICE

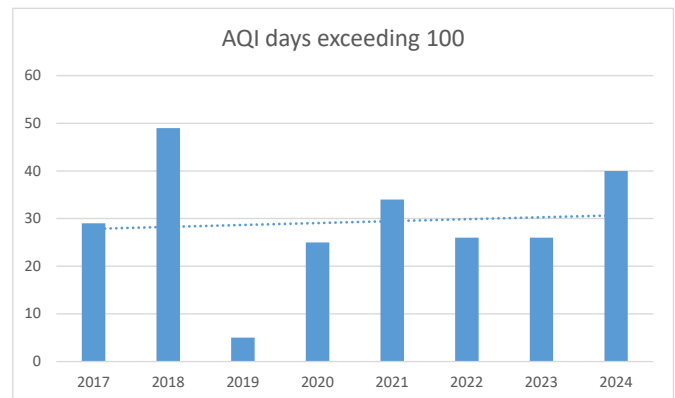
Reducing environmental hazard exposures and risks to low-income and minority communities must be prioritized, especially as new transportation and infrastructure projects are developed.

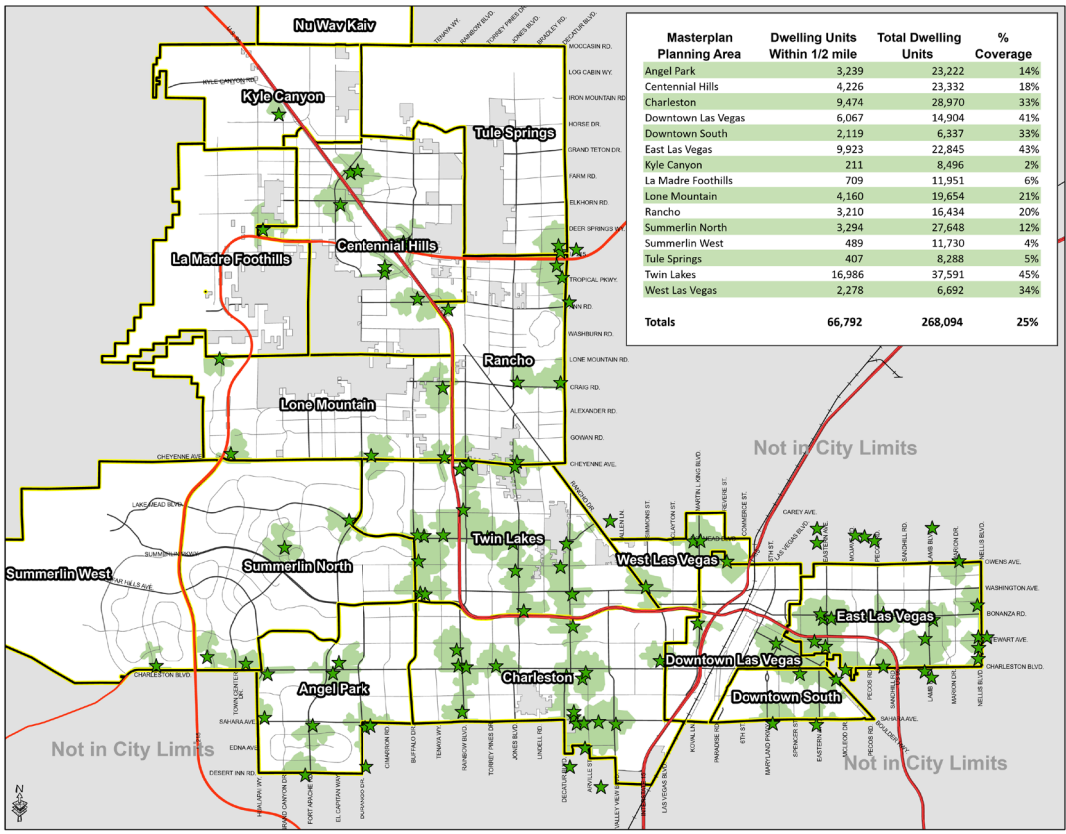
Outcome: By 2050, no brownfields are found within the City.

- » 5 existing brownfields designated by the Nevada Division of Environmental Protection are found within the City in 2021: D Street properties (Historic Westside), Cleveland Clinic, Symphony Park.
- » No new sites added or removed; cleanups of D Street properties taking pce

- **Outcome: The annual number of days in which the Air Quality Index (AQI) exceeds 100 decreases over time**

AIR QUALITY INDEX





City of Las Vegas

Dwelling Units Map

1/2 Mile Walkable
Distance to Grocery Store
(2025 tracking)

Legend

- City of Las Vegas
- Grocery Store
- 1/2 Mile walk distance

0 0.5 1 2 Miles



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ECONOMY & EDUCATION

EDUCATION

EQUITABLE EDUCATION

The quality of the City’s educational system continues to be among the top rated public concerns and leading priority areas for residents. Ensuring equitable improvement of overall education metrics must remain a priority for current and future generations of City residents.

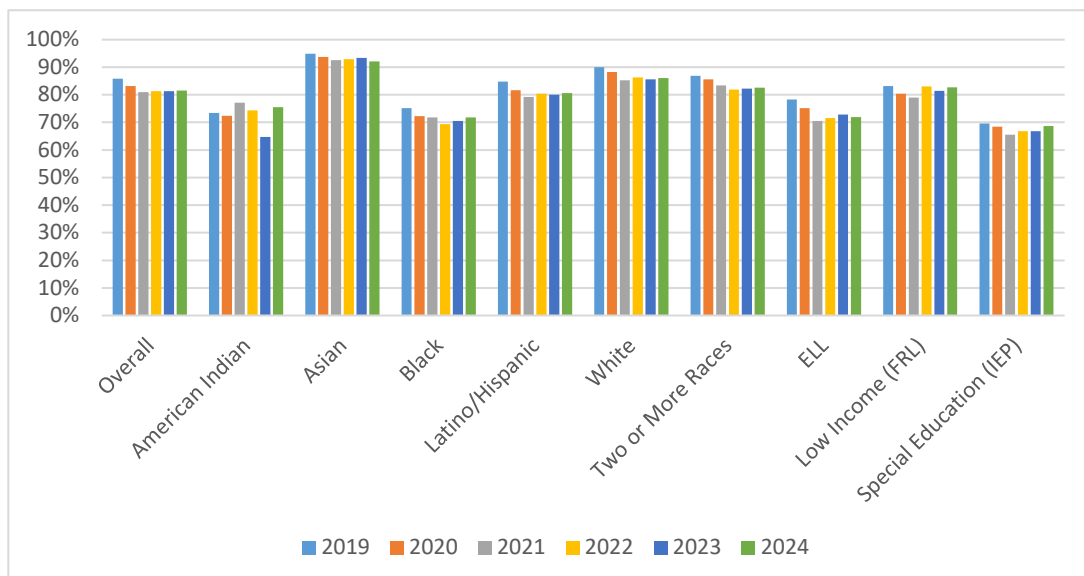
- **Outcome: 95% of adult population has attained a high school diploma by 2050.**
 - » Number of adults with high school diploma have increased from 84.9% in 2020, 85.6% in 2022, 85.7% in 2023, and 86.2% in 2024.
- **Outcome: 90% 4-year cohort high school graduation rate for all public schools in the City from each race/ethnicity, special education, ELL students, and low-income subgroup of students by 2050.**
 - » Overall CCSD graduation rate remained the same in 2024 at 81.5%, a slight increase from 81.3% in 2023.
 - » Most groups saw declines in graduation rates between 2019 and 2024.
 - » Declines may continue to be attributable to the ongoing impact of the COVID-19 pandemic.

LINK SCHOOL FACILITIES WITH LAND USE

Previous overcrowding concerns have currently been eased. CCSD school replacement and classroom addition projects have increased total space, and a new bond program will bring future changes.

- **Outcome: No school within the City of Las Vegas will be greater than 125% of its designed capacity by 2025, and no school will be greater than 110% of its designed capacity by 2030.**
 - » For 2024-25 school year, 2 elementary schools over capacity (Divich ES at 143% and Vassiliadis ES at 130%), with 5 others slightly over.
 - » For 2024-25 school year, no middle schools over capacity.
 - » For 2024-25 school year, 3 high schools were over capacity (Arbor View, Shadow Ridge, Centennial, Palo Verde, Western, Clark, Rancho, Desert Pines), up from 3 the prior school year.
 - » Bracken and Hancock ES, Brinley and Garside MS replaced in 2025.
 - » Future CCSD school replacements within the City include H. M. Smith ES, Gibson MS (2026).
 - » New CCSD schools include a “choice” high school to replace Robison MS in 2027.
 - » Additional charter schools have provided more school choice and attendance flexibility

CLARK COUNTY HIGH SCHOOL GRADUATION RATES - 4-YEAR COHORT





FUTURE PLANNING

Replacement school schedule

SY 2024-2025

Bennett Elementary School
Mountain View Elementary School
Red Rock Elementary School
Thomas Elementary School
Las Vegas Academy (Phase I)

SY 2025-2026

Bracken Elementary School
Dearing Elementary School
Hancock Elementary School
Brinley Middle School
Garside Junior High School
Woodbury Middle School

SY 2026-2027

H. M. Smith Elementary School
Wengert Elementary School
Von Tobel Middle School

SY 2027-2028

Kelly Elementary School
Stewart Special School
Brown Middle School

SY 2028-2029

Cashman Middle School
Indian Springs Elementary/ Secondary Schools
Tomiyasu Elementary School
Bridger Middle School
Gibson Middle School
Knudson Middle School

SY 2029-2030

Cahlan Elementary School
Guinn Middle School

SY 2030-2031

Diskin Elementary School
Herron Elementary School
Rowe Elementary School
Hyde Park Middle School

SY 2031-2032

Dondero Elementary School
Cannon Middle School

SY 2034-2035

Orr Middle School

ECONOMY & EDUCATION



ECONOMY

ECONOMIC & WORKFORCE DEVELOPMENT

As emphasized in the Strategic Plan, regional economic diversification efforts continue to be necessary in order to make Las Vegas more competitive. It must continue promoting and attracting occupations in the target industries of tourism and gaming, health care, information technology, logistics and light manufacturing, and develop workforce training in sectors.

- **Outcome: The number of businesses and the total employment related to each targeted industry sectors as identified in the Comprehensive Economic Development Strategy increases over time.**
 - » Tourism and gaming / leisure and hospitality continue to employ approximately 1/4 of the region's work force.
 - » 5,800 total jobs added. Major gains made in trade and transport jobs, professional services, health care and education, construction, and manufacturing.
 - » Largest employers are located within Downtown Las Vegas, and include tourism and gaming, health care, and professional and business services.

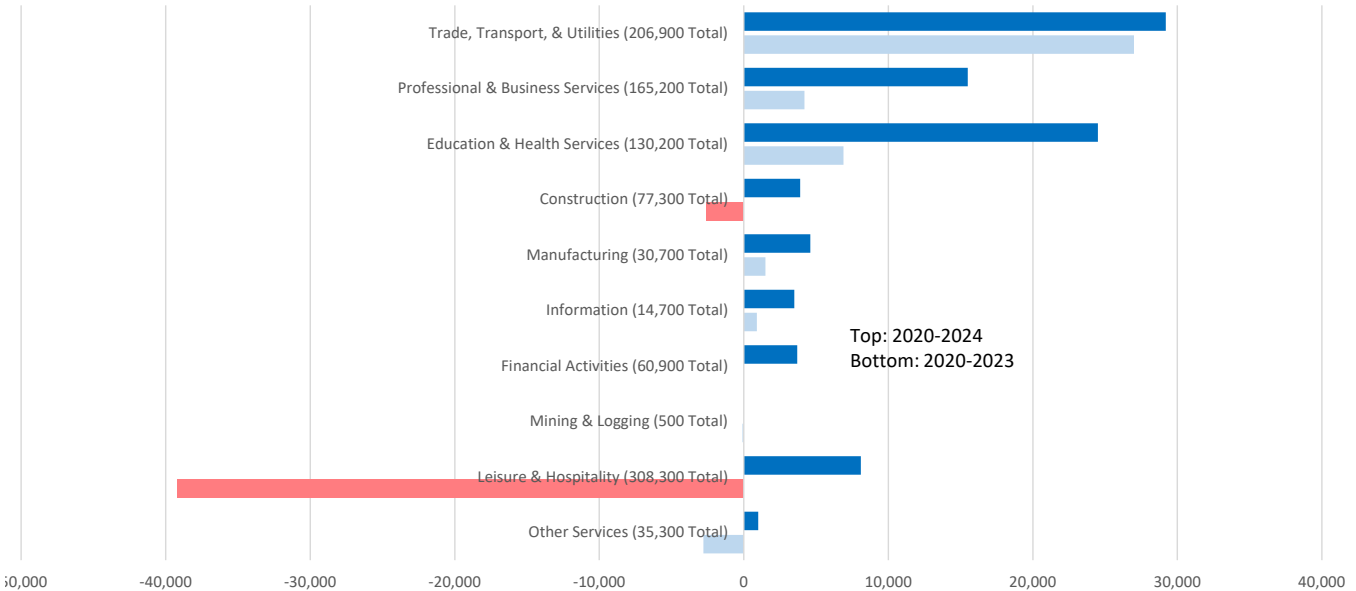
- **Outcome: Local and regional economic and business indicators improve, maintain positive trends or increases over time**
 - » Most indicators showed signs of post-COVID and inflationary improvements, but indicators showing gains in 2024 are reversing in 2025.
- **Outcome: The City's unemployment rate maintains a negative trend over time and is less than or equal to the national unemployment rate**
 - » City unemployment decreased from 8.62% in 2020 to 7.33% in 2023, and 7.13% in 2024, above the national rate of 4.1%.
 - » While the City and region recovered employment losses by 2024, inflation, the economy, and national policies are again beginning to impact local employment.



Indicator	2020	2024-25
Number of small businesses / 1,000	59.0	59.8
Location quotients (greater than 2.0) increasing	49%	49%
LVCVA visitor volume	20,369,900	41,676,300
Las Vegas Strip gross gaming revenue	\$3.73 billion	\$8.81 billion
Downtown Las Vegas gross gaming revenue	\$464.2 million	\$931.3 million
Gross Domestic Product (Las Vegas-Henderson Paradise), millions current dollars	\$131,295	\$178,388
New jobs created by small business (Regional)	73,205 new	8,537 new
% small businesses active after one year (statewide)	75.5%	75.8%
Office vacancy / lease rate	12.6% \$2.08	14.5% \$2.16
Retail vacancy / lease rate	6.5% \$1.85	5.1% \$1.98
Industrial vacancy / lease rate	6.3% \$0.68	4.9% \$0.81

Indicator	2020	2024-25
% businesses that are minority, female, or veteran owned	--	20.5% Min 21.3% Fem 4.6% Vet
Number of new businesses (active licenses)	34,300	36,870 +870
Employment by Sector (Regional)	936,000	936,000
- Leisure and Hospitality - Trade, Transport, and Utilities - Education and Health Services - Professional and Business Services - Construction - Financial Activities - Other Services - Manufacturing - Information - Mining and Logging	32.1% 19.0% 11.3% 16.0% 7.8% 6.1% 3.7% 2.8% 1.2% 0.1%	29.9% 20.1% 12.6% 16.0% 7.5% 5.9% 3.4% 3.0% 1.4% 0.0%

Jobs Added/Lost (2020-2024)

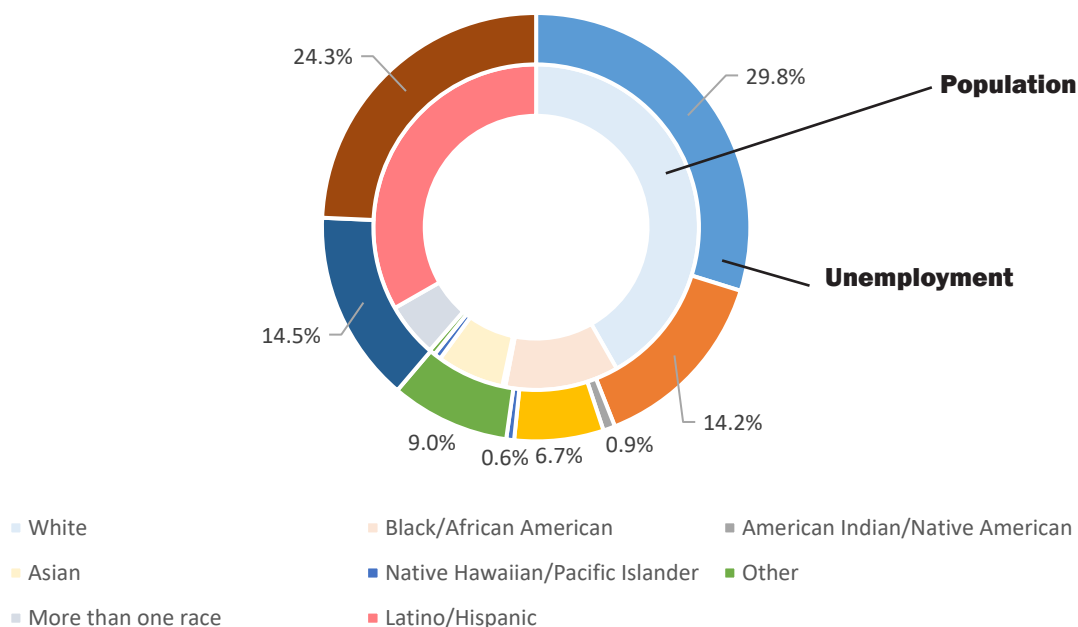


ECONOMY & EDUCATION

- **Outcome: Equity indicators improve over time**
 - » The living wage (one adult, no child) was \$33,072 in 2021, \$47,216 in 2023, and \$50,128 in 2024.
 - » The Gini coefficient remained the same between 2019-2023 (0.461 to 0.476).
 - » 2024 unemployment rates are disproportionately higher from the City's Black/African American population, and disproportionately lower for White and Latino/Hispanic populations.
- **Outcome: Wages and personal economic indicators improve, maintain positive trends, or increase over time.**
 - » The 2024 annual mean wage was \$59,120, well below the national mean wage of \$67,920.
 - » The 2024 median household income was \$75,103 (an increase from \$68,905), but below Nevada's median household income of \$76,374 and the national income of \$78,538.
 - » Nevada's debt-to-income ratio declined from 1.971 in 2020 to 1.890 in 2022, to 1.873 in 2023, and 1.835 in 2024.



Unemployment Rate vs Population



REDEVELOPMENT

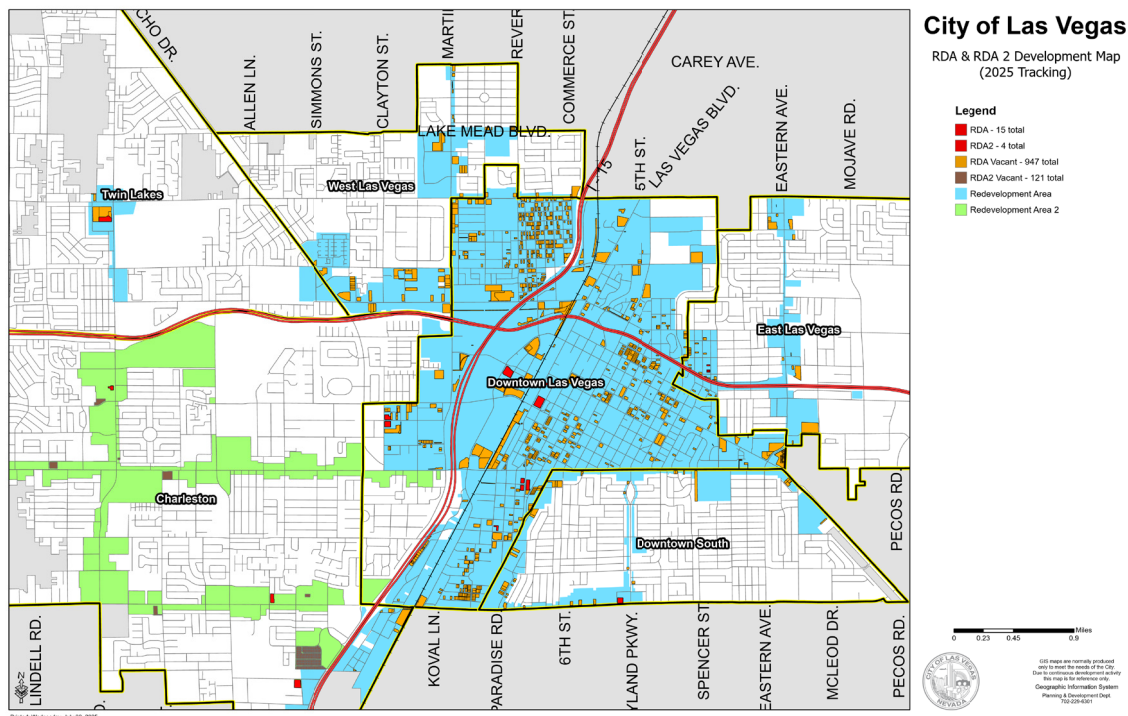
Redevelopment efforts within the Las Vegas Redevelopment Areas (RDA) are coordinated with land use goals and the 2050 General Plan's implementation.

- **Outcome: By 2050, all assessed blighted and deteriorating areas within RDA-1, RDA-2, and other designated infill or redevelopment areas will have been successfully ameliorated.**
 - » 36 acres (1.7%) of the total 2,057 acre RDA was redeveloped in 2021, increasing to 39 (1.8%) in 2022, 45 in 2023 (2.2%), and 18 in 2024 (0.9%).
 - » 1,074 parcels within the RDA were vacant in 2021, 1,068 in 2023 and 2024
 - » Symphony Park redevelopment projects include Marriott Hotel and Cello Tower, a new mixed-use residential project.
 - » New residential and mixed use projects within the Historic Westside including ShareDowntown, and in Arts District and Symphony Park underway.
 - » Projects at Area 15, a new Tourism Improvement District, and expansion of medical facilities in the Las Vegas Medical District under way.
 - » New Tourism Improvement District under development for Arts District.

PUBLIC FINANCE

The City must balance business friendliness with government efficiencies, property tax cap reforms, and reduced dependence on C-TAX sources with enabled revenue options.

- **Outcome: Maintain a fiscal reserve of at least 20% of operating costs with sufficient ending cash balances of 10% of prior year's expenditures for operations, 20% for benefits, and 25% for capital projects.**
 - » FY 25 budget included \$2.3 billion for all funds, including \$655 million for capital projects.
 - » Operating expenditure reserve for general operations anticipated at 25.6% (\$219 million).
 - » \$2.3 billion FY 26 budget, including \$594 million in capital project funds; deficit of \$24.9 million.
 - » C-TAX revenue increased 1% - 1.5% and property tax revenue increased 7% from FY 25.
 - » Badlands case settled; liability estimated at \$286 million in FY25-26
- **Outcome: Develop at least one new consensus based revenue stream.**
 - » City sponsored Senate Bill 28 (2025), which was approved, enabling creation of Tax Increment Financing Areas for TOD and housing.



ECONOMY & EDUCATION

HOUSING

HOUSING

Due to the increases in housing costs and efforts to control inflation, housing affordability remains a major concern for City residents. Because there is such a high proportion of single-family residential and apartment-type multi-family units, the City must improve the diversity of housing types with TOD, infill, and diverse housing options identified for each area of the city.

- **Outcome: 80% of City residents spend less than 45% of AMI on housing and transportation costs combined by 2050**
 - » 38.1% of City residents spend less than 45% of income on combined housing and transportation costs in 2024, up from 24.8% in 2021.
- **Outcome: Beginning in 2021, the City and SNRHA develop affordable housing produced at a rate of 5% annually**
 - » 1.4% of total housing units built were affordable of all 4,164 single and multi-family units built.
 - » 57 affordable housing units were completed.
 - » Eastern Land and 500 Jefferson apartments were completed
 - » 200 units under rehab and 48 new apartments are under construction below 80% AMI, including 7th Street Apartments, 1501 Phase 1, and James Down Towers.
 - » 724 additional new units are in planning, 681 of which are affordable, and 116 affordable rehabs.
 - » New affordable housing incentives (Title 19.17), including density bonuses, permit fee reductions and affordable housing trust fund created.
- **Outcome: 33% of total housing available is affordable housing, divided into affordability rates at 80% AMI, 50% AMI, and 30% and below AMI**
 - » 25% of housing is considered affordable

	2020	2023	2024
80% AMI	40.2%	37.1%	35.9%
50% AMI	23.8%	25.5%	19.7%
30% AMI	12.8%	10.4%	10.2%

HOMELESSNESS

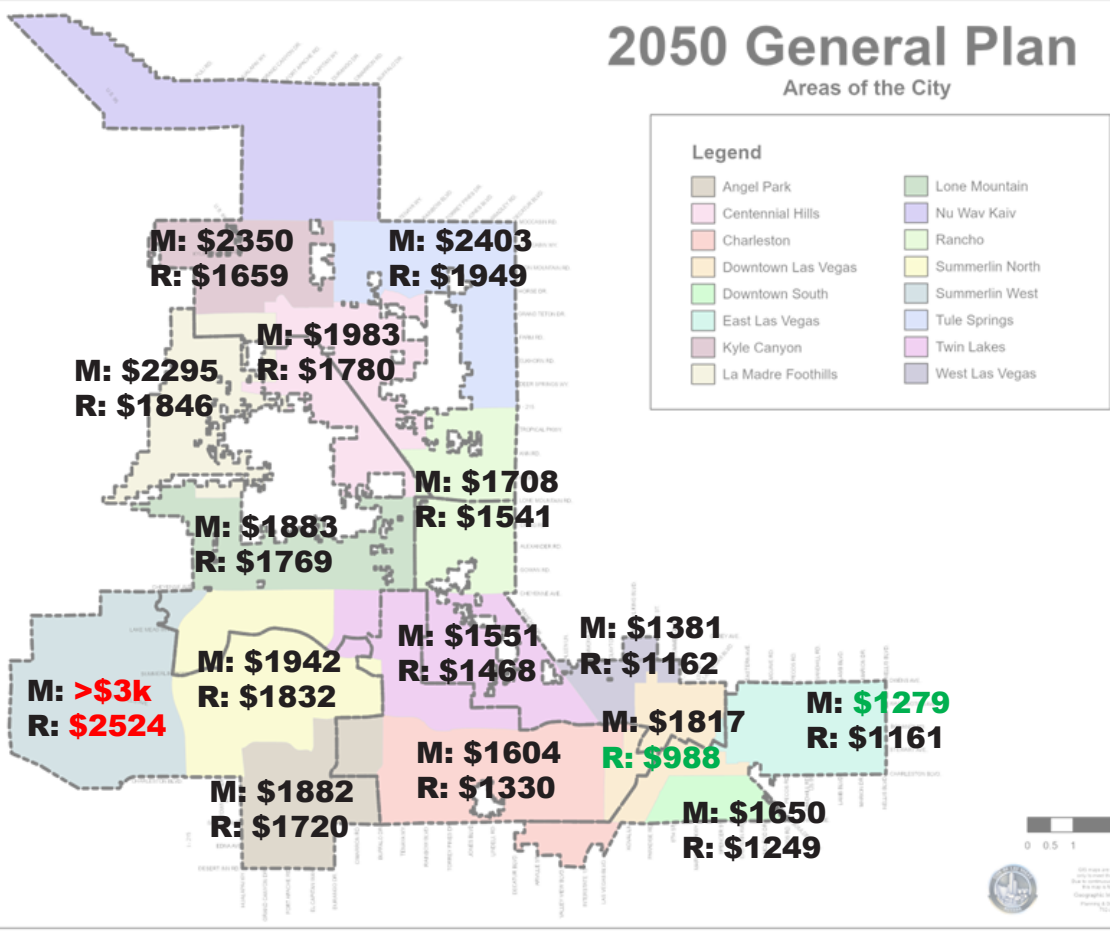
Another phase of the Courtyard Homeless Resource Center was completed in mid 2023; additional phases are completing construction.

- **Outcome: The total unsheltered homeless population is reduced 50% by 2035, with functional-zero homelessness by 2050.**
 - » The number of unsheltered homeless changed from 5,530 in 2020 to 5,083 in 2021, 5,645 in 2022, 6,566 in 2023, and 7,906 in 2024.
 - » Campus for Hope project funded by Nevada Legislature; ground breaking held.
- **Outcome: The percentage of total residents and households living below the poverty line decreases by 25% by 2030 and those extremely low income households living at 30% of AMI decreases 50% by 2030.**
 - » The number of residents living at the poverty line has decreased from 16.0% in 2020 to 14.7% in 2022, 14.4% in 2023, and 14.0% in 2024.
 - » The number of households at 30% of area median income (AMI) decreased from 12.8% in 2020 to 11.1% in 2021, 19.6% in 2022, 17.7% in 2023, and 16.5% in 2024.

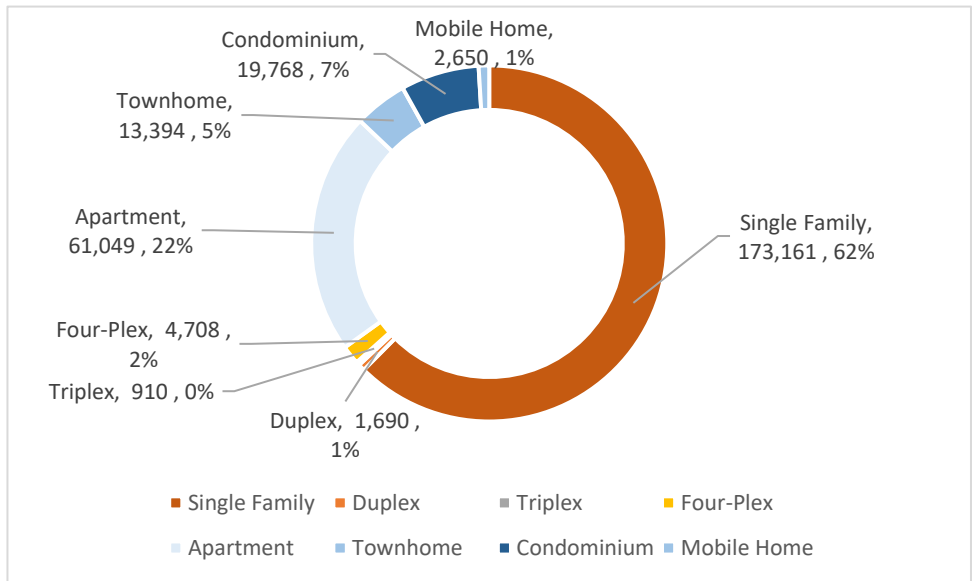


2050 General Plan

Areas of the City



DWELLING UNITS BY TYPE



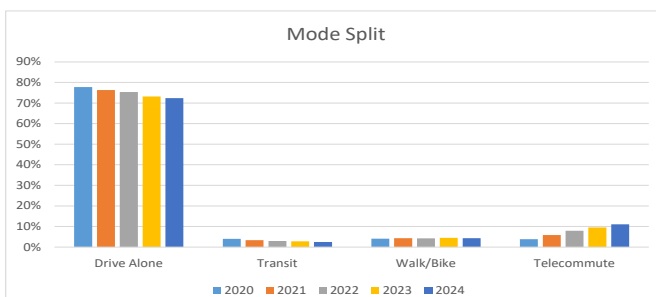
SYSTEMS & SERVICES

TRANSPORTATION

COMPLETE STREETS

The plan includes a comprehensive transportation and layered Complete Street network to improve the City's overall modal split and jobs-housing balance. In addition to complete streets and bicycle and trail improvements identified in the plan, a new Mobility Master Plan is under development, which recommends coordination and completion of major projects with state and regional partners:

- New bike lane gap study.
- Las Vegas Blvd complete street project has finished.
- Construction started at the Summerlin Pkwy / I-215 interchange, as well as new Summerlin Pkwy Trail.
- **Outcome: By 2050, the mode split for Drive Alone is 40%, 20% for transit, and 5% for Walking and Biking.**
 - » The drive alone share decreased from 77.8% in 2020 to 73.2% in 2023 and 72.6% in 2024.
 - » The transit share continues to decline, now below 3%, and telecommuting increasing to 11.0%.
- **Outcome: By 2050, the Jobs-Housing balance index increases to 1.25**
 - » The citywide jobs-housing balance index decreased from 0.90 in 2020 to 0.86 in 2023.
 - » Downtown Las Vegas has the highest concentration of jobs; The Downtown South area is the only area with a balance of jobs and housing.
- **Outcome: By 2050, the number of pedestrian, bicyclist, and vehicular fatalities caused by road crashes is zero.**
 - » The number of fatalities on City roadways increased from 33 in 2020 to 47 in 2024.
 - » 18 pedestrian fatalities; 2 bicyclists.



TRANSIT

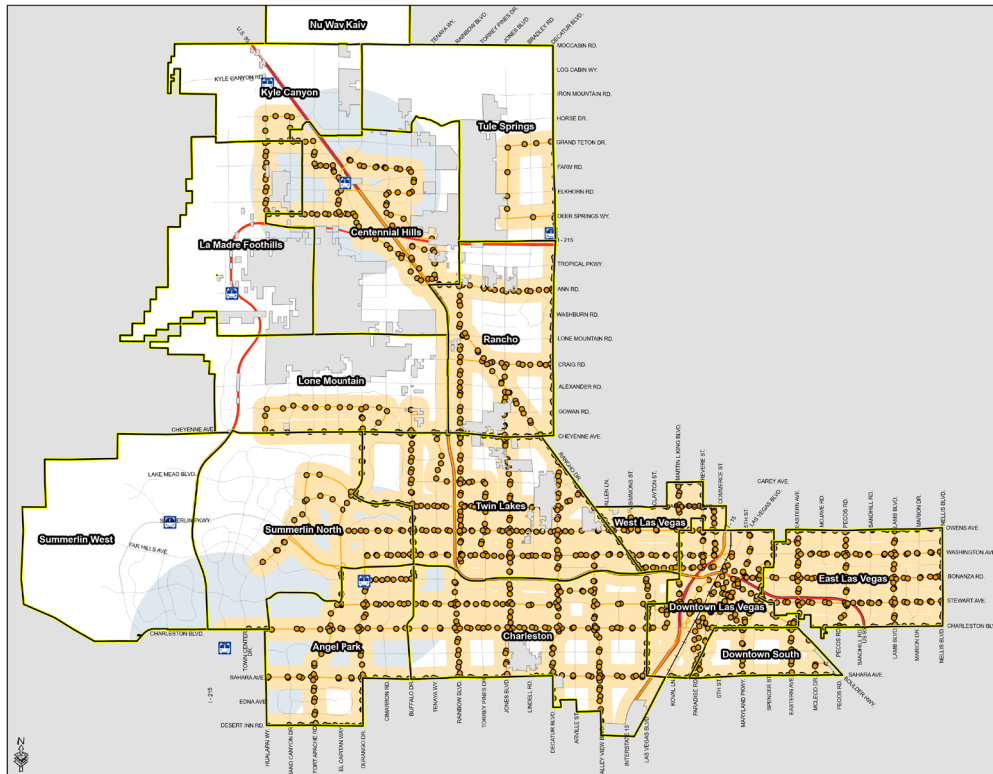
RTC Transit operations face serious cuts in upcoming years due to financial conditions. High capacity transit projects from the OnBoard Mobility Plan, have started including Maryland Pkwy (construction) and Charleston Blvd (planning).

- **Outcome: 75% of the region's residents are within a 1/2 mile of bus service, and 100% of the region will have access to some type of public transportation service by 2050.**
 - » Proximity and transit service coverage increased from 78% in 2020 to 80% in 2021, but fell to 77% in 2022 before increasing back to 78% in 2023 and 2024 due to new home construction in Summerlin, Kyle Canyon, and La Madre Foothills.
 - » RTC service changes made to improve frequencies.
- **Outcome: By 2050, the population density along high capacity transit routes is at least 30 dwelling units per acre for BRT routes and 40 dwelling units per acre for LRT routes.**
 - » One RTC BRT route has been in operation (Route SX - Sahara Express); Maryland Pkwy BRT under construction.
 - » Alternatives analysis beginning for Charleston Blvd
 - » Average residential density increased from 9.3 dwelling units per acre to 10.3.

SMART SYSTEMS

As discussed in the Citywide Strategic Plan, implementing a citywide fiber network, expanding broadband access, and transportation electrification will enable a range of new options. Google fiber installation has begun.

- **Outcome: Citywide implementation of a fiber-optic network for IoT devices by 2050**
 - » Homes with broadband and Internet access has increased from 77.5% in 2020 to 84.5% in 2022, 86.9% in 2023, and 89.2% in 2024.



City of Las Vegas

Population Proximity to
Transit Corridors
(2025 tracking)

- Existing Conditions -

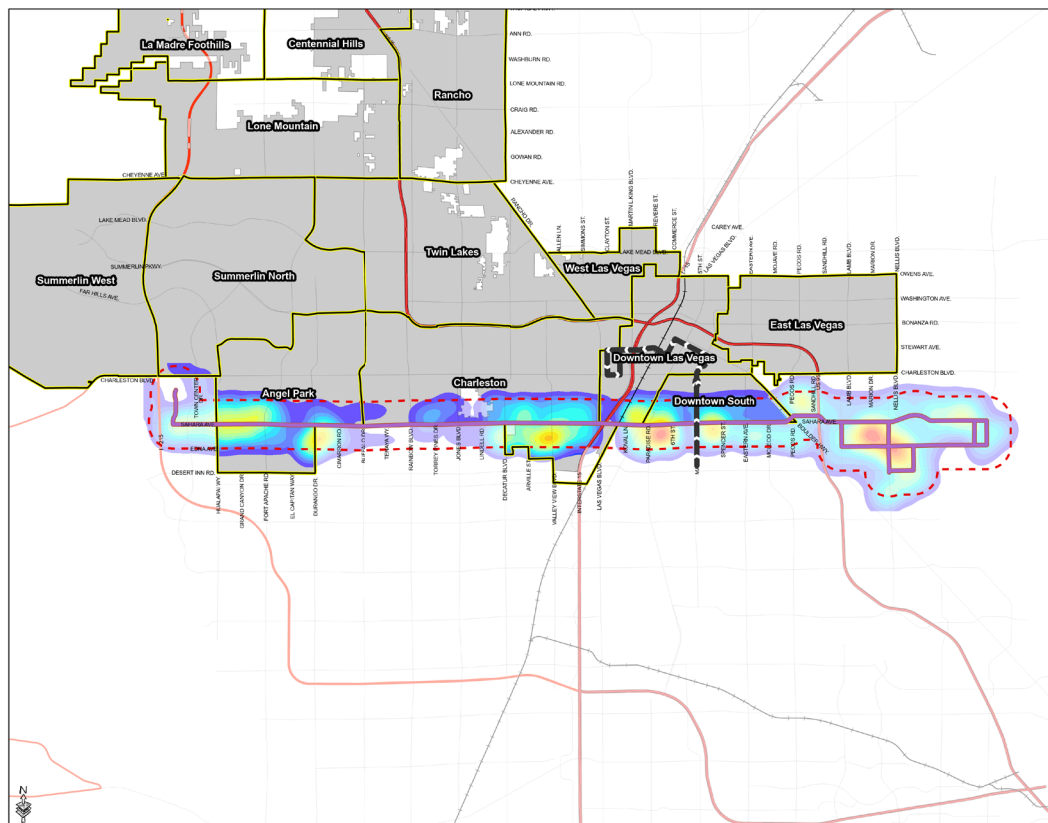
Legend

- Masterplan Districts
- Transit Center (Existing & Proposed)
- Bus Stop
- Bus Route
- 1/4 Mile Buffer of Transit Route
- 2 Mile Buffer of Transit Center

0 0.5 1 2 Miles



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City of Las Vegas

Density in High Capacity
Transit Corridors

- 2025 Tracking -

Legend

- Masterplan Districts
- City of Las Vegas
- Sahara BRT Route
- 1/2 Mile buffer from
Sahara BRT Route
- Future Maryland BRT
Route

Dwelling Unit density
per half mile radius

- | | | | |
|--|---------------|--|---------------|
| | 0 - 563.4 | | 4,508 - 5,070 |
| | 563.5 - 1,126 | | 5,071 - 5,634 |
| | 1,127 - 1,690 | | 5,635 - 6,197 |
| | 1,691 - 2,253 | | 6,198 - 6,760 |
| | 2,254 - 2,817 | | 6,761 - 7,324 |
| | 2,818 - 3,380 | | 7,325 - 7,887 |
| | 3,381 - 3,943 | | 7,888 - 8,451 |
| | 3,944 - 4,507 | | |

0 0.5 1 2 Miles



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SYSTEMS & SERVICES

RESOURCE CONSERVATION

WATER

The plan is closely linked to Southern Nevada Water Authority's Water Resources Plan and aligns a target to reduce water consumption to below 90 gallons per person per day (GPCD). This can be done by making corresponding code changes, pricing, incentives, and education efforts to meet regional water resources and conservation goals.

- **Outcome: Community water consumption will be reduced to 105 GPCD by 2035 and 90 GPCD by 2050, consistent with SNWA's Water Resource Plan.**
 - » Due to declining river inflows, Lake Mead's July 2025 elevation was 1,054 feet. The Bureau of Reclamation's Tier 2 shortages require additional cuts to Nevada's 300,000 acre-feet Colorado River allocation (25,000 acre-feet) if the lake's level drops to elevation 1,050.
 - » SNWA estimates current consumption at 123 GCPD in 2021, 104 in 2022, 89 in 2023, and 95 in 2024.
 - » Regional drought mitigation efforts adopted: golf course water budgets; residential pool size limits; septic, spray irrigation, turf, and golf course prohibitions; fountain code changes.
 - » Assembly Bill 356 (2021) requires removal of non-functional turf at non-residential locations by end of 2026. Senate Bill 220 (2023) further prohibits septic.
- **Outcome: LVVWD incurs no violation of Safe Drinking Water Act/EPA drinking water rules for chemical and microbial contaminants and turbidity**
 - » LVVWD's 2024 Water Quality Report indicates no violations reported for regulated chemical and microbial contaminants or turbidity
- **Outcome: The City remains in compliance with its NPDES permit with no violations of Clean Water Act effluent and reporting guidelines for all treated wastewater**
 - » The 2024 EPA ECHO report indicates no noncompliance or enforcement actions at the City's Water Pollution Control Facility.



ENERGY

The City has been known for its efforts in renewable energy and energy efficiency. The plan enables both municipal operations and the community to increase its overall share of renewable energy in line with the state's renewable portfolio standard (RPS) while reducing energy consumption.

- **Outcome: 80% of region's energy consumption at residential and commercial buildings is reduced through energy efficiency measures by 2050**
 - » NV Energy and Southwest Gas estimate 28,561,820 million BTU (MMBTU) of residential energy consumed in 2021 and xx,xxx,xxx MMBTU in 2024.
 - » Both utilities estimate 23,500,239 MMBTU of commercial energy consumed in 2021 and xx,xxx,xxx MMBTU in 2024.
- **Outcome: 50% of both municipal and community energy supply is from renewable sources by 2030, consistent with the Nevada RPS; and 100% by 2050**
 - » The City has maintained 100% renewable energy for its retail electric load since 2017.
 - » Community renewable energy retail sales increased from 28.5% in 2020 to 45.6% in 2024.
 - » Passage of Senate Bill 448 (2021) and previous statutes have increased renewable energy development and enable interstate transmission.
 - » City renewable energy projects at Fire Stations 3 and 108 are prepared for construction, in addition to new community solar at Lorenzi Park.



WASTE

Through close work with the City's franchisee and exploring new waste management opportunities, the City can continue to improve both its municipal and community recycling rates and reduce municipal solid waste.

- **Outcome: 80% of the region's waste disposed of by landfill is reduced by 2050 and a recycling rate of at least 40% is achieved**
 - » The regional recycling rate remained virtually unchanged between 2020 (23.3%) and 2022 (23.5%). 2023 City rate decreased to 24.8%
 - » 3,437,185 tons of municipal solid waste (MSW) generated in 2021, an increase from 3,201,082 tons MSW generated in 2020.
 - » 1,721,157 tons construction and demolition debris and MSW diverted.
 - » Metal (33%), organic material (33%), and papers (23%) remain the largest sources of materials recycled statewide.

GREENHOUSE GAS EMISSIONS

The City has worked collaboratively with regional stakeholders to reduce both its municipal and community stationary and mobile sources of emissions.

- **Outcome: 28% of community greenhouse gas emissions are reduced by 2025 and 80% of community greenhouse gas emissions are reduced by 2050 from all major sectors**
 - » The 2021 Regional Greenhouse Gas Emissions Inventory report estimates the City's community emissions of 5,359,492 metric tons of CO₂e and regional emissions of 29.3 million metric tons of CO₂e. 2024 community emissions are estimated at 5,037,707 metric tons of CO₂e, a 6% decrease, and regional emissions of 26.3 million metric tons.
 - » Building based emissions are the largest sector of emissions generated (51%), due in part from cleaner stationary generating portfolio, followed by on-road transportation (44%).

SYSTEMS & SERVICES

PUBLIC FACILITIES AND SERVICES

PUBLIC FACILITIES

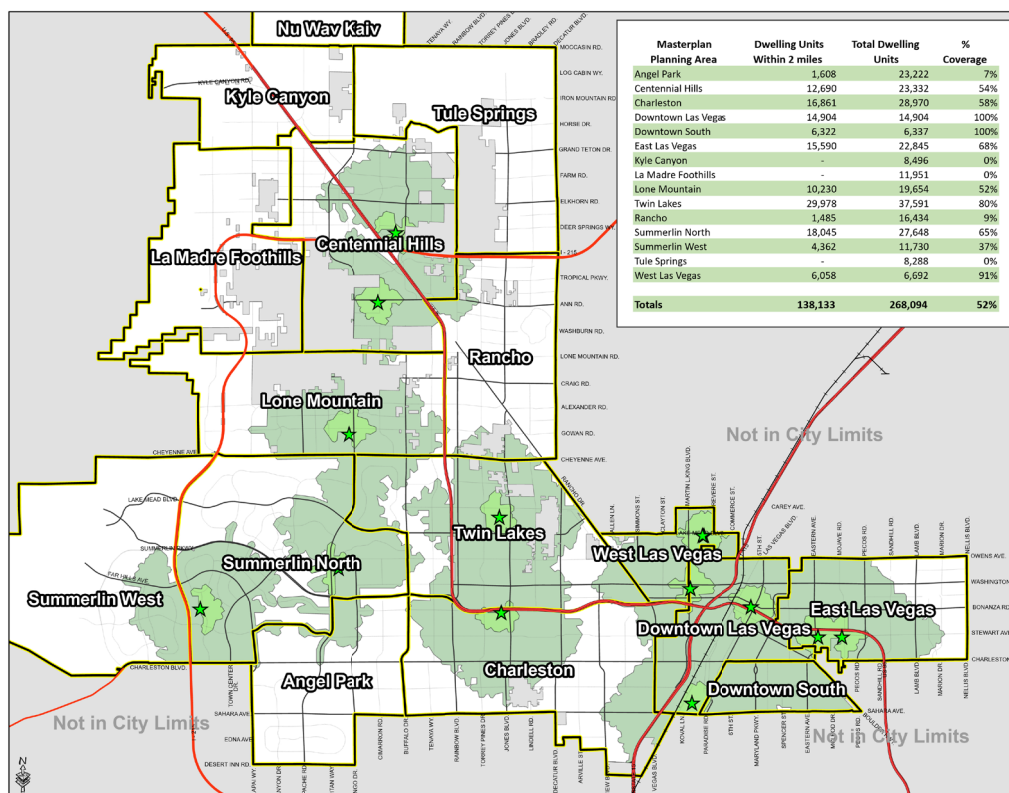
As the City grows, services and infrastructure have been constructed and more space is being dedicated to civic and cultural activities, libraries, and the arts.

- **Outcome:** To provide equitable access to all public buildings, facilities, and services, ensure that by 2050, 75% of residents live within 2 miles of a recreation or community center, library, or cultural center.
 - » Proximity of residents to City community centers increased from 44% in 2020 to 45% in 2021, 50% in 2022 and 2023, and 52% in 2024.
 - » Construction of Civic Plaza in Downtown Las Vegas to be completed 2025.
 - » Multi-agency 911 center to begin construction in FY26 in La Madre Foothills.

PUBLIC HEALTH AND SOCIAL SERVICES

SNHD reports community health indicators have generally improved as the community emerges from the COVID-19 pandemic, but more investment in health care infrastructure is needed.

- **Outcome:** By 2030, the City increases the number of hospital beds to 25 beds per 10,000 residents and maintains the number of ICU beds above 4 per 10,000 residents
 - » 3,357 hospital beds and 622 ICU beds within the City in 2024 (rates of 49.6 / 7.5).
 - » Health and Wellness Center completed in Corridor of Hope.
 - » \$750 million in private investment made in the Las Vegas Medical District.
 - » Development of additional Health and Wellness Center within the Historic Westside and in East Las Vegas.



City of Las Vegas

Dwelling Units Map

1/2 Mile Walkable & 2 Mile Drive Distance to Community Center (2025 tracking)

Legend

- City of Las Vegas
- Community Center
- 1/2 Mile walk distance
- 2 Mile drive distance

0 0.5 1 2 Miles



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• **Outcome: By 2030, the region increases the number of physicians to above 400 per 100,000 residents**

- » Rate increased to 663.3. per 100,000 (4,484 total) in 2024 from 632.9 in 2023.
- » 54 UNLV School of Medicine graduates in class of 2022, 66 graduates in class of 2023, 61 in 2024, and 60 in 2025, with half of 25 class matched with Nevada residency programs.

• **Outcome: Personal health indicator trends improve over time**

- » Most health indicators show improving trends
- » Some indicators remain above national rates

Personal Health Indicator	2020	2021-24	Trend	%US rate
Children - Obese (Regional)	13.7%	15.5%	▲	19.7%
Children - Physical activity / inactivity	42.8% / 15.1%	36.9% / 17.9%	▼▲	23.9% –
Children - Tobacco use (Regional)	5.4%	1.9%	▼	1.0%
Teen Birth Rate / 1000 (Regional)	21.9	10.3	▼	13.1 / 1000
Adults - Obese (CLV)	28.2%	31.1%	▲	40.3%
Adults - Sedentary (CLV)	29.9%	26.2%	▼	25.3%
Adults - Diabetes (CLV)	11.2%	12.8%	▲	14.7%
Adults - High Cholesterol (CLV)	32.2%	34.6%	▲	35.5%
Adults - High Blood Pressure (CLV)	31.8%	31.1%	▼	49.4%
Adults - Heart Disease (CLV)	6.1%	5.1%	▼	5.0%
Adults - Smoking (CLV)	20.5%	14.9%	▼	11.5%
Adults - Asthma (CLV)	10.1%	15.7%	▲	8.6%
Adults - Cancer (CLV)	6.0%	6.9%	▲	8.3%
Adults - w/ Disability (Regional)	12.2%	14.4%	▲	13.0%
Suicide - per 100,000 (Regional)	19.4	16.1	▼	14.1
Adults - Binge drink (CLV)	17.9%	17.7%	▼	16.6%
Seniors - Hearing difficulty (CLV)	14.9%	13.5%	▼	13.5%
Seniors - w/ Disability (CLV)	36.9%	34.4%	▼	33.0%
Seniors - Alzheimer's/dementia (Regional)	10.2%	10.3%	▲	10.7%
Life Expectancy (Regional)	78.8	76.6	▼	78.4
Leading cause of death				
• Other cause	26.0%	17.7%		27.7%
• Heart Disease	23.0%	25.4%		20.1%
• Cancer	21.3%	19.7%		17.5%
• Accidents (unint. injuries)	-	7.1%		6.5%
• Lung/respiratory	5.7%	5.2%		4.1%
• COVID-19	-	1.4%		1.6%



Positive performance / improving trend
Negative performance / declining trend

SYSTEMS & SERVICES

SAFETY

HAZARDS

The Plan's vulnerability assessment provides a framework for mitigation, adaptation, response, and recovery to Southern Nevada's high-risk hazards, including:

- Drought, Extreme Heat, Flooding
- Terrorism, Civil Disobedience-Riots-Social Disturbances
- Seismic Activity
- Hazardous Materials
- Infectious Disease
- **Outcome: By 2050, no homes or critical infrastructure are located in high-risk hazard prone areas, unless appropriate mitigation, prevention, or adaptation measures are taken.**
 - » The entire region is at risk from climate hazards, including drought and the urban heat island effect.
 - » Water conservation and heat mitigation measures developed; plan to be adopted (AB 96 (2025))

PUBLIC SAFETY

Overall crime rates within Las Vegas Metropolitan Police Department's jurisdiction, while concentrated in specific areas, have maintained a general decline over time, with the exception of property crimes.

- **Outcome: Maintain Fire and Rescue Department's ISO Class 1 rating and CFAI accreditations**
 - » Fire and Rescue is ISO Class I rated and became CFAI accredited (2025).
 - » Replacement of Fire Station 103 in design, plus new Summerlin West fire station.
- **Outcome: LVMPD maintains a ratio of 2 officers per 1,000 residents or better.**
 - » The ratio increased from 1.96 (4,658 officers) in 2020 to 2.01 in 2022 (4,753 officers) and 2023 (4,817 officers), and 2.05 (4,955 officers) in 2024.
 - » New LVMPD Area Command in Kyle Canyon

- **Outcome: Overall violent crime rates improve to a minimum of 5.5 homicides, 400 aggravated assaults, 70 forcible rapes, and 2,500 property crimes per 100,000 residents annually.**

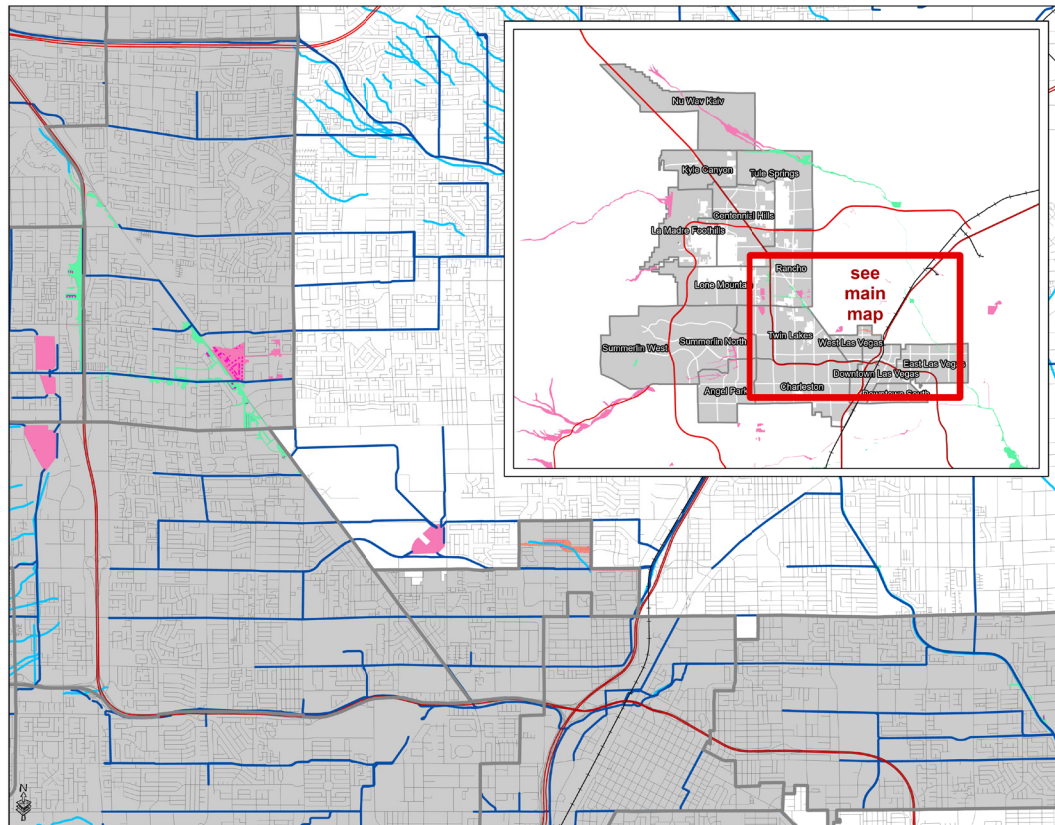
	2019	2022	2023	2024
Homicide	5.0	8.7	7.7	6.4
Aggravated Assault	308.5	349.6	334.4	314.0
Forcible Rape	85.2	131.8	103.3	98.5
Property Crime	2,733.5	3,080.5	3,193.8	2,792.7

FLOODING

The City and Regional Flood Control District continue to mitigate seasonal flash flooding through implementation of the Las Vegas Valley Flood Control Master Plan.

- **Outcome: By 2050, no residences, businesses, or critical infrastructure are located within flood zones.**
 - » 241 structures are located within flood zones in 2021, 239 in 2022 and 2023, 244 in 2024.





City of Las Vegas

Flood Zones,
Flood Control Facilities,
Washes & Arroyos
- 2025 Tracking -

Flood Zones

- ZONE A
- ZONE AE
- ZONE AO
- ZONE D
- Flood Control Channel
- Wash/Arroyo

 Structure located within Flood Zone

Structure Category	Total
Single family	126
Duplex	2
Fourplex	27
Apartment	2
Mobile home	1
Nursing home	2
Hospital/Medical	1
Mining/Extraction	2
Mini-warehouse	1
Hotel	2
General service commercial	3
Professional services commercial	37
Recreational commercial	1
Retail store/shop	9
Restaurant	4
Bar/Tavern	1
Convenience store	2
Auto repair	5
Day care/nursery school	1
Religious facility	3
Vacant land/private	12
	244

0 0.5 1 2 Miles



2025 Flood Map is for informational purposes only and does not constitute a warranty. The City of Las Vegas does not warrant the accuracy of the information. The City of Las Vegas and its departments are not responsible for any damages or losses resulting from the use of this map.

IMPLEMENTATION



RECOMMENDATIONS

After four years, the City continues to make progress on implementing various components of the 2050 Master Plan. As the City looks ahead to 2026 and begins the process of developing a new strategic plan, several recommendations utilize the Plan's implementation tools, including city policies, programs, capital projects, and regional partnerships and collaborations.

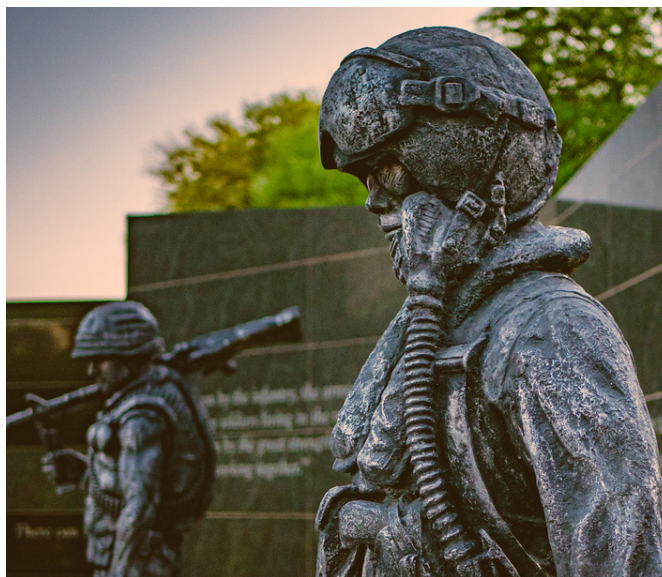
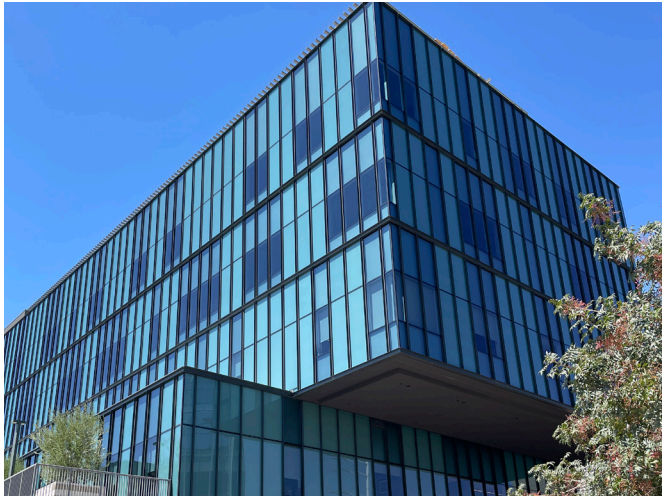
Outcomes related to Land Use and the Environment and Economy and Education included in this report largely indicate positive trends through 2024. However, there are clear signs of impending changes and concerning economic trends that have begun to emerge in 2025 resulting from a combination of regional and national issues, especially for the region's housing market.

Recent reports, including those from the Las Vegas Convention and Visitors Authority (LVCVA), show:

- Hotel occupancy on the Las Vegas Strip has fallen below 80%.
- International travelers from Canada and Mexico (more than 33% of foreign visitors) have not traveled to Las Vegas. Visitors from Europe have similarly opted not to travel.
- Visitors from Southern California, the City's primary domestic market and 20% of total visitors, have visited less, with traffic on I-15 down 4%.

Nevada has long sought to diversify its economy and there have been notable successes in these efforts. However, the City of Las Vegas, the Southern Nevada region, and the state of Nevada continue to be dependent upon tourism as its primary economic activity. As such, there will likely be further impacts on other sectors of the economy, including the City's tax revenue, less consumer discretionary and non-discretionary spending, higher unemployment, and higher costs of living for residents.

While Las Vegas has clearly evolved as a world class city with transformational change, new markets, shifts in the gaming industry, the addition of professional sports, major entertainers and special events, and the addition of new



destination amenities, a number of factors have been cited as suspected reasons for the economic slowdown:

- Rising costs of business, coupled with unflattering reports in national media and social media have contributed to a negative stigma that have developed over time. Resort fees, expensive parking, food and beverage prices, higher room rates, and changes to resort business models are cited as to the perception that Las Vegas is now an expensive luxury destination and not a bargain vacation.
- National policy is a contributing factor to visitation and economic declines. Since the 2024 election, erratic economic and tariff policy, increasing inflation, and immigration fears have had a more pronounced impact on Las Vegas. The effect has been higher costs of business and operations, job positions that have gone unfilled, and fear and concerns from workers and employees in specifically targeted demographic groups. Uncertain economics, combined with tariffs, could significantly harm businesses large and small, making it challenging to plan for the future.
- The gaming and tourism landscape has dramatically changed. While tribal gaming, lotteries, riverboats, and racetracks have long been accessible across the country, sports betting and online gaming is now permitted in most states, and more new casinos and gaming options have proliferated, making themselves available to customers closer to home and a new option with a different alternative to travel.

While Las Vegas is in a class of its own as a city, consideration of the lessons learned from changing markets and economic conditions from other tourism-dominated cities, such as Reno, Atlantic City, NJ or Tunica, MS.

IMPLEMENTATION



HOUSING DYNAMICS

Las Vegas, like other Sunbelt cities, has seen the ups and downs of the housing market, and the past few years has shown similar trends. Among the issues observed:

- Housing costs have steadily increased. The median price of single family homes sold in Southern Nevada in June 2025 reached a peak of \$485,000. One of the drivers has been the in-migration of residents from California, where housing prices and cost of living remain much higher. Southern Nevada's housing market has been relatively stable as a result of out-of-state buyers.
- While it remains to be seen whether economic activity and the housing market a downturn is more than a minor market correction, there appears to be a correlation. The number of defaults, foreclosures, and evictions are slowly beginning to increase; reminiscent of the prior housing crunches, this represents the union of both unemployment and high housing costs and interest rates, which are largely difficult to afford to begin with.
- Elevated unemployment has softened demand among local buyers, especially first-time purchasers and renters. Corporate ownership of single-family residential continues to be a concern as an increasing percentage of the region's housing stock tilts toward out-of-state investors.
- The Clark County lands bill stalled due to a sudden shift in Federal land policy. Land supply available for the construction of new and affordable housing has also slowly disappeared across Southern Nevada. While both factors have contained development to the Las Vegas Valley and have limited sprawl, land costs have also increased for all types of development.
- Affordable housing production has been considerably slow and not at the rates necessary to fulfill the need. The 2025 Legislative session did produce some policy changes and funding for housing, including for transit-oriented development (TOD) and multi-family development, accessory dwelling units, and funding and incentives for affordable and attainable housing.
- Finally, water policy and conservation of Colorado River water continues to be a challenge to the production of new housing; fortunately, most infill development is more water efficient.



In development of the new Strategic Plan and Council priorities implementing targeted Key Actions identified in goals of the plan.

- Address transportation, land use, redevelopment, and housing by implementing changes to the Unified Development Code, especially for the Maryland Pkwy and Charleston Boulevard.
- Together with regional partners, continue to prioritize improvements in early childhood, K-12, and higher education.
- Build on the investments that have been made in the Las Vegas Medical District in support of the UNLV School of Medicine.
- Work with regional stakeholders to address the cost of housing, homelessness, and overall local and regional economic indicators

UPCOMING PROJECTS

Over the next year, several short and long-term projects and initiatives will conclude or commence.

- The City's new Civic Plaza will be completed September 2025 in Downtown Las Vegas.
- A number of parks and recreation projects will finished in 2025-26, including a new soccer field at Cragin Park, a new dog park at Rancho and Oakey, completion of the Summerlin Pkwy Trail, and a regional aquatics complex and pickleball complex.
- Development agreements completion and preliminary development for Desert Pines, Upper Las Vegas Wash, and Skye Summit in alignment with special area plans.
- Completion of major housing and mixed-use projects within Downtown Las Vegas, Symphony Park, the Arts District, Historic Westside, and Area 15.
- Construction of RTC's Maryland Parkway Bus Rapid Transit project, as well as planning and preliminary engineering for the Charleston Blvd corridor high capacity transit project.

FEDERAL FUNDING & OBBBA

Since the 2024 election, the transition between Federal administrations has resulted in a dramatic shift in funding opportunities from the Infrastructure Investment and Jobs Act (IIJA) and the Inflation Reduction Act (IRA) . While the 2050 Master Plan continues to provide adequate justification for funding needs on a wide range of issues, Federal efforts to curtail funding and grants have stymied millions of dollars in approved projects from formula and competitive grants within the IIJA and IRA. In addition, the One Big Beautiful Bill Act approved in July 2025 will likely lead to increased costs for City residents, in the form of reduced Medicaid coverage, rising rates of the medically uninsured, increased utility costs as a result of the repeal of clean energy incentives and tax credits, reduced gambling loss deductions, SNAP benefit reductions, and other changes that will directly impact jobs and the economy in the health care, gaming, and energy sectors.

TITLE 19 UPDATES

Because the General Plan identifies a range of opportunities for infill development that's ripe for transit-oriented development (TOD), a necessary, but absent Key Action described in the Master Plan's Land Use Tools section, is the addition of TOD zoning and standards to the Title 19 Unified Development Code:

- TOD zoning standards
- Arts District Zoning
- Parking standards
- Electric vehicle charging standards
- Solar access
- Lighting standards

To address each of these efforts, it is recommended that the Planning Commission and City Council meet jointly to discuss implementation of these major code updates.



2050 MASTER PLAN DASHBOARD

Visit www.masterplan.vegas for annual reports and more information on implementation of the plan, progress on outcomes, key actions, and implementation strategies.

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