

POPULATION ELEMENT

LAS VEGAS 2020
MASTER PLAN

executive summary

introduction

population analysis

projections for future change

implementation

planning areas

appendix



Adopted by
City Council 02-17-10

**The City of Las Vegas Population Element
of the Las Vegas 2020 Master Plan
was adopted by City Council
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CITY OF LAS VEGAS POPULATION

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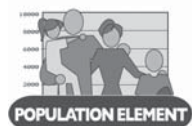
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EXECUTIVE SUMMARY

The purpose of this document is to meet the requirements of state statute, and to provide an understanding of the people who live in Las Vegas. The story of the people of Las Vegas is one of stability within a dynamic, rapidly changing environment. Stability comes from those who live in Las Vegas. According to Census 2000, 68 percent of the population has lived in the same county since 1995. However, adjusting for new residents between 1995 and 2000 reveals that 87% of the population who lived in Las Vegas in 1995, were still there in 2000. On average, approximately 25,000 changes in households (new resident or moved to different home within Clark County) per year occurred between 1995 and 2000. Between 2000 and 2007 the average was approximately 22,000 per year.

Change comes from those moving to Las Vegas. The City added 83,952 to its population between 2000 and 2007. This change adds to the excitement of living in one of America's most dynamic, culturally diverse Cities. Some of the highlights of the people who live in Las Vegas, and the change that is occurring, are mentioned below.

- Between 1990 and 2000, Las Vegas went from being the 63rd largest city in the United States to being the 32nd largest city. Among the cities Las Vegas vaulted past during the ten-year span were Atlanta, GA, Minneapolis, MN, Cleveland, OH and St. Louis, MO. Since 2000, Las Vegas passed Louisville, KY, Oklahoma City, OK, Portland, OR, and Tucson, AZ on its way to becoming the 28th largest city in the United States.
- The influx of new residents has created a more diverse city. Greater than 80 percent of the population increase between 1990 and 2000 was due to migration from outside Clark County. That figure decreased to approximately 76 percent since 2000. The growing population has not meant a loss of stability in the City's neighborhoods, however, as the percentage of people who have been in the community (their home or another home within Clark County) for five years or more increased between 1990 and 2000.
- The rate of home ownership increased steadily between 2000 and 2006 but declined in 2007 due in large part to the increase in foreclosures. Overall, the number of people who own their home increased by 16 percent between 2000 and 2007.



- Education levels of residents have increased, particularly levels of higher education. The number of Las Vegas residents with high school diplomas increased by 23 percent, while the number of residents with college degrees increased by 41 percent since 2000.
- Median Household Income has increased by 23 percent between 2000 and 2007. When adjusted for inflation, Las Vegas residents' buying power increased by 2.4 percent during the seven year span. Income increased for each race/ethnicity and for residents in every age group.
- For Las Vegas residents who drive to work, the commute time remained under 30 minutes. Private vehicle use to commute to work increased by three percent between 2000 and 2007. At the same time, the rate of people who use Public Transportation to get to work increased nominally (0.2 percent) but their numbers increased by 27 percent.

IMPLEMENTATION

RECOMMENDATION 1: Estimate the City's population on an annual basis.

- An annual estimate of the City's population as of July 1st of each year is required by Nevada Administrative Code (NAC) 360.364.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The CLV annual estimate is a component in the formula used by the Nevada State Demographer in determining the annual Governor Certified Population Estimate.
- The annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

RECOMMENDATION 2: Continue to lead and participate in regional annual population projection programs.

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.

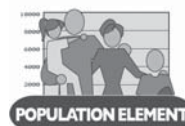
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a “land use” to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley’s ability to comply with air quality standards in the coming years which determines future funding from the federal government.

RECOMMENDATION 3: Lead and coordinate local Census programs.

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years.
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections.
- Census information is invaluable to planners, and helps to establish the identity of a community.
- Inter-censal estimates – annual updates of population conducted by the U.S. Census Bureau – determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate.

Recommendation 4: Annually monitor “outside” sources of population and demographic data that can impact the City.

- Monitor U.S. Census data, specifically the American Community Survey for changes in characteristics of the City’s population such as Race and Ethnicity, Age, and Language Spoken at Home that can impact service provision.
- Evaluate sources of population estimates and projections such as the Nevada State Demographer for changes that impact the City. The locally developed estimate, mentioned in Recommendation 1, comprises half of the formula used to develop the State Demographer’s population estimate which is a component of the formula used to determine funding levels throughout the state.



RECOMMENDATION 5: Establish population/service level database.

- Develop databases with historical and current population figures and historical and current infrastructure levels that will allow for analysis of future needs:
 - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population
 - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population
 - Per the Parks & Recreation Element:
 - develop 2.5 acres of park space per 1,000 population
 - build one (1) Neighborhood Center per 10,000 population
 - build one (1) Community Center per 25,000 population
 - build one (1) Regional Center per 75,000 population

INTRODUCTION

PURPOSE

The purpose of the Population Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to population growth.

The Population Plan must accomplish the following:

- Identify future availability of resources vital to supporting population.
- Identify demographic characteristics that impact population growth.
- Identify population thresholds based on future land use.
- Prepare a table of potential population scenarios.

ENABLING LEGISLATION

The Nevada Revised Statutes (NRS) adopted by the Nevada State Legislature in 2001, made effective in 2002, govern the subject matter of the master plan. Subsection 4 of NRS 278.150 (4) states

In counties whose population is 400,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection (1) of NRS 278.160.

The subject matter of the master plan in NRS 278.160 states:

Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof.

Among the elements to be included in the master plan as required by NRS is a Population Plan, adopted by the Nevada Legislature in 1991:

(g) "An estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment."

Preparation and adoption of this Population Element fulfills the City's statutory obligation to include a population plan in its Master Plan.

PLANNING CONTEXT

The Population Element will replace the Population Plan in the 1992 Las Vegas General Plan. The Population Plan updates the existing plan and addresses current legislation, specifically, NRS 278.150, the requirements of which pertaining to the Population Element are shown in the Enabling Legislation section. In addition, the downturn in the Las Vegas economy requires reassessing future population growth.

The Population Element is a portion of the Master Plan, adopted in September 2000, which represents Phase I of the Master Plan project, forming the framework for the contents of Phase II: a series of elements; special area plans; and long-term land use designations, including a revised future land use map. The Population Element is among those identified for completion during Phase II of the Master Plan project.

RELATIONSHIP TO THE LAS VEGAS 2020 MASTER PLAN

The Master Plan contains numerous goals, objectives, and policies pertaining directly and indirectly to Population Planning. As a component of the Master Plan, the Population Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long-range planning of the future growth to meet the needs of the city as it continues to grow. This element provides a baseline of detailed information that will aid in the decision making processes that determine the city's ability to continue to grow without undue strain on available natural resources. The Population Element links the broad policies of the Master Plan with growth and resource programming and ultimately assists in the decision making process.

GOALS, OBJECTIVES AND POLICIES

The Master Plan outlines broad policies, while each individual element builds on those policies and provides the specific direction as to how the city should accommodate particular Population issues. The Master Plan policies are organized into seven themes developed by the Master Plan Steering Committee. Realization of these policies requires long-term planning commitments integrated with the strategic plan.

The following goals, objectives and policies from the Las Vegas 2020 Master Plan provide the policy framework and direction for this element.

REURBANIZATION

GOAL 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the city of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

OBJECTIVE 1.8: To ensure that the needs of the homeless are addressed in a manner which is compatible with the other long range objectives for the Downtown.

POLICY 1.8.3: That the City identify and evaluate the core issues that create a homeless population, and attempt to address those issues to the extent possible.

NEWLY DEVELOPING AREAS

GOAL 3: Newly developing areas of the city will contain adequate educational facilities and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.1: To ensure that new residential subdivisions, with the exception of areas currently designated as rural preservation neighborhoods by Nevada statute, are developed into walkable communities, where reliance on auto trips for convenience shopping and access to education and recreation is minimized, and where development densities support transit.

POLICY 3.1.2: That new residential neighborhoods emphasize pedestrian linkages within the neighborhood, ready access to transit routes, linkages to schools, integration to local service commercial activities within a neighborhood center that is within walking distance of homes in the neighborhood.

REGIONAL COORDINATION

GOAL 7: Issues of regional planning significance, requiring the city of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

OBJECTIVE 7.1: To ensure that the natural resources of the City, particularly those that directly support and enhanced quality of life for its residents, are protected.

POLICY 7.1.1: That air quality throughout the City be improved through the reduction of carbon monoxide from automotive emissions and through the reduction of dust particulates.

POLICY 7.1.3: That the City work with the Las Vegas Valley Water District to ensure that the quality of the City's drinking water remains high, while maintaining an adequate water supply at reasonable cost.

POLICY 7.1.5: That the City takes the necessary steps to monitor and evaluate the quality of stormwater discharge, and ensure measures are taken to improve the quality where appropriate.

POLICY 7.1.8: That the City encourage water conservation.

POPULATION ANALYSIS

POPULATION GROWTH

Census 2000 revealed a population of 478,630 in Las Vegas. The City's population increased by more than 93,000 in the 1980s, and added another 220,000 between 1990 and 2000 for an increase of 85% during the decade. The numeric population change was fourth highest in the nation among all cities; the top three were New York, Phoenix and Houston. According to the U.S. Census Bureau, the City's percentage increase was 10th highest among cities with over 100,000 people. In fact, Las Vegas climbed the ranks of large cities in the U.S. growing from 63rd largest in 1990 to 32nd by 2000. Since Census 2000, the City has continued to add population and climb the ranks of U.S. cities. According to the Census Bureau's American Community Survey (ACS), Las Vegas had a population of 562,582, an increase of 17.5%, making it the 28th largest city in the U.S in 2007.

Table 1
Population Change

	2000 Population	2007 Population	Numeric Change 2000 - 2007	Percent Change 2000 - 2007	Rate of Change 2000 - 2007
United States	281,421,906	301,621,159	20,199,253	7.2%	1.00%
Nevada	1,998,257	2,718,337	720,080	36.0%	4.49%
Clark County	1,375,765	1,996,654	620,889	45.1%	5.47%
Las Vegas	478,630	603,093	124,463	26.0%	3.23%
Reurbanization Area	12,932	8,517	(4,415)	-34.1%	-5.79%
Neighborhood Revitalization Area	204,376	216,192	11,816	5.8%	0.81%
Newly Developing Area	83,511	171,500	87,989	105.4%	10.83%

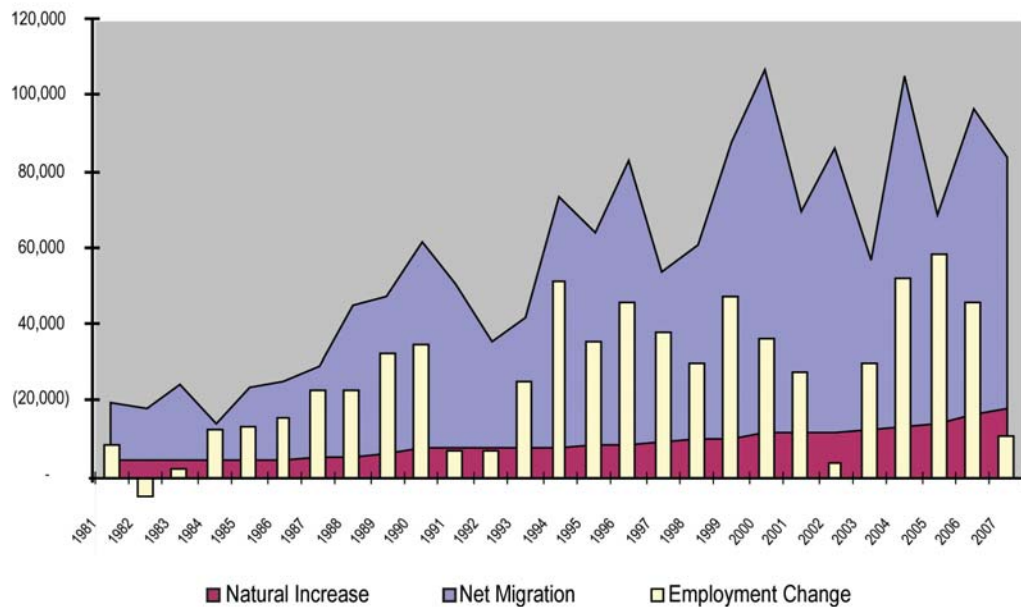
Source: Year 2000 population and year 2007 U.S. population is from the U.S. Census Bureau

Year 2007 Nevada population is from the Nevada State Demographer

The remaining year 2007 population figures are from the Southern Nevada Consensus Population Estimate

Historically, more than 80 percent of the County's total population growth has come from net migration (in-migration minus out-migration) as the economy produces jobs that attract workers and as retirees continue to find Las Vegas attractive. Migration to Clark County is shown in Figure 1, which also shows employment changes. Migration appears to be closely related to changes in employment. However, the influx of Seniors, many of whom are retired and not seeking employment, continues to be strong.

Figure 1
Change in Population and Employment



Sources: State of Nevada Bureau of Health, Planning and Statistics, 2009;
State of Nevada, Department of Employment, Training and Rehabilitation, 2009;
U.S. Bureau of the Census, 2007.

POPULATION CHANGE: MIGRATION AND NATURAL INCREASE

The ratio of births to deaths is much higher for the Hispanic, Black and Asian populations, indicative of a generally younger population for these race and ethnic groups. As such, changes in jobs/employment may affect these segments of the population more strongly. The birth/death ratio may be indicative of disproportionately high in-migration of White retirees moving to the area. Migration of White retirees to Las Vegas is not tied to employment, at least not as strongly, as it is with minorities of all ages. This would suggest that as long as the amenities retirees seek (quality of life, cost of living, etc.) remain favorable, they will continue to move to Las Vegas.

The natural increase in population, that is births minus deaths, accounted for 16 percent of the total population increase in Clark County between 1990 and 2000. Between 2000 and 2007, natural increase accounted for nearly 24 percent of the population increase. Las Vegas is likely to continue to become more diverse in the future. Among Blacks and Hispanics the rate is 36 percent and 26 percent respectively. Perhaps more telling is the ratio of births to deaths. For the population in general the ratio was 2.1 to 1. For Hispanics there were nearly 13 births for each death. Among Whites the ratio was 1.1 to 1, among Blacks it was 2.5 to 1, and among Asians it was 5.1 to 1. Currently, 39.4 percent of the population less than 20 years of age is

Hispanic. Conversely, 72.5 percent of the population 65 years of age and greater are White.

During the three decades 1970 to 2000, the rate of population growth has been approximately 5 to 1 in favor of migrants. While migration to Clark County continued to be the greatest contributor to the areas population increase, accounting for 76 percent of the growth between 2000 and 2007, natural increase saw substantial growth during that time. In spite of the influx of immigrants to Clark County, natural increase rose substantially between 2000 and 2007, going from 16 percent to nearly 24 percent. Nearly 66 percent of those migrating to Clark County since 2000 were minorities. These data suggest that the minority population is younger and therefore likely to continue to experience a high rate of natural increase in the future. Trends indicate that within the next few years the rate of natural increase for Whites could be flat, meaning that there will be an equal number of births and deaths, perhaps even slightly more deaths than births.

Table 2
Components of Population Change 2000 - 2007, Clark County, Nevada

	White	Black	Hispanic	American Indian	Asian	Other	Total
Census 2000	828,669	121,401	302,143	7,761	71,226	44,565	1,375,765
Census 2007	958,018	170,373	511,145	10,174	130,671	55,951	1,836,333
Population Increase	129,349	48,972	209,002	2,413	59,445	11,386	460,568
Percent of Increase	28.1%	10.6%	45.4%	0.5%	12.9%	2.5%	
Percent Increase	15.6%	40.3%	69.2%	31.1%	83.5%	25.5%	33.5%
Births 2000 - 2007	84,397	21,272	81,413	1,405	16,607	2,639	209,996
Deaths 2000 - 2007	75,153	8,563	6,310	340	3,278	415	101,133
Natural Increase	9,244	12,709	75,103	1,065	13,329	2,224	108,863
Increase by Migration	120,105	36,263	133,899	1,348	46,116	8,747	351,705
% Natural Increase	7.1%	26.0%	35.9%	44.1%	22.4%	23.2%	23.6%
% Increase by Migrants	92.9%	74.0%	64.1%	55.9%	77.6%	76.8%	76.4%

Sources: State of Nevada Bureau of Health, Planning and Statistics and U.S. Census Bureau, 2007

Notes:

*Asian includes Native Hawaiian and Pacific Islander (new categories from Census 2000).

**"Other" is used to categorize "Unknown" Births and Deaths according to State Health Statistics, and doesn't necessarily equate with Census "Other". Also "Two or More Races" is a new category for Census 2000 and has no recorded statistics on births and deaths to date.

***Increase of Migrants is the increase in population that is not due to natural causes (births and deaths). The total number of Migrants will not match the breakdown by race due to the problems with the "Other" and "Two or More Races" categories (see notes above).

POPULATION ESTIMATES

The six government entities in Clark County (the incorporated cities and the county) are required by Nevada Administrative Code (NAC) Section 360.364 to conduct an annual population estimate. The methodology for the estimate, as agreed upon by the entities and the Southern Nevada Regional Planning Coalition, is the Housing Unit Method (HUM). Under this method, housing units are counted and compared to the Clark County Assessors July 1st closed roll file. As set forth in NAC 360.365.2, the entities are then allowed to make adjustments to the preliminary closed roll housing unit counts. At that point vacancy rates by ZIP Code supplied by NV Energy are applied, giving the number of occupied housing units. The occupied households are then multiplied by the Census 2000 number of Persons Per Household (PPH) by Census Tract, giving the total non-institutionalized population. Group Quarters, Nellis Air Force Base and Tribal populations are then added, yielding the total population.

The Housing Unit method has proven to be an accurate procedure for determining population as evidenced by Table 3. The table shows the U.S. Census Bureau's unadjusted estimate for Clark County between 1990 and 2007 and the annual locally produced estimate for Clark County and the Nevada State Demographer's population estimate for the same time. In 1990, the difference between the locally generated population estimate and the Census Bureau was just over 15,000. Over time, as shown in Figure 2, the two estimates diverged. By 1999 there was a difference of more than 100,000 between them. Census 2000 brought the estimates closer as the difference closed to approximately 50,000. Some of the difference, about 18,000 residents, was due to the timing of the estimates. The Census is a count "as of" April 1st, whereas the Clark County estimate is "as of" July 1st. The Census Bureau also produces annual population estimates that are as of July 1st of each year. For 2000 the population as of July 1st was 1,393,340.

The scenario is similar when comparing the Nevada State Demographer's estimates to the Census Bureau estimates between 1990 and 2007. Only a substantial adjustment in 2000 produces a Census Bureau population in line with Clark County or State Demographer estimates, which until the 2001 estimate displayed little variation. The adjustment by the Census Bureau in 2000 brought the July 1, 2000 population figure to within 35,000 of the Clark County local estimate and within 32,000 of the State Demographer's estimate. The divergence seen in the 1990's has surfaced again between 2000 and 2007, growing to a difference of more than 160,000.

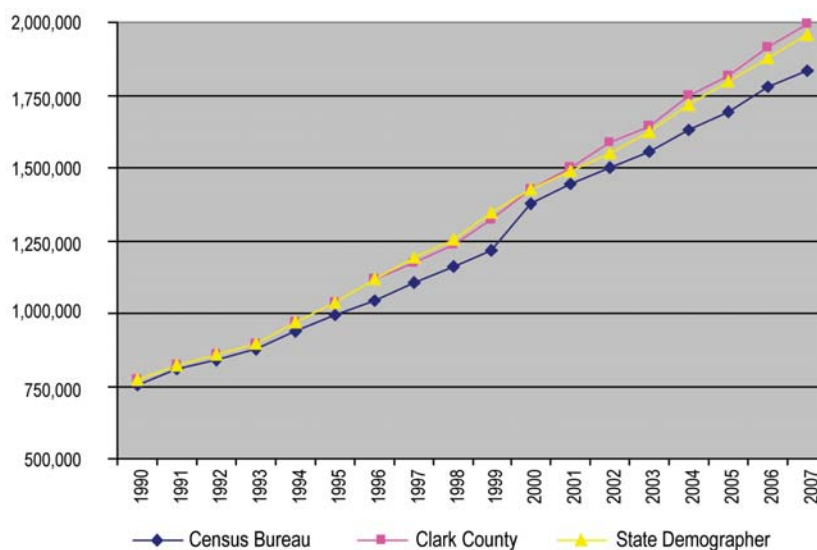
Table 4 and Figure 3 show historical population estimates for the City that were generated using the Housing Unit method.

Table 3
Clark County Population Estimates

Year	Census Bureau	Clark County	State Demographer
1990	754,581	770,280	770,280
1991	807,425	820,840	820,840
1992	841,113	856,350	856,350
1993	877,917	898,020	898,020
1994	938,611	971,680	971,680
1995	991,401	1,036,180	1,036,180
1996	1,044,023	1,119,708	1,115,940
1997	1,105,005	1,173,090	1,192,200
1998	1,161,259	1,233,733	1,255,200
1999	1,217,155	1,321,319	1,343,540
2000	1,375,765	1,428,690	1,425,723
2001	1,445,237	1,498,279	1,485,855
2002	1,502,789	1,584,944	1,549,657
2003	1,557,174	1,641,529	1,620,748
2004	1,631,340	1,747,025	1,715,337
2005	1,691,213	1,815,700	1,796,380
2006	1,777,539	1,912,654	1,874,837
2007	1,836,333	1,996,643	1,954,319

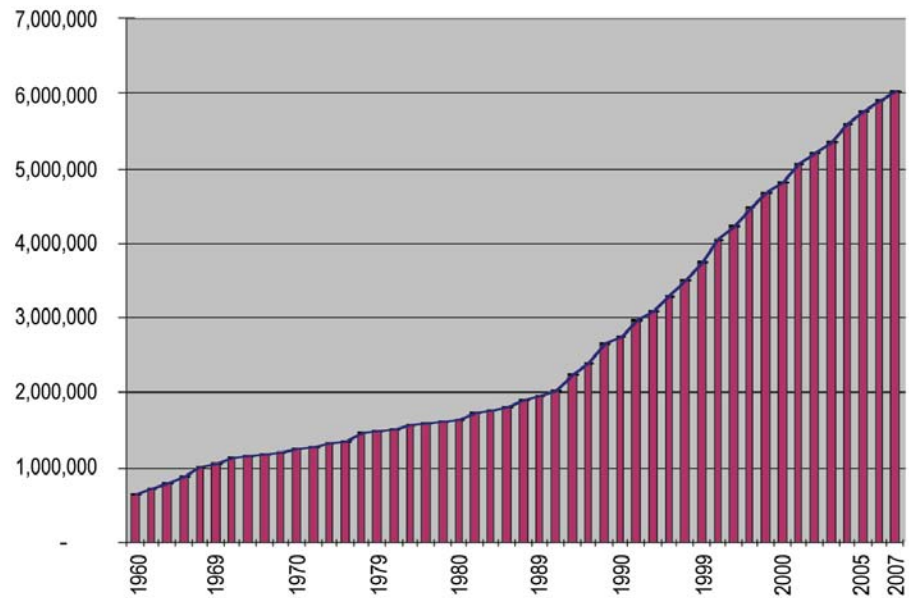
Sources: U.S. Census Bureau, Clark County Comprehensive Planning, Nevada State Demographer, 2007

Figure 2
Comparison of Population Estimates in Clark County



Sources: U.S. Census Bureau, Clark County Comprehensive Planning, Nevada State Demographer, 2007

Figure 3
City of Las Vegas Historical Population Estimates



Sources: U.S. Census Bureau, Clark County Comprehensive Planning, 2007

Table 4
City of Las Vegas Historical Population Estimates

	Population	Percent Change
1960	64,405	
1965	107,616	67.1%
1970	125,787	16.9%
1975	149,750	19.1%
1980	164,674	10.0%
1985	197,148	19.7%
1990	275,636	39.8%
1995	374,239	35.8%
2000	482,874	29.0%
2005	575,973	19.3%
2007	603,093	4.7%

Sources: U.S. Census Bureau, Clark County Comprehensive Planning, 2007

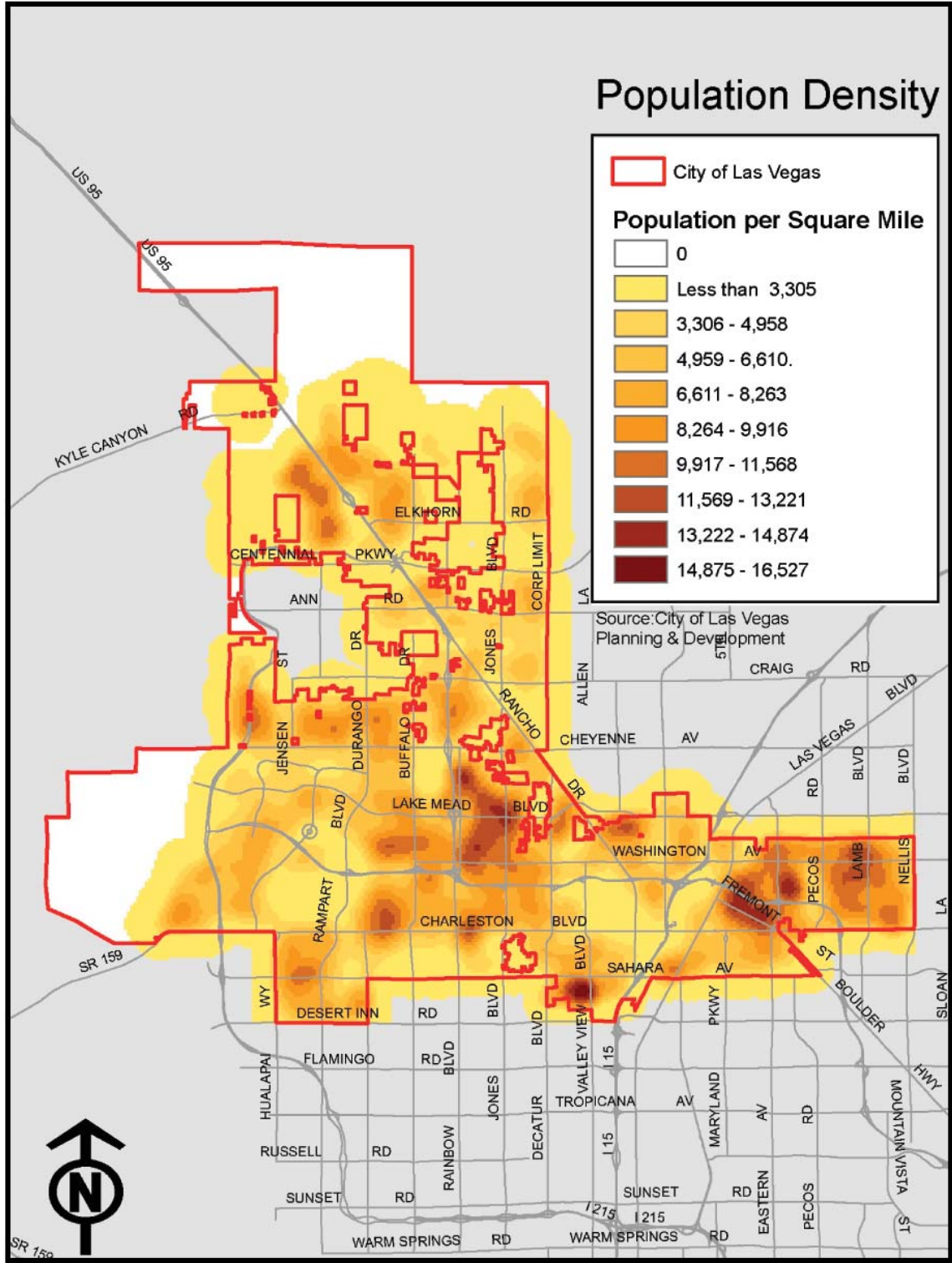
POPULATION DENSITY

The population is distributed across the City at varying densities (Figure 4). The most densely populated areas are in the central downtown and along the Highway 95 corridor to the west and northwest. It is important to note that twice as many people live west of Decatur Boulevard as live east of Decatur Boulevard, and over 96 percent of population growth over the next twenty years is projected to occur in the west and northwest portions of the City.

The increasing densities along U.S. 95 and development throughout the northwest portion of the City indicate a shift in Las Vegas' population center. Since 1950, the center of population for the city of Las Vegas has gradually moved in a west-northwesterly direction. By 1960, the center of population had moved only about a quarter of a mile west from its original position in the downtown area. During the next two decades the center of population continued its westward march, moving nearly one and one-half miles. Master planned communities in the west and northwest portions of the city during the 1980s and 1990s proved a powerful force in pulling the population center another 3 and one-half miles to the west and slightly north. By 2000, the population center was near the Rainbow curve, at Torrey Pines Drive and Washington Avenue, having migrated over 5 miles from its origin. The population has shifted little since 2000 due primarily to residential development in Summerlin offsetting population in the northwest and increased residential development in the City's downtown area.



Figure 4
Population Density



AGE

Age distribution shifted in favor of school age children (ages 5 - 17) between 2000 and 2007, although all age categories gained population. As of 2007, seniors comprised nearly 12 percent of the population while school age children made up 19 percent. Both categories increased by more than 20 percent in population during the decade. There were 19,000 more school age children in 2007 than in 2000, and 10,000 more senior citizens. There were 46,000 more people between the ages of 18 and 64, and 8,000 more toddlers (under 5).

Table 5
Population by Age by Census Year

Age	1990		2000		2007	
0 - 4	21,319	8.3%	36,919	7.7%	45,084	8.0%
5 - 17	43,142	16.7%	87,194	18.2%	106,816	19.0%
18 - 64	167,302	64.8%	299,211	62.5%	345,008	61.3%
65+	<u>26,532</u>	10.3%	<u>55,306</u>	11.6%	<u>65,674</u>	11.7%
	258,295		478,630		562,582	

Source: U.S. Census Bureau, 2007

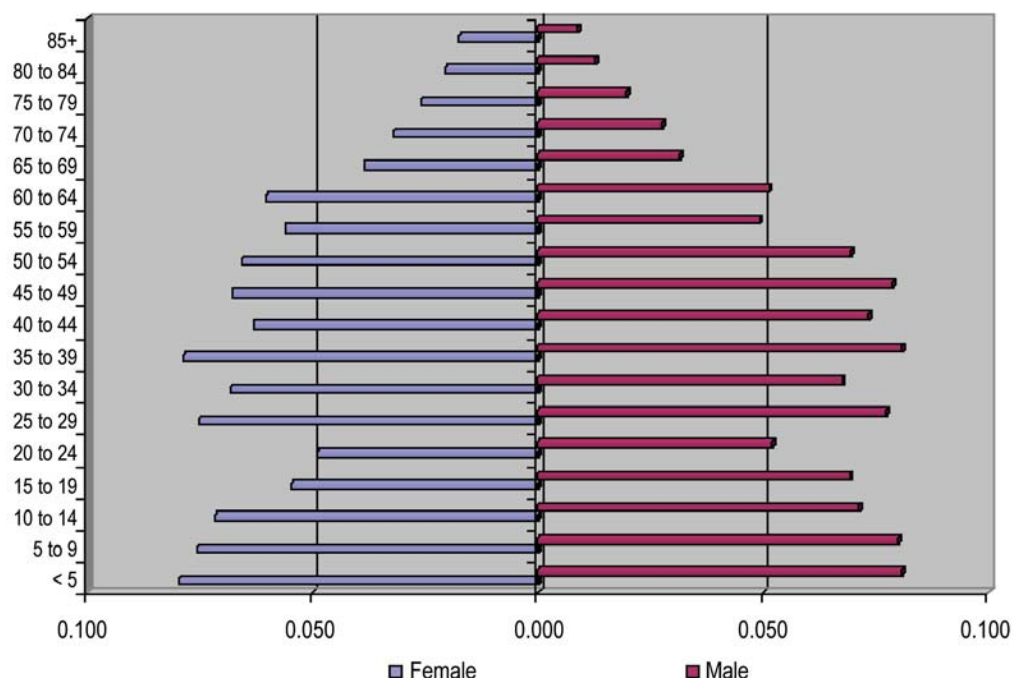
Table 6
Comparable Size Cities

Population by Age, 2007										
Age	Las Vegas, NV		Tucson, AZ		Denver, CO		Long Beach, CA		Seattle, WA	
0 - 4	45,084	8.0%	37,186	7.2%	51,060	8.7%	35,630	7.8%	26,990	4.7%
5 - 17	106,816	19.0%	83,246	16.0%	92,720	15.8%	87,825	19.2%	62,978	10.9%
18 - 64	345,008	61.3%	336,712	64.8%	383,330	65.2%	294,634	64.3%	429,445	74.4%
65+	65,674	11.7%	62,116	12.0%	61,239	10.4%	40,213	8.8%	57,818	10.0%
Total	562,582	100.0%	519,260	100.0%	588,349	100.0%	458,302	100.0%	577,231	100.0%
Median Age	36.0		33.0		35.3		33.0		37.9	

Source: U.S. Census Bureau, 2007



Figure 5
Age Pyramid

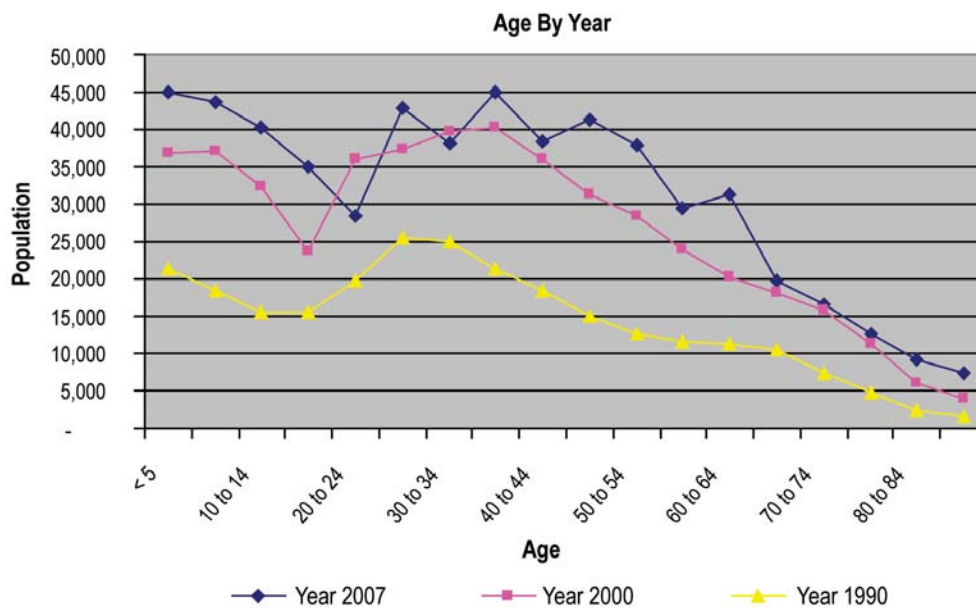


Source: U.S. Census Bureau, 2007

Figure's 5 and 6 show the largest age groups are thirty to thirty-nine and the under ten group. The aging baby boomers and retirement-age migrants contribute to an aging Las Vegas population. In 1990 the most populous age category was the upper twenty's to lower thirties, by 2000 it had advanced to the mid to upper thirties and in 2007 it had advanced to the upper thirties to lower forties. Along with the aging population, it is also important to note that the under 10 category represents a large portion of the population, which will define the future demographics of the City. The decreases in population the City experiences for age groups 20 to 24 and 30 to 34 are a bit of a mystery. It is thought that the decrease at 20 to 24 could be due to people leaving to seek educational and/or job opportunities elsewhere. While the Las Vegas economy is becoming more diversified, it is still intensely service and construction oriented. These are often jobs that require less education but offer

limited growth opportunities. The decrease at 30 to 34 could actually be more a function of the increase at 25 to 29 years of age where new residents are joined by people returning to Las Vegas who left for educational and/or other opportunities. In addition, the higher birth rate of those relocating to Las Vegas since the late 1990's, primarily Hispanics, is likely beginning to be reflected in the population, driving the under 18 years of age population up relative to other age groups. As stated in the Population Growth section of this document, the rate of natural increase in Clark County increased from 16 percent to 24 percent between 2000 and 2007. That wave of population increase may be reflected by an increase in the portion of the population 20 to 24 years of age in the coming years.

Figure 6
Population by Age

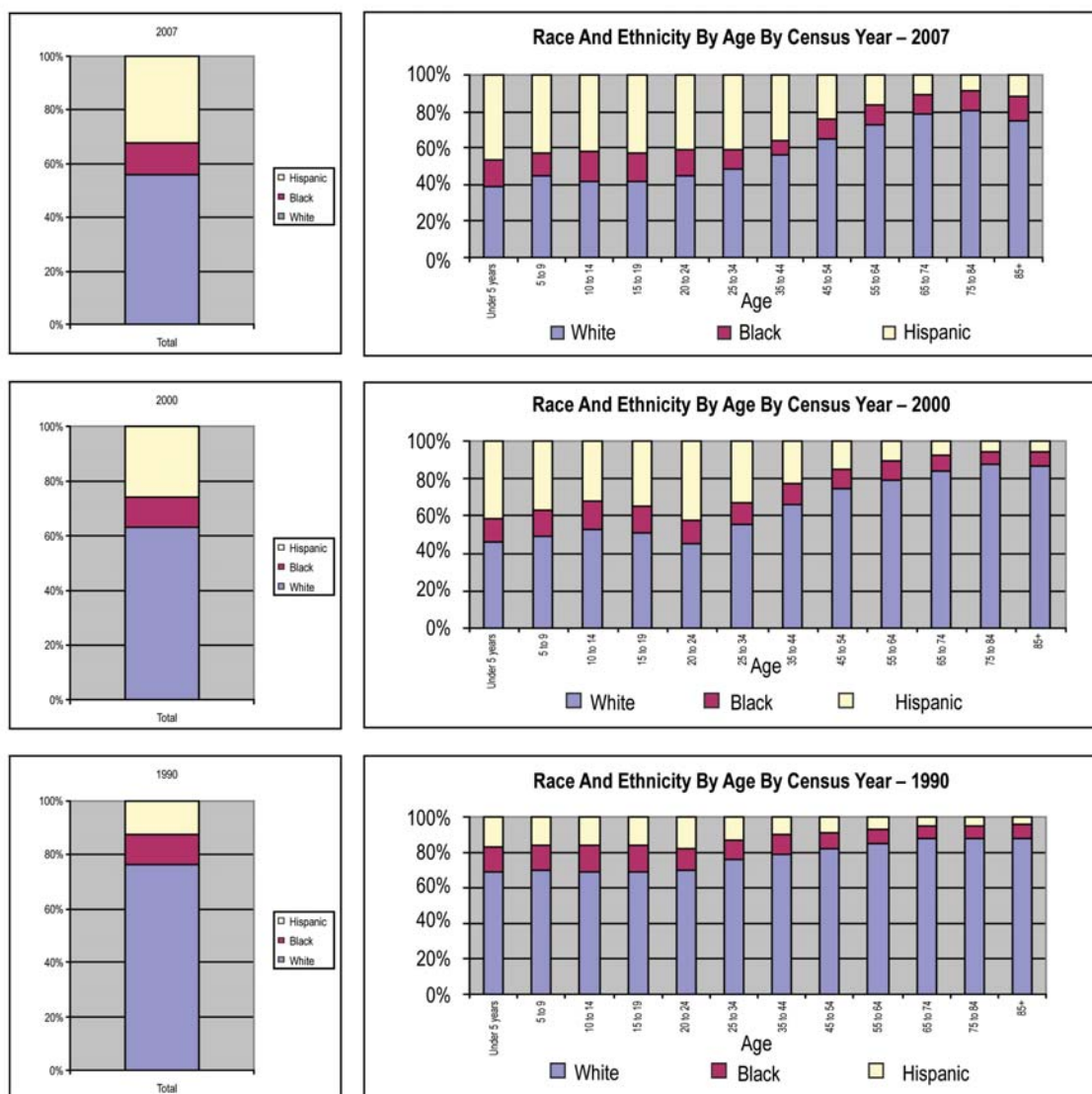


Source: U.S. Census Bureau, 2007

RACE AND ETHNICITY

A major component of Las Vegas' population growth since the early 1990's was the nearly exponential increase in the minority population. Lead by the increase in Hispanics (414%) and Asians (215%) the minority population went from comprising 24 percent of Las Vegas' population in 1990 to making up nearly 49 percent of the City's 2007 total. Traditionally, the Black and Hispanic populations in Las Vegas have been younger. The Black population skewed slightly towards younger age groups, the Hispanic population skewed a bit more heavily in that direction. For people under the age of 30 years, nearly 40 percent are Hispanic. The same is true amongst children school age or less (under 18 years of age). Conversely, Las Vegas' population over the age of 50 years remains predominately White.

Figure 7
Race and Ethnicity by Age by Census Year



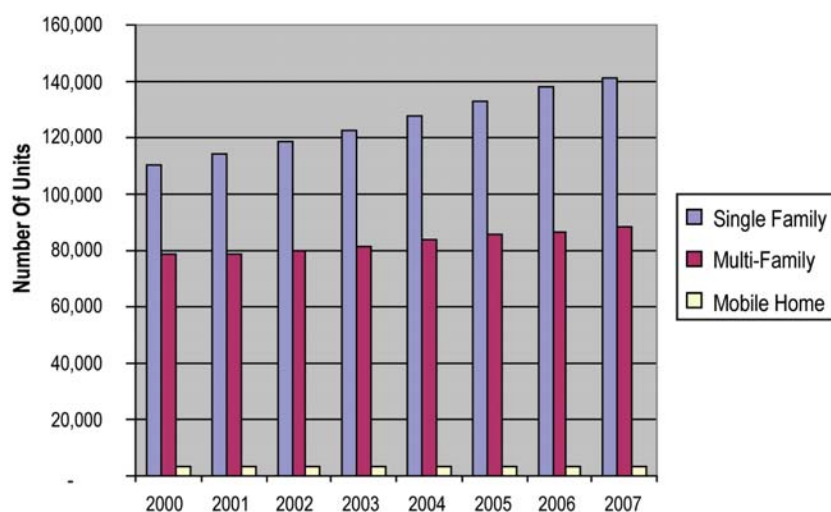
Source: U.S. Census Bureau, 2007

HOUSING

As of July 2007 the City of Las Vegas had 232,931 housing units. There were 40,252 more housing units in the City than in 2000, for an over-all increase of 20.9 percent. During the 1990's, the City increased its housing inventory by 60 percent. Some of the reason for the lower rate of increase is that fewer new units are being built. Between 1991 and 2000, the City averaged 8,093 new housing units per year, while from 2000 through 2007 the average was 5,750 new units per year. Another factor in the lower rates is that the City is getting larger, therefore it takes a greater change to cause a significant difference. For example, had Las Vegas added the same average number of units in the 1990's as it had between 2000 and 2007, its growth rate would only have decreased from 60 percent to 43 percent.

In 2007, 60.6 percent of the units were single family, reflecting a trend that has seen a larger share of single-family units being constructed in the City. In 1991, for example, the mix of single family to multi-family units was 51 percent to 46 percent (the remaining 3 percent are mobile homes). By 2000, 57.4 percent of the housing units were single family. The upward trend in single family units is expected to continue, as the majority of units will be constructed in the northwest and southwest where the single family to multi family mix is 80/20 and 60/40, respectively.

Figure 8
Housing Units by Type



Source: City of Las Vegas Planning & Development Department, 2007

The overall number of Persons Per Household (PPH) has changed little during the past twenty years and not at all since Census 2000. However, slight changes in the PPH can result in dramatic changes to final Census population and to the City's annual population estimates for the subsequent ten-year span. The city of Las Vegas and the other entities within Clark County, through an inter-local agreement, use the PPH from the most recent Census for their annual population estimates. PPH for single-family dwelling units has decreased slightly since 1980. Rental households have experienced fairly high increases to PPH during the past twenty years. However, since their relative share of housing units is decreasing, their impact on overall PPH is becoming less significant over time.

Table 7
Persons Per Household

	1990	2000	2007
Own	2.72	2.76	2.68
Rent	2.37	2.52	2.63
Total	2.55	2.66	2.66

Source: U.S. Census Bureau, 2007

The number of Persons Per Household has changed, however, within certain areas of the City between 1990 and 2000. In the area east of Downtown PPH has risen. A number of census tracts saw increases of more than 0.5 PPH. While this may not seem significant, an increase of 0.5 PPH for one census tract spread over 2,000 households increases the population by 1,000 without adding any housing units. Conversely, on the west side of town PPH decreased slightly during the ten-year span. In most cases the decrease was less than 0.2 PPH. Again, this would appear to be an insignificant figure. But considering the City added more than 132,000 housing units since 1990 and that more than 90% of those new units are in the west, the change in PPH between 1990 and 2000 becomes a significant factor. A change of between -0.1 PPH and -0.2 PPH would result in 12,540 to 25,080 fewer residents in the area. Overall, the City's PPH changed by 0.11 between 1990 and 2000. Given the total number of households in the City, a population increase of more than 24,000 can be directly attributed to the overall increase in PPH.

Between 1990 and 2007, household composition in Las Vegas underwent some changes. The percentage of married couple households has declined while single parent headed households, particularly male-headed households, has increased. The percentage of male-headed households has increased by nearly two percent since 1990. Non-family households have maintained their share of about one-third of the total households.

Table 8
Household Type

	1990 %	2000 %	2007 %
Married Couple	49.4	48.3	46.9
With children under 18	22.2	21.6	21.9
No children under 18	27.2	26.7	25.0
Male head of household	5.0	5.9	6.7
With children under 18	2.3	3.0	3.1
No children under 18	2.	2.9	3.6
Female head of household	11.6	12.2	12.8
With children under 18	7.0	7.3	8.0
No children under 18	4.6	4.9	4.8
Non-Family household	34.1	33.5	33.6
Total	100.0	100.0	100.0
Total Number of Households	99,944	176,750	209,189

Source: U.S. Census Bureau, 2007

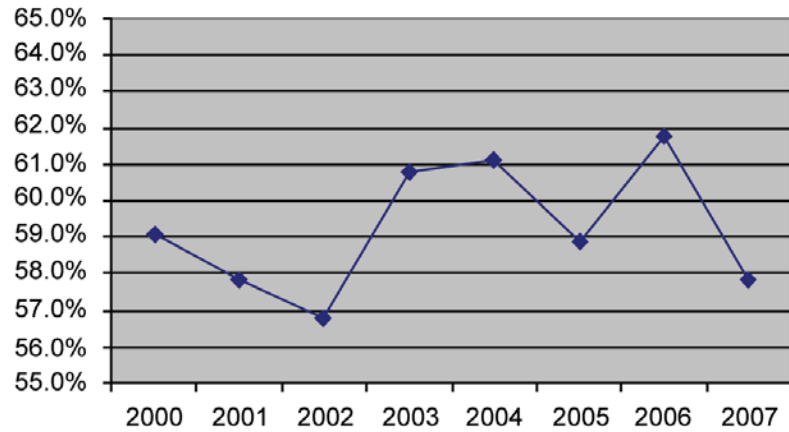
The overall rate of home ownership declined but increased for those 65 years of age and over. This may be due in great part to the age restricted community (55+) Sun City where there is no multi-family housing which would lead to few if any rental properties. Home ownership rates increased steadily between 2000 and 2006. The decline in home ownership rates since 2006 is due to the economic downturn which caused an increase in the number of foreclosures. The economic downturn also caused the lending market to tighten restrictions on loans, making home ownership more difficult.

Table 9
Homeownership by Age

Age	1990	2000	2007
15 to 24	13.7%	18.2%	13.7%
25 to 34	37.2%	44.9%	33.5%
35 to 44	52.4%	58.2%	60.2%
45 to 54	58.6%	64.7%	64.1%
55 to 64	64.7%	70.1%	68.0%
65 to 74	62.7%	74.1%	77.3%
75 and over	54.0%	68.0%	66.1%
Total	50.4%	59.1%	57.8%

Source: U.S. Census Bureau, 2007

Figure 9
Home Ownership Rates by Year



Source: U.S. Census Bureau, 2007

Between 2000 and 2007 the number of homeowners increased by more than 20,000 in Las Vegas. At the same time, the rate of home ownership went from approximately 59 percent to just under 58 percent. The rate of home ownership increased among Whites and Asians during the span. The rate of home ownership among Blacks decreased slightly and remained about the same as in 2000 for Hispanics.

Table 10
Homeownership by Race and Ethnicity

	2000		2007	
	Own	Rent	Own	Rent
White	63.7%	36.3%	66.1%	33.9%
Black	38.0%	62.0%	34.9%	65.1%
American Indian	42.9%	57.1%	57.1%	42.9%
Asian	62.4%	37.6%	65.9%	34.1%
Pacific Islander*	-	-	-	-
More than one race	49.0%	51.0%	49.0%	51.0%
Hispanic**	46.6%	53.4%	46.6%	53.4%
Total	59.1%	40.9%	57.8%	42.2%

* Insufficient observations

** Hispanic is an ethnicity and can be of any race.

Source: U.S. Census Bureau, 2007

EDUCATION

Overall, the educational attainment levels among Las Vegas residents increased between 1990 and 2000 and again between 2000 and 2007. Between 2000 and 2007 the rate of high school graduates increased by about three percent, the rate of college graduates increased by 3.5 percent. Whites had the highest matriculation rate of any group in high school graduation with 91 percent while Asians had the highest college graduation rate at 44 percent. As in 1990 and 2000, Hispanics had the lowest rate of graduation for both high school and college with slightly more than half with a high school diploma and just over nine percent college graduates.

Table 11
Education by Race and Ethnicity

	High School Graduate			College Graduate		
	1990	2000	2007	1990	2000	2007
White	79.4%	82.7%	91.0%	14.0%	19.8%	26.8%
Black	68.1%	76.1%	85.3%	9.4%	12.5%	12.0%
American Indian	77.1%	74.8%	-	13.0%	11.4%	-
Asian	69.7%	83.2%	87.3%	18.7%	30.2%	44.2%
Pacific Islander*		-	-		-	
More than one race		72.2%	87.2%		11.7%	23.6%
Hispanic**	49.9%	44.6%	55.8%	6.2%	6.1%	9.1%
Total	76.3%	78.5%	81.4%	13.4%	18.2%	21.7%

* Insufficient observations

** Hispanic is an ethnicity and can be of any race.

Source: U.S. Census Bureau, 2007

At the same time the population is becoming younger, it is also becoming more diverse. Since 2002, the number of children in elementary school in Clark County has increased by 26.5%, going from 125,238 to 158,416. The growth has been fueled in great part by the increase of minority children, particularly Hispanics whose presence in elementary school increased by 51.6% during the seven year span. Hispanic children accounted for 65.9% of the growth in elementary school enrollment since 2002. The "Other" category, which includes American Indian and children of more than one race but is comprised primarily of Asian children, increased by 150.9%. The share of "White" elementary school enrollment went from 45% in 2002 to 32% in 2009.

Table 12
Clark County Grade School Enrollment by Race and Ethnicity

	White	%	African American	%	Hispanic	%	Other	%	Total
Enrollment 2001 - 02	56,158	44.8%	17,208	13.7%	42,372	33.8%	9,500	7.6%	125,238
Enrollment 2008 - 09	50,835	32.1%	19,501	12.3%	64,245	40.6%	23,835	15.0%	158,416
Total Change 2002 - 09	(5,323)	-16.0%	2,293	6.9%	21,873	65.9%	14,335	43.2%	33,178
% Change 2002 - 09	-9.5%		13.3%		51.6%		150.9%		26.5%

Source: Clark County School District, 2008 – 2009 School Year

INCOME AND EMPLOYMENT

Overall employment increased by nearly 23 percent between 2000 and 2007 going from 214,301 to 262,895. Leading the increase was Finance, Insurance and Real Estate (FIRE) Services, which increased by approximately 33 percent during the seven-year span. Construction related jobs and Health, Social and Educational Services grew by 36 percent and 26 percent, respectively between 2000 and 2007. Service related jobs grew at approximately the same rate as overall job growth. Public Administration jobs and Transportation, Communications and Public Facilities (TCPU) grew at a substantially slower rate than the overall average. Agriculture, Forestry, and Mining, though small segments, decreased sharply between 1990 and 2000 and continued to decrease through 2007. This may be due to the City and surrounding areas continuing to become more urbanized.

Table 13
Employment by Industry – Las Vegas

	1990		2000		2007	
Agriculture, Forestry, Mining	1,811	1.4%	666	0.3%	366	0.1%
Construction	13,355	10.2%	21,567	10.1%	29,314	11.2%
Manufacturing	5,601	4.3%	7,047	3.3%	7,989	3.0%
Transportation, Communications, Public Utilities	8,209	6.3%	14,814	6.9%	16,378	6.2%
Wholesale Trade	4,162	3.2%	4,836	2.3%	5,398	2.1%
Retail Trade	20,302	15.5%	24,118	11.3%	28,239	10.7%
Finance, Insurance, Real Estate	8,529	6.5%	16,335	7.6%	23,567	9.0%
Services - Entertainment, Recreation, Personal, Professional	50,863	38.8%	90,143	42.1%	109,266	41.6%
Health, Social, Education Services	12,758	9.7%	26,773	12.5%	33,831	12.9%
Public Administration	5,411	4.1%	8,002	3.7%	8,547	3.3%
Total	131,001		214,301		262,895	

Source: U.S. Census Bureau, 2007

The 23 percent increase in jobs between 2000 and 2007 was driven by strong job growth in the Management, Technical and Professional occupations. Service related occupations, including those in the gaming industry, grew at a slower pace than the overall increase in occupation. Production, Transportation, Trades, and Laborers kept pace with the overall growth in occupation. Table 14 shows employment by occupation.

Table 14
Employment by Occupation

	1990		2000		2007	
Management, Professional, Technical	30,823	23.5%	54,748	25.5%	72,742	27.7%
Sales and Office Occupations	35,428	27.0%	56,240	26.2%	67,929	25.8%
Service Occupations	34,531	26.4%	58,953	27.5%	68,999	26.2%
Farming, Fishing, Forestry	1,586	1.2%	453	0.2%	-	0.0%
Production, Transportation, Trades, Laborers	28,633	21.9%	43,907	20.5%	53,225	20.2%
Total	131,001		214,301		262,895	

Source: U.S. Census Bureau, 2007

Unemployment increased slightly between 1990 and 2000 going from 6.6 percent to 7.0 percent. Between 2000 and 2007, unemployment decreased somewhat, going to 5.7%. The unemployment rate was highest among blacks in 2007 with nearly 10 percent being unemployed. The rate among Whites declined from 5.9 to 4.7 percent and for Hispanics the unemployment rate decreased from 9.0 percent to 5.7 percent. The recent economic downturn has caused unemployment to increase dramatically with the rate more than doubling between 2007 and 2009. Clark County's unemployment rate is higher than the State of Nevada's, which is approximately one-percent higher than the national rate of 9.5 percent.

Table 15
Unemployment Rate by Race

	1990	2000	2007	2008	2009
White	6.0%	5.9%	4.7%	NA	NA
Black	11.4%	13.7%	9.7%	NA	NA
Other	6.1%	6.5%	7.5%	NA	NA
Hispanic*	7.3%	9.0%	5.7%	NA	NA
Total	6.6%	7.0%	5.7%	6.3%	12.3%

* Hispanic is an ethnicity and can be of any race.

Sources: U.S. Census Bureau 1990 – 2007,
Department of Employment, Training, and Rehabilitation (DETR) as of June 2008
and 2009

The median household income increased for Las Vegas residents by 23 percent between 2000 and 2007. In real terms, that is, keeping income in constant dollars, income declined by 0.68 percent. For age groups 25 years of age to 64 years of age, income increased at more or less the same rate as the overall average. However, for age groups 25 years and under and 65 years and over, income in real terms, decreased during the seven year span.

Table 16
Median Household Income by Age

	2000	2007	Year 2000 Inflation Adjusted	Difference
Median Household Income	\$ 44,069	\$ 54,357	\$ 54,729	-0.68%
Householder under 25 years	\$ 30,043	\$ 35,093	\$ 42,255	-16.95%
Householder 25 to 44 years	\$ 46,911	\$ 58,046	\$ 56,484	2.77%
Householder 45 to 64 Years	\$ 51,601	\$ 63,329	\$ 62,132	1.93%
Householder 65 years and over	\$ 32,205	\$ 36,731	\$ 38,777	-5.28%

Source: U.S. Census Bureau, 2007

Adjusted Income: Bureau of Labor Statistics, 2009

During the past ten years the greatest increase in Median Household Income occurred among persons of More Than One Race, Whites and Asians. Income among Hispanics increased at about the same pace as the overall increase in Median Income. Amongst Blacks income remained the lowest among any race, and did not keep pace with the overall increase in income.

Table 17
Median Household Income by Race and Ethnicity

	1990	2000	2007
Median Household Income	\$ 30,560	\$ 44,069	\$ 54,357
White	\$ 32,139	\$ 48,656	\$ 62,543
Black	\$ 20,989	\$ 30,340	\$ 32,083
American Indian*	\$ 29,752	\$ 37,500	\$ -
Asian	\$ 30,864	\$ 47,069	\$ 55,725
Pacific Islander	\$ -	\$ 41,833	\$ 42,405
More than one race	\$ -	\$ 39,169	\$ 56,694
Hispanic**	\$ 27,217	\$ 37,122	\$ 45,194

* Insufficient observations in 2007

** Hispanic is an ethnicity and can be of any race

Source: U.S. Census Bureau, 2007

TRANSPORTATION

The mean travel time to work for City residents decreased slightly between 2000 and 2007, going from 25.4 minutes to 25.1 minutes. During this time period, population increased by 17.5 percent. The decrease in commute times may be due to the completion of the US-95 widening project which included the addition of High Occupancy Vehicle (HOV) lanes. In addition, the number and percent of Las Vegas residents who also worked in the City increased during the seven year span as did commuters who use Public Transportation to get to work.



Table 18
Mean Travel Time to Work

	2000		2007	
Commute Time (minutes)	25.4		24.8	
- by means of transportation				
Less than 30 minutes	134,944		185,630	
Public Transportation	2,092	1.6%	3,233	1.7%
Other means	132,852	98.4%	182,397	98.3%
30 to 44 minutes	50,379		75,213	
Public Transportation	2,500	5.0%	2,857	3.8%
Other means	47,879	95.0%	72,356	96.2%
45 to 59 minutes	9,522		15,174	
Public Transportation	1,399	14.7%	790	5.2%
Other means	8,123	85.3%	14,384	94.8%
60 or more minutes	10,826		16,032	
Public Transportation	4,078	37.7%	5,276	32.9%
Other means	6,748	62.3%	10,756	67.1%

Source: U.S. Census Bureau, 2007

Commute Time decreased slightly in conjunction with a small decrease in the use of a private vehicle to get to work. Private vehicle use decreased by 0.7 percent while the use of Public Transportation to get to work increased slightly, going from 4.8 percent to 5.0 percent. The greater the time it took to get to work, the more likely Public Transportation was used. Similar scenarios occurred in other western cities including Phoenix, Seattle, Denver and Long Beach.

Table 19
Private Vehicle Occupancy

	2000		2007	
	Number	Percent	Number	Percent
TOTAL	210,806		292,049	
Car, Truck or Van	187,311	88.9%	267,846	91.7%
Drove Alone	155,575	73.8%	231,996	79.4%
Carpooled	31,736	15.1%	35,850	12.3%

Source: U.S. Census Bureau, 2007

Some of the decrease in commute time may have been due to the fact that the percent of people living in Las Vegas who also worked in the City increased. In 2000, approximately 48 percent of Las Vegas residents in the labor force worked for a company located within the City limits compared to just over 49 percent in 2007. Another contributing factor is likely the widening of US-95, providing additional lanes for commuters driving alone or carpooling.

Table 20
Place of Work

	2000		2007	
	number	percent	number	percent
Worked within the City	101,780	48.3%	126,561	49.2%
Did not work within the City	109,026	51.7%	130,452	50.8%
Total	210,806		257,013	

Source: U.S. Census Bureau, 2007



PROJECTIONS FOR FUTURE CHANGE

REGIONAL FORECAST

The most widely used population forecasts in Clark County are developed by the Center for Business and Economic Research (CBER) at the University of Nevada, Las Vegas. The CBER population forecasts are prepared annually, and are jointly funded by: the Southern Nevada Water Authority (SNWA), the Regional Transportation Commission (RTC), and the Southern Nevada Regional Planning Coalition (SNRPC). The SNRPC adopted the Southern Nevada Regional Policy Plan, establishing a policy to continue this process as part of its work program. The City has participated in the process of preparing these forecasts, and will continue participating in the future as a member of the SNRPC. The latest forecasts, reported in Table 21, were released in June 2009.

Table 21
Historical and Projected Clark County Population

Year	Population	Average Annual Numeric Change	Average Annual Growth Rate
1990	741,459		
2000	1,375,765	63,431	6.4%
2005	1,815,700	87,987	5.7%
2007	1,996,643	90,472	4.9%
2010	2,122,000	41,786	2.1%
2015	2,446,000	64,800	2.9%
2020	2,715,000	53,800	2.1%
2025	2,933,000	43,600	1.6%
2030	3,126,000	38,600	1.3%

Source: Clark County REMI Population Forecast, 2008 – 2050,
years 1990 and 2000 are U.S. Census Bureau, years 2005 and 2007
are Clark County Comprehensive Planning

According to these forecasts, population growth in Clark County is predicted to slow considerably. These forecasts may predict a return to more realistic, consistent rates of growth than that which occurred in the 1990s and continued through 2007. However, others might argue that the forecasted growth may be unreasonably low, especially when compared to other sunbelt communities. Phoenix is expected to grow by 1.1 million people (27.4% increase) over the next 12 years,¹ and southern California communities (Los Angeles and San

1 Maricopa Association of Governments (MAG) Regional Report, January 2005 & Regional Transportation Plan, 2006

Diego metro areas combined) are projected to add another 3.8 million people (17.7% increase) by 2020.²

The southwestern states will continue to absorb newcomers as people migrate from rustbelt communities and international migrants arrive from Mexico. Many of the migrants to sunbelt states will land in the Valley. Some will be retirees, others will come for jobs, and some will look to improve their quality of life. In the near-term, jobs will not be the primary reason for people to relocate to Las Vegas. The economic downturn has caused a loss of jobs in the Las Vegas Metropolitan Area of 5.9 percent as of April 2009. Unemployment is at 10.8 percent for the area. Even with the rate of job loss incurred during the past year, people continue to relocate to the Las Vegas area. Housing costs have returned to levels seen before the Housing Boom that began in 2004. In addition, the inventory of existing homes is at its lowest point since April of 2006. The inventory has decreased by more than 4,400 units since January, 2009 alone. April of 2009 saw the fewest foreclosures in sixteen months and was the third consecutive month they dropped. The continued activity should help stimulate the local economy, creating opportunities for businesses to provide goods and services to the growing population as well as servicing new industries locating in the region. The continued movement of people into the Valley, combined with a natural growth rate (births minus deaths) that is projected to exceed 20,000 per year by 2010, makes certain that the future population of Clark County will, at a minimum, equal the conservative forecasts.

CITY OF LAS VEGAS FORECAST

A number of factors enter into the equation when determining the rate and location of growth at the sub-regional level, including: price of land, local zoning regulations, consumer preferences, soil quality, proximity to public amenities, quality and capacity of infrastructure, crime rates, cost of housing, and proximity to jobs. The Regional Transportation Commission, through the SNRPC, created the Land Use Work Group (LUWG) to develop forecasts in five-year increments through 2035. The LUWG is comprised of staff from the various government entities within the Las Vegas Valley. The methodology used by the LUWG to allocate land use, and subsequently population, was intentionally straightforward and simple and is as follows:

- Determine the amount of existing vacant land
- Evaluate the zoning of and land use in proximity to vacant parcels
- Assign a future land use and year of development to the vacant parcels
- Assign capacities to residential parcels
- Determine the population

² Southern California Association of Governments (SCAG) 2008 RTP Growth Forecast & San Diego Association of Governments (SANDAG) 2008 Population Estimates & Forecasts

The LUWG developed its first projections in 2005. They are scheduled to be updated every two years to reflect changes in conditions. The LUWG projections were last updated in 2007. The projections for the city of Las Vegas through 2020 are shown in Table 21

Another way of projecting the City's future population is to apply historic capture rates (the City's share of regional growth) to the regional forecast. The City captured 32.6% of regional population growth between 1980 and 1990 and 31.7% between 1990 and 2000 when growth in the City was at its peak. More recently, between 2000 and 2007, the City captured 18.2 percent of the growth in Clark County. The LUWG projected the City's share of future Clark County growth to be 23.5 percent annually

The amount of growth that accrues to the city varies from year to year. As stated above, the City captured 18.2 percent of regional population growth between 2000 and 2007. Whether this represents a long-term trend depends on a number of factors, as previously described. However, if the City captures 18.2 percent of forecasted county growth, the 2020 population projection is 730,961, as reported in Table 21. It may be just as reasonable to assume that the City will capture a larger share of growth than 18.2 percent. If the City captures, on average, 23.5 percent of county growth each year, the population is projected to be 772,099 in 2020. There are currently more than 26,000 acres of vacant land within the city limits. The LUWG projections reflect the zoning and future land use of the vacant land.

Table 22
City of Las Vegas Population Projections Using Share Method

Year	Projected Population Assuming 23.5% Capture Rate	Projected Population Assuming 18.2% Capture Rate
2007	603,093	603,093
2010	632,585	625,902
2015	708,812	684,870
2020	772,099	733,828

Source: City of Las Vegas Planning & Development Department, 2009

As the City enters into mature stages of development over the next two decades, it can expect the rate of growth to return from its peak of over 8% in 1996 to a healthy 1.5% to 2.0% through 2020. While the Las Vegas area has experienced job losses of 5.9 percent during the past year, new hotel/casino openings in the coming

year will add 12,563 rooms to the room inventory by the end of 2009. An additional 3,604 rooms will be added in 2010. The CBER forecast assumption for hotel room additions is that they create approximately 1.3 jobs within the hotel and 0.3 jobs in the community for an overall job creation of 1.6 per new room. Certainly a number of the jobs created by these new properties will be taken by people currently residing in Clark County who lost their job during the past year, but many will be available to newcomers to the area.

Within the city of Las Vegas, Symphony Park, the 61 acres at the intersection of I-15 and US-95, will infuse a mixture of commercial and residential development along with cultural amenities into the City's downtown area. Symphony Park will consist of nearly 1.5 million square feet of office space, 357,000 square feet of retail, 1,500 hotel rooms, a 586,000 square foot performing arts center, approximately 3,100 residential units, and more than 16,000 parking spaces, allowing access for residents and visitors alike. The building of Symphony Park will require 3,800 construction related jobs. Once complete, Symphony Park will support more than 14,000 new, full-time jobs. Already on site is the Lou Ruvo Center for Brain Health. Although construction will not be complete until fall 2009, the center started treating its first patients in July of 2009. The Ruvo Center will be a leader in the treatment and research of brain disorders that affect memory.

The combination of the additional employment opportunities with the previously mentioned return of affordability to the housing market should sustain the City's growth in the near-term. Projections beyond the next five years will depend greatly upon the speed with which the economy recovers and, in part, on state and local policies that address annexations and preservation of rural neighborhoods that are being eclipsed by urbanized growth patterns.

VACANT LAND, INSTITUTIONAL CONSTRAINTS AND BUILD-OUT

VACANT LAND

The density of development and number of annexations of vacant land play major roles in determining the potential build-out population in the City. Another factor is the amount of redevelopment that occurs within mature areas. There are limits to the amount of land that the City can annex, as discussed later. These limits are set by public policy, which is subject to change. For the purposes of this analysis, it is assumed that build-out population will be reached when all vacant land within the existing city limits is developed and no future annexations will occur.



Whereas the CBER forecast of countywide population helps predict the timing of regional growth, the amount and location of vacant land, along with the planned land use, provides information as to the location, density, and limit to growth in the City. There are currently 26,187 vacant acres within the city limits. The amount of vacant land depends on two factors: development decreases vacant land, and annexations increase vacant land (the majority of land annexed into the city is vacant). Between 2000 and 2007, the city annexed 14,146 acres, expanding its boundary to cover an area of 131 square miles, and absorbed 11,629 acres through development.

INSTITUTIONAL CONSTRAINTS

BLM Disposal Boundary

The BLM disposal boundary presents a constraint to further expansion currently, although as vacant lands within the boundary are developed, pressure to release more land may prompt Congress to change the boundary. However, as the ultimate disposal and annexation into the City of this land is unknown at this time, any potential expansion will not be factored in to this analysis. There are other disposal areas nearby the Valley and limited private land holdings that will supply some of the future demand for development. Figure 9 shows the institutional constraints to expansion facing the City: to the west the City is restricted by the Red Rock National Conservation Area; to the north by the BLM disposal boundary and the Las Vegas Paiute Indian Community; to the east by the City of North Las Vegas and the unincorporated town of Sunrise Manor; and to the south by the unincorporated towns of Winchester, Spring Valley and Summerlin South.

Multiple Species Habitat Conservation Plan (MSHCP)

The MSHCP provides for the long-term conservation and recovery of native species of plants and animals while allowing for orderly and beneficial land use within Clark County. The plan allows the Secretary of the Interior, through the U.S. Fish and Wildlife Service, to issue permits to “take,” – make available for development – federal lands that are home to federally listed endangered/ threatened species if activities are otherwise legal. The existing permit allows for 145,000 acres of “take” for 30 years by the entities within Clark County, starting in 2001. To date, entities have consumed more than half of the allotted acreage. “Take” within the city of Las Vegas has amounted to approximately 9,500 acres and yielded nearly \$5 million in fees from developers since the plan’s inception. Of the total acreage, “fee exempt” accounted for 217 acres. Fee



exempt takes are those that will be dedicated to a public use, such as a park or trail. The non-exempt “take” within the City limits is sufficient to allow Las Vegas’ future population to increase by 105,000 by year 2035.

Entities are currently working on a permit amendment to increase the acreage of “take” countywide by approximately 210,000 acres. For the city of Las Vegas, lands most likely available for “take” are those classified as Multiple Use Managed Areas (MUMA) and Less Intensively Managed Areas (LIMA). In general, these areas are in proximity to US-95 north of the current City limit. The majority of the LIMA and MUMA land is located on the west-southwest side of US-95. Further expansion by the city of Las Vegas would likely occur in close proximity to US-95 due to the amount of Intensively Managed Areas (IMA) present, particularly north of the freeway within the Sheep Mountain Range.

Sustainability Initiatives

The City of Las Vegas passed a resolution on September 3, 2008 adopting a comprehensive energy plan, the Sustainable Energy Strategy, to manage the City’s and community’s energy needs. This, along with the Sustainability Strategic Business Plan and the Urban Forest Management Plan will have impacts on population growth. Sustainability encourages greater densities for residential development, particularly in more “urban” areas, meaning greater population on less land. Given the City’s current inventory of vacant, developable residential acreage, an increase of one (1) unit per acre would result in an additional 13,000 dwelling units, or approximately 32,000 more residents.

Staff from the Planning & Development Department is currently producing a draft form-based sustainability zoning code by combining elements of the Title 19 Zoning Code and Title 18 Subdivision Regulations Code in order to improve walkability and connectivity standards. In addition, the Planning & Development Department is working with Public Works to coordinate a “Complete Streets” chapter and will address storm water and other sustainability measures. A draft document is under development and will be prepared for review in late 2009. A form based code will be a tool that will help reduce sprawling development by making more land uses more compact, lead to higher densities, and make more efficient use of land. These measures should, in turn, reduce the number of Vehicle Miles Traveled (VMT). Fewer VMT will reduce air born pollutants such as carbon monoxide, ozone, and particulate matter, all of which Las Vegas has been found to be in non-compliance with in the past.

With new redevelopment efforts and a form based code, Las Vegas' urban heat island will be mitigated. The Urban Forestry Initiative, adopted by Council on May 7th, 2008 calls for doubling the average tree canopy coverage to 20% by 2035 and calls for an urban forestry management plan, which will contribute to urban heat island reduction. Additional trees will absorb sunlight which would otherwise heat asphalt and concrete. However, with greater population growth and further urban footprint expansion, the urban heat island effect could also increase.

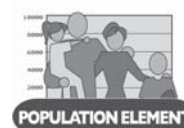
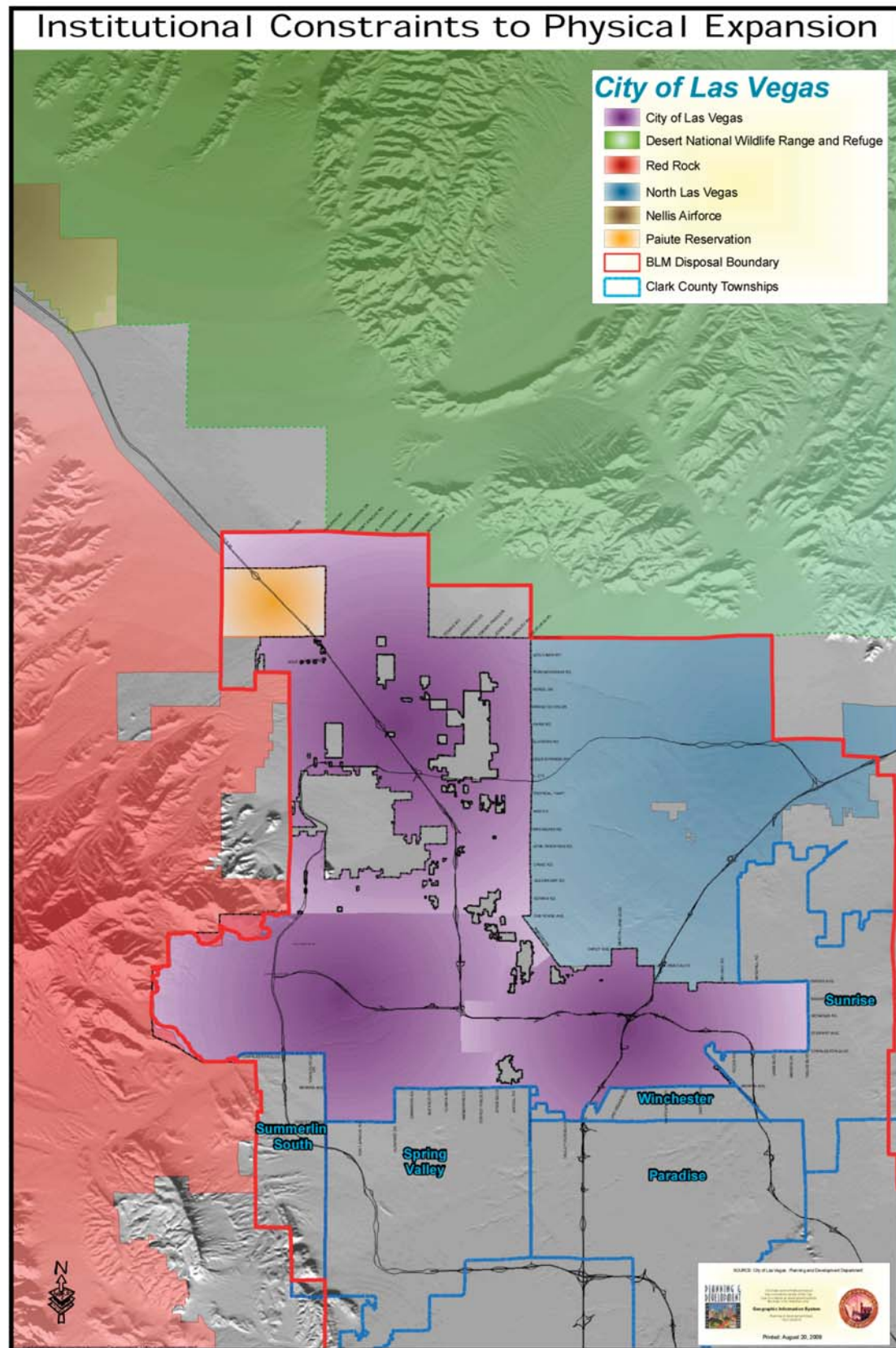


Figure 10
Institutional Constraints to Physical Expansion



Build Out

Given these city limits, a long-range projection of the population at build-out can be made. Of the 26,187 vacant acres, 12,753 are planned for residential uses. Table 23 reports vacant acres by planned residential land use, and total additional dwelling units and population that can be expected given the planned densities.

Table 23
Projected Population on Vacant Land Planned for Residential Development

	Rural	Low	Medium Low	Medium	High	Total
Acres	3,185	4,604	3,096	1,400	469	12,753
Dwelling Units	11,147	23,019	24,776	34,991	16,351	110,284
Population	29,863	61,666	66,374	61,412	28,695	248,010

Sources: City of Las Vegas Planning & Development Department, 2009
Land Use Work Group (LUWG), 2007

Adding the total additional population that can be expected on remaining vacant land to the population estimate of 603,093 yields a build-out population estimate of 851,103.

POTENTIAL FOR NATURAL RESOURCE CONSTRAINTS

The natural resource issues that could potentially affect the continued development of Las Vegas are regional in nature and impact every government entity in the County. The continued supply of potable water, air that is in compliance with Federal standards, and the disposal of solid waste are addressed at the regional level while the City of Las Vegas treats its own wastewater.

It is believed that due to allocation and conservation measures that have been implemented and those that have been proposed, the projected build-out population can be supported on a continuing basis without unreasonable impairment to the natural resources of the City.

- Wastewater Treatment – The City of Las Vegas Water Pollution Control Facility Plan was implemented in 1996 and updated in 2007. The plan addresses the treatment of wastewater beyond the year 2020, and will support a population of approximately 888,885.
- Water Supply – According to the Water Resource Plan prepared by the Southern Nevada Water Authority (SNWA), based on

current conditions there are sufficient resources available or under development to meet water demands for the service area through the year 2060. Beyond continued conservation, Nevada's basic apportionment, and Las Vegas Valley groundwater rights, the highest priority resources to meet demands will be the development of Intentionally Created Surplus (ICS), in-state groundwater and non-Colorado River resources. When necessary, banked reserves and other temporary resources will be used to bridge demands while the SNWA brings other permanent in-state groundwater resources on-line.

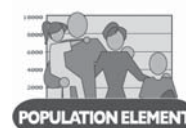
- Solid Waste – The APEX Regional landfill started accepting waste in October 1993 with the closure of the Sunrise landfill. The 1,202-acre landfill was designed with a refuse capacity of approximately 784 million cubic yards and a service life of 85 years.
- Air Quality – the Clark County Department of Air Quality Management does Air quality planning. The Las Vegas Valley is currently classified as non-attainment for carbon monoxide (CO) and particulate matter ten microns or less in size (PM10) and ozone (O3). A State Implementation Plan (SIP) for CO was submitted in August 2000 and the United States Environmental Protection Agency (EPA) published its final approval on September 21, 2004, with an effective date of October 21, 2004. On June 1, 2005 the EPA published its finding that the Las Vegas Valley non-attainment area had attained the National Ambient Air Quality Standard for carbon monoxide by the applicable attainment date. The County has prepared and submitted a CO Maintenance Plan and Re-designation Request to the EPA for approval.

Clark County finalized and submitted a SIP to address PM10 (dust) nonattainment in the Las Vegas Valley on June 19, 2001. On May 3, 2004 the EPA published its final approval of the Clark County Serious Nonattainment Area Particulate Matter (PM10) Plan in the Federal Register. Clark County attained the National Ambient Air Quality Standard for PM10 on December 31, 2006, and submitted the final Milestone Achievement Report (MAR) on June 25, 2007 as required. Clark County is working on a PM10 Maintenance SIP and re-designation request for submission to EPA so that Clark County can be reclassified as attainment for PM10.

On April 30, 2004, the U.S. EPA published nonattainment designations for the 1997 8-hour ozone standard in the Federal Register, classifying Clark County as a Subpart 1 ozone nonattainment area. The classification required the County to attain the 8-hour ozone standard no later than 2009. In

December 2006, the District of Columbia Circuit Court vacated EPA's Phase I implementation rule, which contained the standards for Subpart 1 designated areas. The court's action remanded the rule back to EPA for further action. On January 9, 2009, the EPA proposed a revised rule to resolve the issues with the previous rule. Clark County will submit an appropriate plan in accordance with the revised rule once that rule is final. However, the County is currently in attainment with the 1997 ozone standard for the latest three-year average of the 4th highest reading (2006, 2007, and 2008) and can demonstrate attainment through 2018. In March 2008, EPA promulgated a more stringent ozone standard. The State of Nevada submitted a recommendation to the EPA that Clark County be designated in nonattainment of that 2008 standard. Designations are expected to be issued by EPA in March of 2010.

Due to the combined efforts of the public, government entities and the private sector, air quality in the Las Vegas Valley has improved even as the population has increased.





IMPLEMENTATION

RECOMMENDATIONS

RECOMMENDATION 1: Estimate the City's population on an annual basis.

- An annual estimate of the City's population as of July 1st of each year is required by Nevada Revised Statutes (NRS) section 360.364.
- The annual population estimate determines the number of dwelling units, households, and people within the City limits and assists in determining adequate service provision levels.
- The CLV annual estimate is a component in the formula used by the Nevada State Demographer in determining the annual Governor Certified Population Estimate.
- The annual estimate is a component in determining the City's share of the Basic City County Relief Tax (BCCRT) and the Supplemental City County Relief Tax (SCCRT) which apportions millions of dollars in revenue to entities within Nevada.

RECOMMENDATION 2: Continue to lead and participate in regional annual population projection programs.

- Participate in the development of the Regional Economic Modeling Inc. population projection model. The REMI model is funded and approved by the SNRPC and is used to determine countywide population projections through 2050. The model output is used as a baseline for population projections at lower levels of geography such as Traffic Analysis Zones (TAZ), ZIP Codes, and individual cities.
- Continue to lead and participate in the development of the Land Use Work Group (LUWG) model. The LUWG uses currently vacant land to determine future population in Clark County and the cities within by applying a "land use" to parcels that will determine the future population level and offers the ability to determine population at sub-county levels. The LUWG model also determines non-residential uses which allows for the estimation of traffic volume levels and future public and private service provision.
- Aside from uses in planning by various entities, including the city of Las Vegas, the projections are used to determine availability of resources by entities such as the Southern Nevada Water Authority (SNWA) and the Regional Transportation Commission (RTC). The projections also play a major role in demonstrating the Las Vegas Valley's ability to comply with air quality standards in the coming years which determines future funding from the federal government.



RECOMMENDATION 3: Lead and coordinate local Census programs.

- The decennial Census determines the level of funding Nevada and its municipalities receive from the Federal government for ten years.
- The Census determines a states numbers in the House of Representatives and the number of electoral votes for presidential elections.
- Census information is invaluable to planners, and helps to establish the identity of a community.
- Inter-censal estimates – annual updates of population conducted by the U.S. Census Bureau – determine the level of funding for local social and community oriented programs such as CDBG and other grant reliant programs. Entities have the ability to appeal these estimates if they are felt to be inaccurate.

Recommendation 4: Annually monitor “outside” sources of population and demographic data that can impact the City.

- Monitor U.S. Census data, specifically the American Community Survey for changes in characteristics of the City’s population such as Race and Ethnicity, Age, and Language Spoken at Home that can impact service provision.
- Evaluate sources of population estimates and projections such as the Nevada State Demographer for changes that impact the City. The locally developed estimate, mentioned in Recommendation 1, comprises half of the formula used to develop the State Demographer’s population estimate which is a component of the formula used to determine funding levels throughout the state.

RECOMMENDATION 5: Establish population/service level database.

- Develop databases with historical and current population figures and historical and current infrastructure levels that will allow for analysis of future needs:
 - Per the Public Safety Element, build a new police substation to equal one (1) per 125,000 population
 - Per the Transportation Trails Element, develop between 3.75 and 5.68 miles of trails per 100,000 population
 - Per the Parks & Recreation Element:
 - develop 2.5 acres of park space per 1,000 population
 - build one (1) Neighborhood Center per 10,000 population
 - build one (1) Community Center per 25,000 population
 - build one (1) Regional Center per 75,000 population



PLANNING AREAS

DOWNTOWN REURBANIZATION AREA

Population increased steadily between 1980 and 2000 in spite of fluctuations in housing units. The changes in the housing unit stock include losses due to demolitions near the Stratosphere Tower and conversion of residential units to office space, which occurred primarily in the Las Vegas High School area. The population increases that have occurred since 1980 are due primarily to the continual migration of males to the area. During the 20-year span about 76 percent of the areas new residents were male. The high male presence may be due to: 1) the numerous multi-family rental units as approximately 95 percent of the housing units in the Reurbanization Area are multi-family and 89 percent are rentals 2) the preponderance of facilities for the homeless are in the area (approximately 40 percent of the City's group quarter facilities are within the Reurbanization areas boundaries, another 40 percent of the City's group quarters are within one mile of the areas boundaries) and 3) a high number of Hispanic males residing and working in Las Vegas whose families live outside of Clark County. According to Census 2000, 67 percent of the Reurbanization Area's total population is male.

Another significant change to the areas population includes an influx of Hispanics. The Hispanic population increased by 215 percent between 1980 and 2000. The average annual growth rate was 5.9 percent during the 20-year span. Household composition has changed significantly also. In 1980 and 1990, non-family households comprised nearly 75 percent. However, with the population increase of the 1990s came an increase in family households, which increased from 28.5 percent in 1990 to 36.1 percent in 2000. With the increase in families came an upswing in the rate of home ownership. In 1990, just over one percent of the areas residents owned their home. By 2000 that figure had risen to nearly 11 percent.

Table 24
Reurbanization Demographics

	1980		1990		2000	
Population	8,536		10,184		12,932	
Gender						
Male	5,328	62.4%	6,698	65.8%	8,663	67.0%
Female	3,208	37.6%	3,486	34.2%	4,269	33.0%
Age						
< 18	965	11.3%	1,454	14.3%	1,791	13.8%
18 - 64	6,404	75.0%	7,630	74.9%	10,090	78.0%
> 65	1,167	13.7%	1,100	10.8%	1,051	8.1%
Race						
White	5,706	66.8%	5,201	51.1%	5,466	42.3%
Black	868	10.2%	1,372	13.5%	1,853	14.3%
Hispanic	1,413	16.6%	2,947	28.9%	4,446	34.4%
American Indian	79	0.9%	51	0.5%	106	0.8%
Asian	385	4.5%	557	5.5%	663	5.1%
Pacific Islander		0.0%	N/A	0.0%	54	0.4%
Other	85	1.0%	56	0.5%	14	0.1%
More than one race	N/A	0.0%	N/A	0.0%	330	2.6%
Education						
Persons 25+ yrs. of age	5,994		7,477		11,001	
High School Graduate	3,578	59.7%	3,574	47.8%	6,484	58.9%
Bachelors Degree or Greater	462	7.7%	479	6.4%	704	6.4%
Median Household Income	\$ 10,061		\$ 15,711		\$ 18,891	
Poverty Level Income						
Persons for whom poverty status is determined	8,504		9,355		11,538	
Persons below poverty level	1,658	19.5%	2,329	24.9%	3,574	31.0%
Unemployment						
Labor Force	5,150		5,388		5,886	
Unemployed	541	10.5%	717	13.3%	923	15.7%
Household Type						
Family Households:						
Married Couple	1,071	20.9%	947	19.9%	1,235	22.5%
Male Head	125	2.4%	175	3.7%	350	6.4%
Female Head	263	5.1%	234	4.9%	394	7.2%
Non-Family Households	3,677	71.6%	3,408	71.5%	3,504	63.9%
Total Households	5,136		4,764		5,483	
Housing Units						
Own	124	2.4%	57	1.2%	591	10.8%
Rent	5,012	97.6%	4,707	98.8%	4,892	89.2%

Source: U.S. Census Bureau, 2000

NEIGHBORHOOD REVITALIZATION AREA

Population growth in the Neighborhood Revitalization Area was steady between 1980 and 2000. The average annual growth rate was just over 2 percent. The growth rate varied little during the two decades. The population aged somewhat between 1980 and 1990. However, since 1990 the population has started to become younger with the number less than 18 years of age approaching 30 percent. In spite of this, the number of non-family households increased from 35 percent to 38 percent between 1990 and 2000. While the areas overall population has seen steady growth, the Hispanic population has exploded. Since 1990 the areas Hispanic population has increased by 242 percent and is approximately equal to the areas White population.

The composition of households has changed. In 1980, over 53 percent of all Neighborhood Revitalization Area households were married couples. By 2000, 40 percent of the households were married couples. The shift may be due to the change in housing stock. In 1980, 70 percent of the housing units were single-family, with about 55 percent of all types owner occupied. By 2000, 45 percent of the housing units were single-family, and just under one-half (47%) of all housing types were occupied by the owner.

Table 25
Neighborhood Revitalization Demographics

	1980		1990		2000	
Population	136,992		169,539		204,376	
Gender						
Male	67,705	49.4%	85,122	50.2%	104,027	50.9%
Female	69,287	50.6%	84,417	49.8%	100,349	49.1%
Age						
< 18	38,201	27.9%	42,803	25.2%	58,315	28.5%
18 - 64	86,847	63.4%	107,057	63.1%	124,046	60.7%
> 65	11,944	8.7%	19,679	11.6%	22,015	10.8%
Race						
White	103,380	75.5%	113,832	67.1%	81,183	39.7%
Black	19,312	14.1%	23,829	14.1%	27,420	13.4%
Hispanic	10,372	7.6%	23,626	13.9%	80,680	39.5%
Am .Indian	872	0.6%	1,520	0.9%	1,090	0.5%
Asian	2,624	1.9%	6,480	3.8%	8,577	4.2%
Pacific Islander	N/A	0.0%	N/A	0.0%	741	0.4%
Other	437	0.3%	251	0.1%	252	0.1%
More than one race	N/A	0.0%	N/A	0.0%	4,433	2.2%
Education						
Persons 25+ yrs. of age	79,810		106,853		122,934	
High School Graduate	57,407	71.9%	74,314	69.5%	79,756	64.9%
Bachelors Degree or Greater	9,299	11.7%	12,217	11.4%	11,322	9.2%
Median Household Income	\$ 18,431		\$ 28,240		\$ 34,930	
Poverty Level Income						
Persons for whom poverty status is determined	135,075		162,731		200,294	
Persons below poverty level	14,281	10.6%	22,298	13.7%	37,066	18.5%
Unemployment						
Labor Force	70,277		87,932		88,254	
Unemployed	4,618	6.6%	6,275	7.1%	8,733	9.9%
Household Type						
Family Households:						
Married Couple	27,333	53.4%	30,251	46.2%	27,733	40.0%
Male Head	1,839	3.6%	3,648	5.6%	5,097	7.4%
Female Head	6,421	12.5%	8,855	13.5%	9,889	14.3%
Non-Family Households:	15,634	30.5%	22,722	34.7%	26,531	38.3%
Total Households	51,227		65,476		69,250	
Housing Units						
Own	27,940	54.5%	29,464	45.0%	32,548	47.0%
Rent	23,287	45.5%	36,012	55.0%	36,703	53.0%

Source: U.S. Census Bureau, 2000

NEWLY DEVELOPING AREAS

The population of the area of the City north of Cheyenne Avenue increased at an average annual rate of 15.8 percent between 1980 and 2000. This translates to a population that, on average, doubled every 53 months. The areas population has aged, with the share of residents under the age of 18 decreasing by about five percent between 1980 and 2000. The share of residents 65 years of age and over nearly tripled during the twenty-year span.

While the areas population growth has been explosive since 1980, the traits of the residents have only recently begun to change. The population remained about 90 percent White between 1980 and 1990. By 2000, just over 75 percent of the population was White. Hispanics comprised about 10 percent of the areas population in 2000. Household composition changed little during the 20-year span, as family households remained steady at 77 percent. Currently, 80 percent of the dwelling units in this area are single-family and over 84 percent of all households are owner occupied compared to the 75 percent home ownership rate in 1980.

Table 26
Newly Developing Area Demographics

	1980		1990		2000	
Population	4,451		22,502		83,511	
Gender						
Male	2,188	49.2%	10,973	48.8%	41,254	49.4%
Female	2,263	50.8%	11,529	51.2%	42,257	50.6%
Age						
< 18	1,415	31.8%	6,222	27.7%	22,437	26.9%
18 - 64	2,863	64.3%	14,712	65.4%	53,414	64.0%
> 65	174	3.9%	1,568	7.0%	7,660	9.2%
Race						
White	3,987	89.6%	19,900	88.4%	62,984	75.4%
Black	152	3.4%	842	3.7%	5,650	6.8%
Hispanic	225	5.1%	1,197	5.3%	8,501	10.2%
Am .Indian	21	0.5%	170	0.8%	394	0.5%
Asian	59	1.3%	383	1.7%	3,344	4.0%
Pacific Islander	N/A	0.0%	N/A	0.0%	267	0.3%
Other	7	0.2%	-	0.0%	143	0.2%
More than one race	N/A	0.0%	N/A	0.0%	2,228	2.7%
Education						
Persons 25+ yrs. of age	2,473		14,352		56,256	
High School Graduate	1,120	81.9%	12,435	86.6%	50,531	89.8%
Bachelors Degree or Greater	651	10.3%	2,652	18.5%	12,753	21.5%
Median Household Income	\$ 23,500		\$ 46,966		\$ 62,895	
Poverty Level Income						
Persons for whom poverty status is determined	4,334		21,660		83,373	
Persons below poverty level	180	4.2%	899	4.2%	4,063	4.9%
Unemployment						
Labor Force	2,338		12,387		45,040	
Unemployed	114	4.9%	391	3.2%	2,389	5.3%
Household Type						
Family Households:						
Married Couple	1,004	66.2%	5,485	67.9%	19,094	63.4%
Male Head	43	2.8%	332	4.1%	1,201	4.0%
Female Head	132	8.7%	511	6.3%	2,630	8.7%
Non-Family Households:	338	22.3%	1,746	21.6%	7,186	23.9%
Total Households	1,517		8,074		30,111	
Housing Units						
Own	1,138	75.0%	6,257	77.5%	25,642	84.3%
Rent	379	25.0%	1,817	22.5%	4,790	15.7%

Source: U.S. Census Bureau, 2000

CITY OF LAS VEGAS

The City's population grew by 190 percent between 1980 and 2000, an average annual rate of 5.5 percent. At that rate population doubles every 13 years. Between 2000 and 2007, the City's population grew by 17.5 percent with average annual growth of 2.34 percent. Some of the reason for lower growth rates for Las Vegas is due obviously to population growth slowing. But Las Vegas is also becoming a large city and as a population becomes larger changes in population have less impact.

Population in each age category more than doubled during the 20-year span, but the rate of growth was greatest among those 65 years of age and older. Their population increased by more than 300 percent between 1980 and 2000. Amongst Racial and Ethnic groups, the Hispanic population experienced the greatest growth. Between 1980 and 2000 the Hispanic population increased by 783 percent. Asians experienced similar growth with an increase of 627 percent over the same time. Since 2000 their populations continue to grow faster than any other group with increases of 47.2 percent and 13.2 percent respectively.

The education level of City residents continues to increase. The rate of college graduation increased from 13.4 percent to 18.2 percent between 1990 and 2000. That represents an increase in the number of people with college degrees of 150 percent. The number of people with college degrees continued to increase since 2000, going to 21.7 percent. Between 1990 and 2000, median household income increased by 50 percent. Even when adjusted for inflation Las Vegas residents income increased by 20 percent. Since 2000, median household income increased by 23 percent. When adjusted for inflation, income increased by 2.4 percent during the past seven years. The increase in income may be one of the reasons for the rise in home ownership rates during the 1990's, which increased from 47 percent in 1990 to 59 percent in 2000. Home ownership rates have increased steadily since 2000, reaching a high of 61.8 percent in 2006, but the economic downturn has seen a sharp increase in foreclosures and a corresponding decline in home ownership rates. The type of household's people live in changed slightly between 2000 and 2007. The change occurred within family households with a decrease in the number of married couple households and increases to male and female headed households.



Table 27
City of Las Vegas Demographics

	1990		2000		2007	
	#	%	#	%	#	%
Population	258,295		478,630		562,582	
Gender						
Male	130,539	50.5%	243,174	50.8%	287,184	51.0%
Female	127,756	49.5%	235,456	49.2%	275,398	49.0%
Age						
Less than 18	64,461	25.0%	124,113	25.9%	151,900	27.0%
18 – 64	167,302	64.8%	299,193	62.5%	345,008	61.3%
65 Years and over	26,532	10.3%	55,324	11.6%	65,674	11.7%
Race						
White	186,716	72.3%	277,858	58.1%	288,350	51.3%
Black	28,897	11.2%	48,391	10.1%	59,231	10.5%
American Indian	2,056	0.8%	2,405	0.5%	3,372	0.6%
Asian	9,022	3.5%	22,413	4.7%	25,378	4.5%
Pacific Islander			1,935	0.4%	2,176	0.4%
Hispanic	31,249	12.1%	112,981	23.6%	166,269	29.6%
Other	355	0.1%	650	0.1%	995	0.2%
More than one race			11,997	2.5%	16,811	3.0%
Education						
25+ Yrs of age	168,724		313,205		370,243	
High School Graduate	128,736	76.3%	245,804	78.5%	301,479	81.4%
College Graduate	22,564	13.4%	56,989	18.2%	80,285	21.7%
Median Household Income	\$ 30,590		\$ 44,069		\$ 54,357	
Poverty Level Income						
Persons for whom poverty status is determined	253,617		471,034		553,155	
Persons below poverty level	29,084	11.5%	56,053	11.9%	65,825	11.9%
Unemployment						
Labor Force	140,298		230,477		278,757	
Unemployment	9,297	6.6%	16,176	7.0%	15,890	5.7%
Household Type						
Family Households:						
Married Couple	49,350	49.4%	85,359	48.3%	98,098	46.9%
Male Head of Household	4,954	5.0%	10,470	5.9%	13,950	6.7%
Female Head of Household	11,579	11.6%	21,637	12.2%	26,866	12.8%
Non-Family Households	34,066	34.1%	59,284	33.5%	70,275	33.6%
Total Households	99,949		176,750		209,159	
Housing Units						
Own	47,604	47.6%	104,481	59.1%	120,816	57.8%
Rent	52,345	52.4%	72,269	40.9%	88,373	42.2%

Source: U.S. Census Bureau, 2007

APPENDIX A: PUBLIC PARTICIPATION

The Planning and Development Department facilitated the following neighborhood meetings to present the Population Element and to receive public input:

Monday November 2, 2009

6:30 p.m.
Rafael Rivera Community Center
2900 Stewart Avenue
Las Vegas, NV 89101

Tuesday, November 3, 2009

6:30 p.m.
Centennial Hills Community Center
6601 North Buffalo Drive
Las Vegas, NV 89131

Wednesday, November 4, 2009

6:30 p.m.
Mirabelli Community Center
6200 Hargrove Avenue
Las Vegas, Nevada 89107

Presentation of the draft Population Element to the Planning Commission was made on December 17, 2009.

Presentation of the draft Population Element was made to the City Council on January 20, 2010.

The City Council adopted the element on February 17, 2010.

