

BILL NO. 2003-25

ORDINANCE NO. 5586

AN ORDINANCE TO ADOPT THE POPULATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert Genzer,
Director of Planning and Development

Summary: Adopts the Population Element of
the Las Vegas 2020 Master Plan.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: The document that is attached to this Ordinance is hereby adopted as a part of the Las Vegas 2020 Master Plan and is incorporated therein by this reference. The attached document shall function as the Population Element of the Las Vegas 2020 Master Plan and shall replace and supersede any corresponding element of the City's General Plan adopted in 1992 by Ordinance No. 3636 and amended thereafter.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases,

...
...
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...

035490



1 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
2 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this 2nd day of April, 2003.

4 APPROVED:

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By 
OSCAR B. GOODMAN, Mayor

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8 ATTEST:

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10 
BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

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 2-19-03
Date

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1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 5th day of March, 2003, and referred to a committee for recommendation; thereafter the
3 committee reported favorably on said ordinance on the 2nd day of April, 2003, which was a
4 regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by
5 title to the City Council as first read and adopted by the following vote:

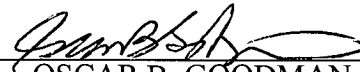
6 VOTING "AYE": Mayor Goodman, Councilmembers Reese, M. McDonald, Brown, L. B.
McDonald, Weekly and Mack

7 VOTING "NAY": None

8 EXCUSED: None

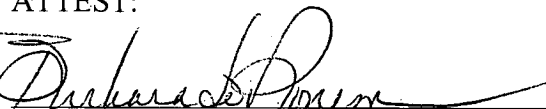
9 ABSTAINED: None

10 APPROVED:

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12 

OSCAR B. GOODMAN, Mayor

13 ATTEST:

14 
15 _____
BARBARA JO RONEMUS, City Clerk

Final Draft
February 2003



POPULATION ELEMENT

LAS VEGAS 2020
MASTER PLAN

executive summary

population analysis

projections for future change

planning areas

Approved by
Planning Commission 4-26-01

CITY OF LAS VEGAS POPULATION

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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 over the last five years reveals that 87% of the population who lived in Las Vegas in 1995, were still there in 2000. People move to Las Vegas for economic opportunity, and stay because of the exceptional quality of life. According to a survey conducted in 1999 by the Planning and Development Department, 77% find the quality of life to be good or excellent in their neighborhood.

Change comes from those moving to Las Vegas. The City added 220,335 to its population over the last ten years, ranking Las Vegas in the top ten nationally for numeric population change as well as percentage increase. 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.
- The influx of new residents has created a more diverse city. Greater than 80 percent of the population increase is due to migration from outside Clark County. 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 has increased for householders of all ages and by race/ethnicity. The number of householders who own their home increased by 108-percent between 1990 and 2000. Among minority householders, the increase in home ownership was 229 percent during the same time.
- Education levels of residents have increased, particularly levels of higher education. The number of Las Vegas residents with high school diplomas increased by 91 percent while the number of residents with college degrees increased by 150 percent during the past decade.



- Median Household Income has increased by 50 percent between 1990 and 2000. Even when adjusted for inflation, Las Vegas residents' buying power increased by 20 percent during the ten-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 decreased by three-percent between 1990 and 2000. At the same time, the number of people who use Public Transportation to get to work increased threefold.



POPULATION ANALYSIS

POPULATION GROWTH

Census 2000 revealed a population of 478,434 in Las Vegas. The City's population increased by more than 93,000 in the 1980s, and added another 220,000 since 1990 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.

Table 1
Population Change

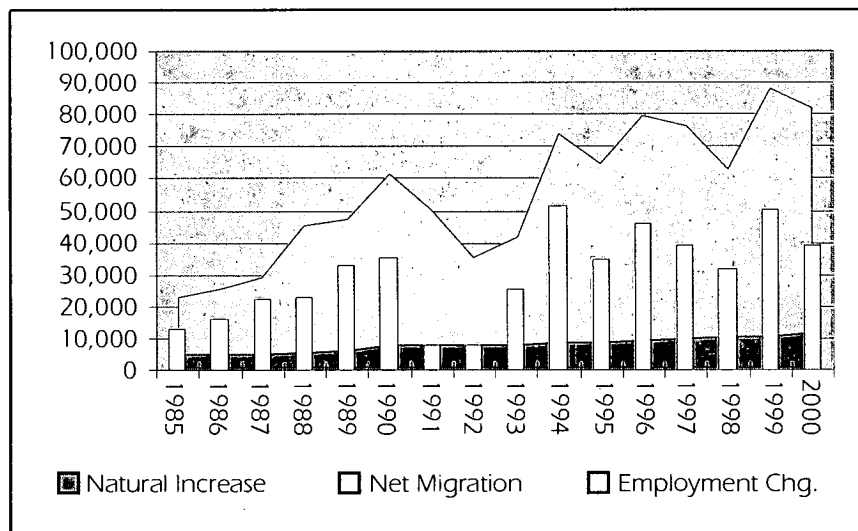
	1980 Population	1990 Population	2000 Population	Numeric Change '90-'00	Percent Change '90-'00	Rate of Change '90-'00
United States	226,542,199	248,709,873	281,421,906	32,712,033	13.15%	1.24%
Las Vegas	164,674	258,295	478,630	220,335	85.3%	6.4%
Reurbanization Area	8,536	10,184	12,932	4,396	27.0%	2.4%
Neighborhood Revitalization Area	136,992	169,539	204,376	67,384	20.6%	1.9%
Newly Developing Area	4,451	22,502	83,511	79,060	271.1%	14.0

Source: U.S. Census Bureau

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. Jobs, however, are not the only reason people move to Las Vegas. In a 1999 survey conducted by the Planning and Development Department, respondents indicated that the primary reasons for moving to Las Vegas are the Quality of Life, Climate and Job Opportunities.



Figure 1
Change in Population and Employment



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



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.

Las Vegas is likely to continue to become more diverse in the future. The natural increase in population, that is births minus deaths, accounts for 16 percent of the total population increase in Clark County between 1990 and 2000. Among Blacks and Hispanics the rate is 28 percent and 21 percent respectively. Perhaps more telling is the ratio of births to deaths. For the population in general the ratio was 2.2 to 1. For Hispanics there were nearly 13 births for each death. Among Whites the ratio was 1.4 to 1, among Blacks it was 3.3 to 1, and among Asians it was 4.5 to 1. Currently, 33.7 percent of the population less than 20 years of age is Hispanic. Conversely, 76.6 percent of the population 65 years of age and greater are White.

Migration to Clark County continues to be the greatest contributor to the areas population increase accounting for 84 percent of the growth. Nearly 55 percent of those migrating to Clark County during the 1990's 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. Over time natural increase will gain a greater share of the overall population increase. 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 1990 - 2000, Clark
County, Nevada

	White	Black	Hispanic	American Indian	Asian*	Other**	Two or More Races**
Census 1990	558,875	68,858	82,904	5,514	24,483	825	0
Census 2000	828,669	121,401	302,143	7,761	77,090	2,019	36,682
Population Increase	269,794	52,543	219,239	2,247	52,607	1,194	36,682
Percent of Increase	42.5%	8.3%	34.6%	0.4%	8.3%	0.2%	5.8%
Percent Increase	48%	76%	264%	41%	215%	145%	
Births 1990-2000	103,671	20,963	49,900	1,353	7,565	6,728	0
Deaths 1990-2000	74,383	6,391	3,903	275	1,700	147	0
Natural Increase	29,288	14,572	45,997	1,078	5,865	6,581	0
Increase by Migration***	240,506	37,971	173,242	1,169	46,742	n/a**	n/a**
% Natural Increase	11%	28%	21%	48%	11%	n/a**	n/a**
% Increase by Migrants	89%	72%	79%	52%	89%	n/a**	n/a**

Sources: State of Nevada, Bureau of Health Planning and Statistics and U.S. Census Bureau, Census 2000.

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 the U.S. Postal Service 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 2001, the annual locally produced estimate for Clark County between 1990 and 2002, 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.

The scenario is similar when comparing the Nevada State Demographer's ten-year estimates to the Census Bureau estimates throughout the 1990's. Only a substantial adjustment at the end of the period 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.

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

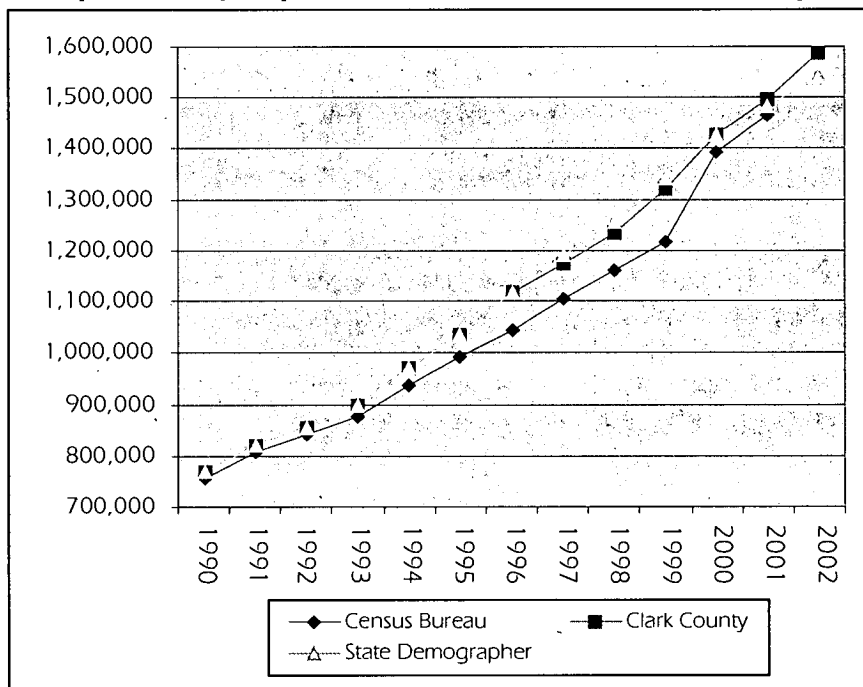


Table 3
Clark County Population Estimates

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	1,036,290
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	1,393,340	1,428,690	1,425,723
2001	1,464,653	1,498,279	1,485,855
2002	NA	1,584,944	1,541,395

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

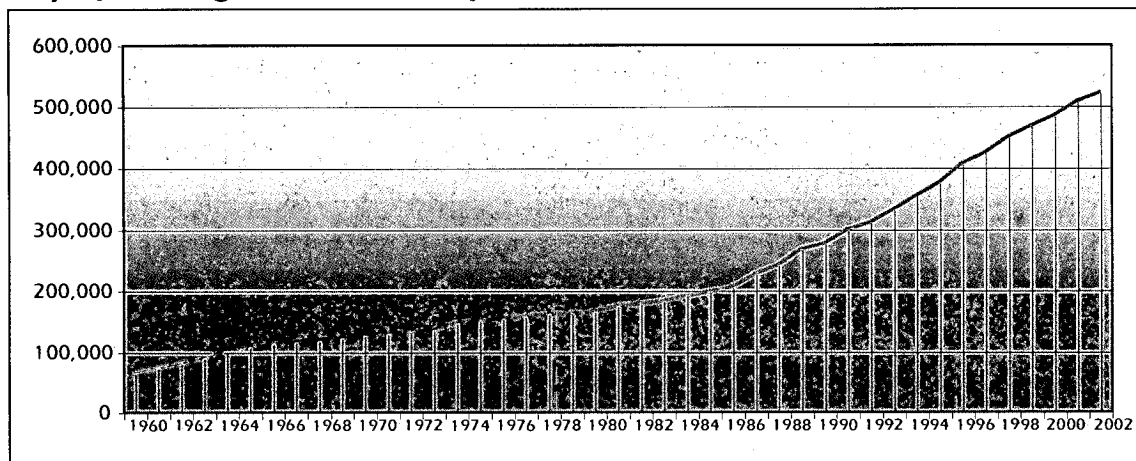
Figure 2
Comparison of Population Estimates in Clark County



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



Figure 3
City of Las Vegas Historical Population Estimates



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

Table 4
City of Las Vegas Historical Population Estimates

	1960	1965	1970	1975	1980	1985	1990	1995	2000	2002
Population	64,405	107,616	125,787	149,750	164,674	197,148	275,636	374,239	482,874	520,936
Percent Change		67.1%	16.9%	19.1%	10.0%	19.7%	39.8%	35.8%	29.0%	7.9%

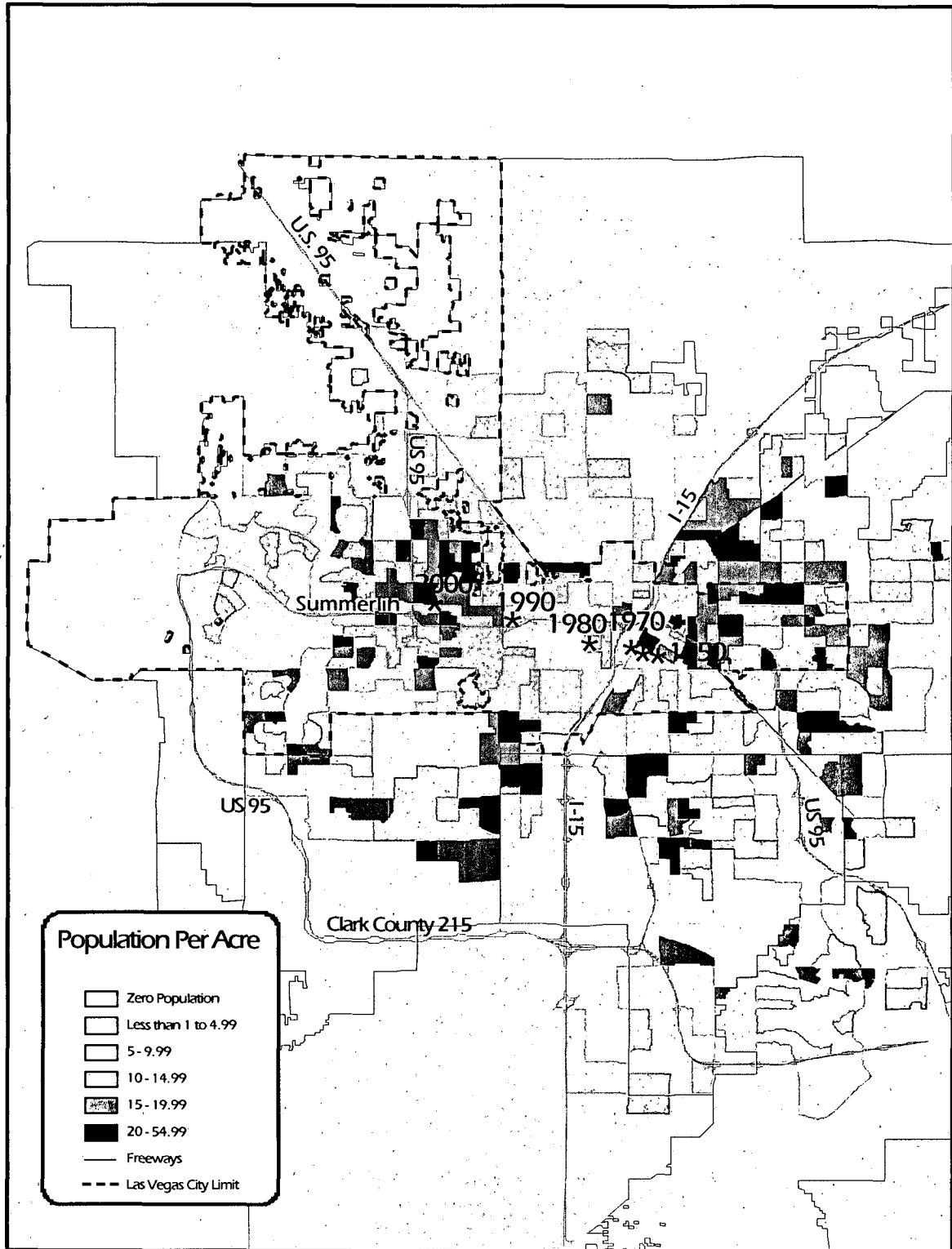
Sources: U.S. Census Bureau, Clark County Comprehensive Planning,
Nevada State Demographer

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. As of 2000, the population center is near the Rainbow curve, at Torrey Pines Drive and Washington Avenue, having migrated over 5 miles from its origin.

Figure 4
Population Density



Source: U.S. Census Bureau



AGE

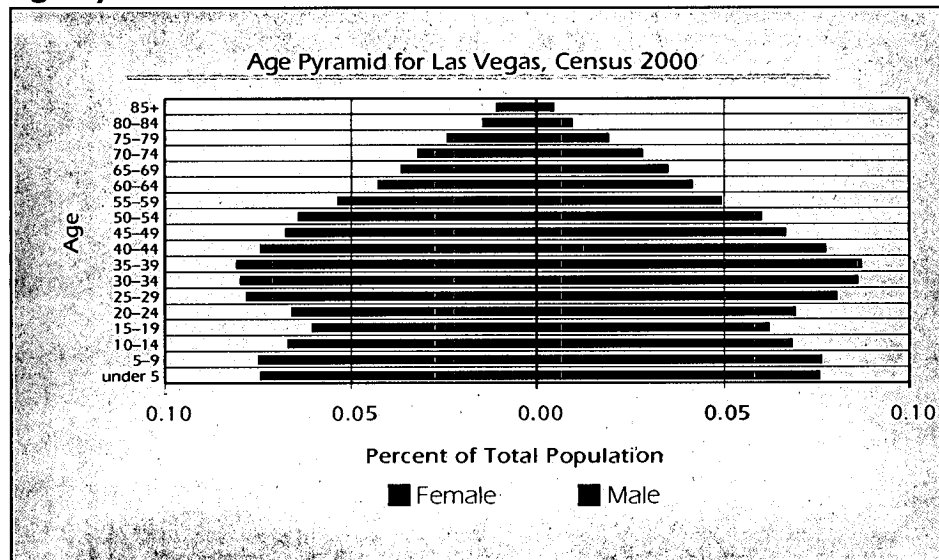
Age distribution shifted in favor of school age children (ages 5 - 17) and seniors (65+) during the 1990s, although all age categories gained population. As of 2000, seniors comprised nearly 12 percent of the population while school age children made up more than 18 percent. Both categories more than doubled in population during the decade. There were 44,000 more school age children in 2000 than in 1990, and 29,000 more senior citizens. There were 132,000 more people between the ages of 18 and 64, and 15,000 more toddlers (under 5).

Table 5
Population by Age by Census Year

Age	1970		1980		1990		2000*	
0 - 4	11,674	9.3%	11,962	7.3%	21,319	8.3%	36,919	7.7%
5 - 17	33,441	26.6%	34,029	20.7%	43,142	16.7%	87,194	18.2%
18 - 64	73,498	58.4%	104,933	63.7%	167,302	64.8%	299,211	62.5%
65+	7,174	5.7%	13,750	8.3%	26,532	10.3%	55,306	11.6%
	125,787		164,674		258,295		478,630	

Source: U.S. Census Bureau

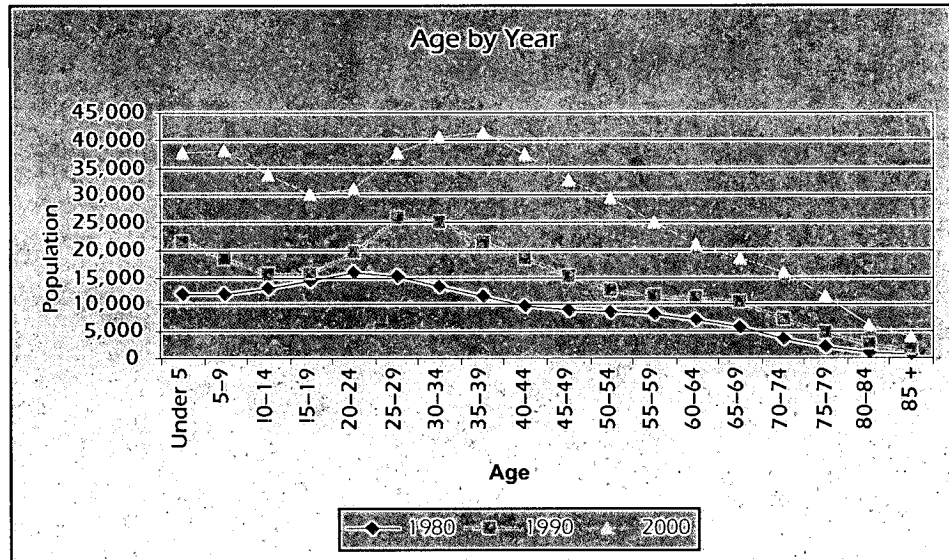
Figure 5
Age Pyramid



Source: U.S. Census Bureau

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 1980 the most populous age category was the mid twenties, by 1990 it had advanced to the upper twenty's to lower thirties, and in 2000 it had advanced to the mid to upper thirties. 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.

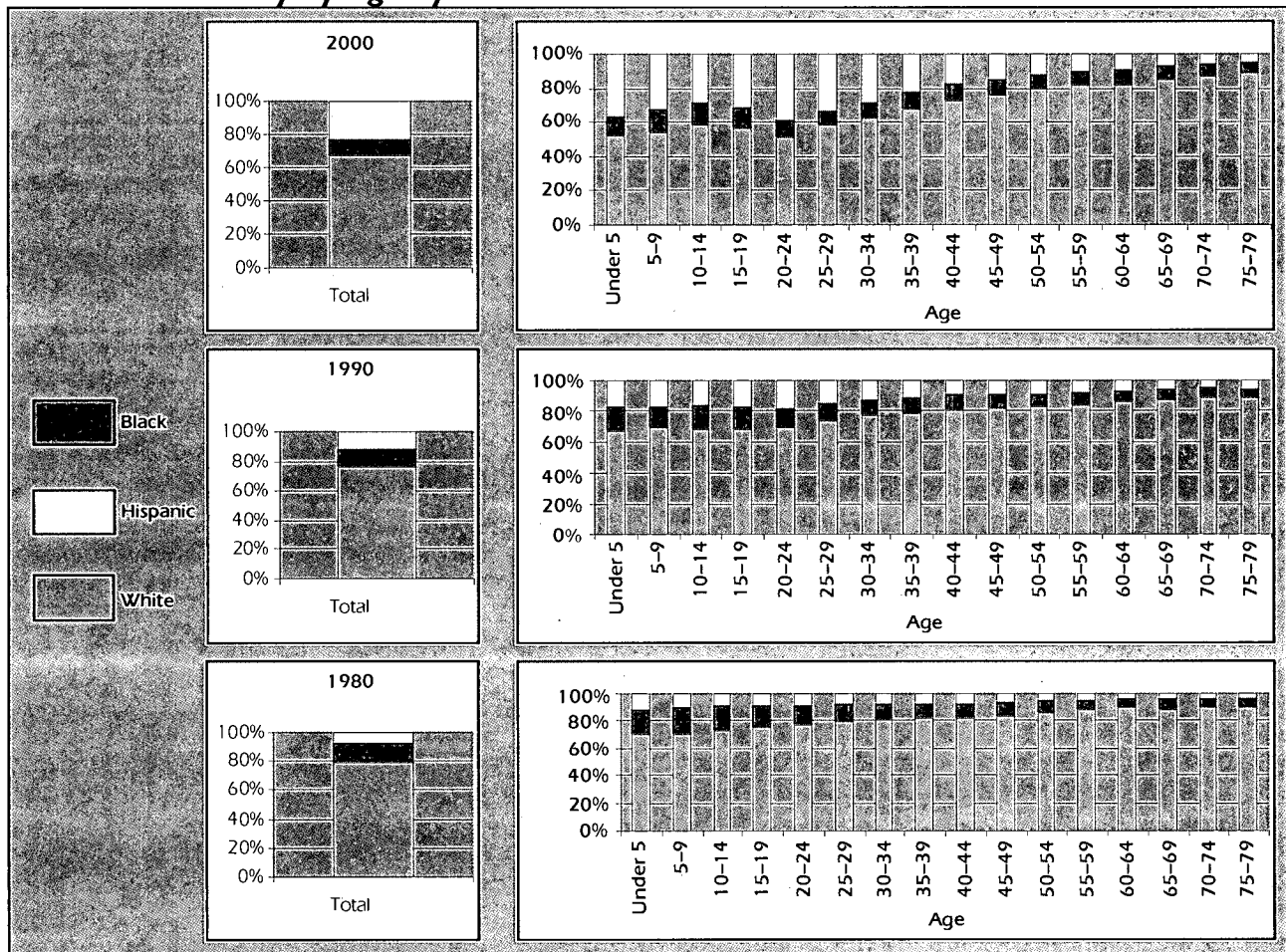
Figure 6
Population by Age
Source: U.S. Census Bureau



RACE AND ETHNICITY

A major component of Las Vegas' population growth during the 1990's was the nearly exponential increase in the minority population. Lead by Hispanics (254%) and Asians (215%) the minority population went from comprising 24 percent of Las Vegas' population in 1990 to making up 42 percent of the City's 2000 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. Census 2000 showed some dramatic changes, particularly among Hispanics. For people under the age of 30 years, about one in three is Hispanic. Among children school age or less (under 18 years of age), nearly 40 percent are Hispanic. Conversely, Las Vegas' population over the age of 50 years remains predominately White.

Figure 7
Race and Ethnicity by Age by Census Year

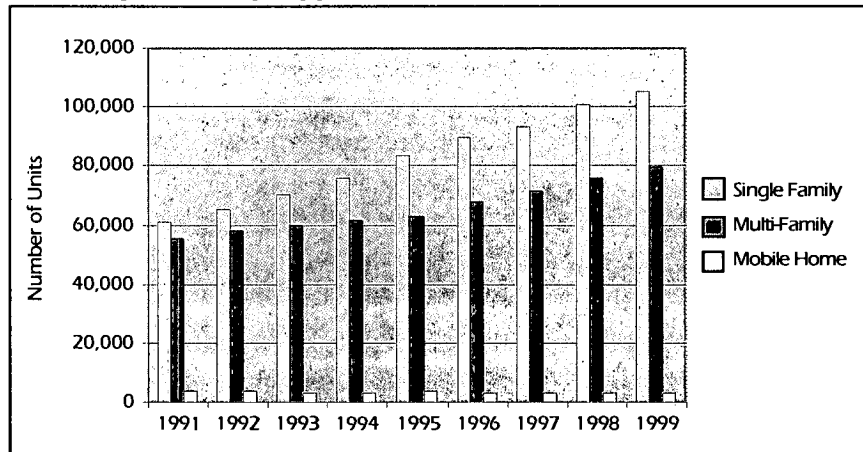


Source: U.S. Census Bureau

HOUSING

As of July 2000 the City of Las Vegas had 192,679 housing units. There were 72,834 more housing units in the City than in 1991, for an over-all increase of 60.1 percent. In 2000, 57.4 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). This trend 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 and Development Department

The overall number of Persons Per Household (PPH) has changed little during the past twenty years. 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. 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 6
Persons Per Household

	1980	1990	2000
Own	2.95	2.72	2.76
Rent	2.22	2.37	2.52
Total	2.63	2.55	2.66

Source: U.S. Census Bureau



The number of Persons Per Household has changed, however, within certain areas of the City since 1990. In the area east of Downtown PPH has risen. A number of census tracts have seen 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. 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 80,000 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 6,800 to 13,600 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 19,000 can be directly attributed to the overall increase in PPH.

During the past 20 years, household composition in Las Vegas has undergone some changes. The percentage of married couple households has continued to decline while single parent headed households, particularly male-headed households, has increased. The percentage of male-headed households has doubled during the past 20 years. Non-family households have maintained their share of about one-third of the total households.

Table 7
Household Type

	1980 %	1990 %	2000 %
Married Couple	53.3	49.4	48.3
With children under 18	26.7	22.2	21.6
No children under 18	26.6	27.2	26.7
Male head of household	3.3	5.0	5.9
With children under 18	1.5	2.3	3.0
No children under 18	1.8	2.7	2.9
Female head of household	11.6	11.6	12.2
With children under 18	8.1	7.0	7.3
No children under 18	3.6	4.6	4.9
Non-Family household	31.8	34.1	33.5
Total	100.0	100.0	100.0
Total number of households	62,412	99,944	176,750

Source: U.S. Census Bureau

The rate of home ownership rose for all age groups but increased at the greatest rate 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. The trend in home ownership rates should continue due to the housing mixture anticipated in the northwest and southwest portion of the City where typically 60 to 80 percent of the dwelling units built are single family.

Table 8
Homeownership by Age

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

Source: U.S. Census Bureau

Between 1990 and 2000 the number of homeowners doubled in Las Vegas. At the same time, the rate of home ownership went from approximately 50 percent to just over 59 percent. The rate of home ownership increased among all groups during the past decade. The greatest increase in the rate of home ownership was among Asians (13.8%), followed closely by Hispanics (12.5%).

Table 9
Homeownership by Race and Ethnicity

	1990				2000			
	Own		Rent		Own		Rent	
	number	percent	number	percent	number	percent	number	percent
White	44,307	54.0%	37,739	46.0%	84,966	63.7%	48,386	36.3%
Black	3,282	31.9%	7,018	68.1%	6,951	38.0%	11,344	62.0%
American Indian	340	40.5%	499	59.5%	469	42.9%	625	57.1%
Asian	1,252	48.6%	1,326	51.4%	4,349	62.4%	2,619	37.6%
Pacific Islander*	-	-	-	-	199	36.1%	353	63.9%
More than one race*	-	-	-	-	2,662	49.0%	2,774	51.0%
Hispanic**	3,068	34.1%	5,933	65.9%	12,813	46.6%	14,679	53.4%
Total***	50,246	50.4%	49,489	49.6%	104,481	59.1%	72,269	40.9%

*New racial classification for Census 2000.

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

***Columns do not add up to "Total" due to Hispanics being present in each race category.

Source: U.S. Census Bureau



EDUCATION

Overall, the education levels among Las Vegas residents increased between 1990 and 2000. While the rate of high school graduates increased by about three percent, the rate of college graduates increased by 36 percent. Asians had the highest matriculation rate of any group in both categories with more than 83 percent graduating high school and just over 30 percent graduating from college. As in 1990, Hispanics had the lowest rate of graduation for both high school and college with fewer than half with a high school diploma and just over six percent college graduates.

Table 10
Education by Race and Ethnicity

	High School Graduate		College Graduate	
	1990	2000	1990	2000
White	79.4%	82.7%	14.0%	19.8%
Black	68.1%	76.1%	9.4%	12.5%
American Indian	77.1%	74.8%	13.0%	11.4%
Asian	69.7%	83.2%	18.7%	30.2%
Pacific Islander*	-	75.4%	-	8.2%
More than one race*	-	72.2%	-	11.7%
Hispanic**	49.8%	44.6%	6.2%	6.1%
Total	76.3%	78.5%	13.4%	18.2%

*New racial classification for Census 2000.

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

Source: U.S. Census Bureau

At the same time the population is becoming younger, it is also becoming more diverse. Since 1990, the number of children in elementary school in Clark County has increased by 122%, going from 56,520 to 125,238. The growth has been fueled in great part by the increase of minority children, particularly Hispanics whose presence in elementary school increased by 584% during the 12-year span. Hispanic children accounted for 52.6% of the growth in elementary school enrollment since 1990. The "Other" category, which includes American Indian and children of more than one race but is comprised primarily of Asian children, increased by 316%. The share of "White" elementary school enrollment went from 71% in 1990 to 45% in 2002.



Table 11
Clark County Grade School Enrollment by Race and Ethnicity

	White	%	African American	%	Hispanic	%	Other	%	Total
Enrollment 1989 - 90	40,023	70.8%	8,015	14.2%	6,198	11.0%	2,284	4.0%	56,520
Enrollment 2001 - 02	56,158	44.8%	17,208	13.7%	42,372	33.8%	9,500	7.6%	125,238
Total Growth 1990 - 02	16,135	23.5%	9,193	13.4%	36,174	52.6%	7,216	10.5%	68,718
% Growth 1990 - 02	40.3%		114.7%		583.6%		315.9%		121.6%

Source: Clark County School District



INCOME AND EMPLOYMENT

Overall employment increased by nearly 64 percent between 1990 and 2000 going from 131,001 to 214,301. Leading the increase were Health, Social and Educational Services, which more than doubled during the 1990's. Finance, Insurance and Real Estate (FIRE) and Transportation, Communications and Public Facilities (TCPU) grew by more than 80 percent during the decade. Somewhat surprisingly, Construction related jobs grew more slowly (61.5%) than the overall rate (63.6). In addition, Public Administration jobs grew at a slower rate than the overall average. Agriculture, Forestry, and Mining, though small segments, decreased sharply between 1990 and 2000. This may be due to the City and surrounding areas becoming more urbanized.

Table 12
Employment by Industry

	1980	1990	2000
Agriculture, Forestry Mining	584	1,811	666
Construction	6,475	13,355	21,567
Manufacturing	3,300	5,601	7,047
Transportation Communications Public Facility	5,403	8,209	14,814
Wholesale Trade	2,044	4,162	4,836
Retail Trade	12,946	20,302	24,118
Finance, Insurance, Real Estate	4,722	8,529	16,335
Services - Entertainment, Recreation, Personal, Professional	33,527	50,863	90,143
Health, Social, Education Services	7,192	12,758	26,773
Public Administration	4,152	5,411	8,002
Total	80,345	131,001	214,301

Source: U.S. Census Bureau



The 64 percent increase in jobs between 1990 and 2000 was driven by strong job growth in all areas. The fact that none of the major occupational categories grew significantly more or less than the overall average may indicate that new non-gaming jobs are keeping pace with gaming positions. Job growth in the Management/Professional/Technical and Service Industry areas lead the increase during the decade. Table 11 shows employment by occupation.

Table 13
Employment by Occupation

	1980	1990	2000
Management, Professional, Technical	16,374	30,823	54,748
Sales and Office Occupations	21,338	35,428	56,420
Service Occupations	25,162	34,531	58,953
Farming, Fishing, Forestry	599	1,586	273
Production, Transportation, Trades, Laborers	16,872	28,633	43,907
Total	80,345	131,001	214,301

Source: U.S. Census Bureau

Unemployment increased slightly between 1990 and 2000 going from 6.6 percent to 7.0 percent. The unemployment rate was highest among blacks with nearly 14 percent being unemployed. The rate among Whites went virtually unchanged and for American Indians the unemployment rate decreased from 11.9 percent to 8.9 percent.

Table 14
Unemployment Rate by Race

	1990	2000
White	6.0%	5.9%
Black	11.4%	13.7%
American Indian	11.9%	8.9%
Asian	4.0%	6.0%
Pacific Islander*	-	8.0%
More than one race*	-	6.9%
Hispanic**	7.3%	9.0%
Total	6.6%	7.0%

*New racial classification for Census 2000.

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

Source: U.S. Census Bureau



The median household income increased for Las Vegas residents by nearly 50 percent between 1990 and 2000. In real terms, that is, keeping income in constant dollars, income rose by 20 percent. For age groups under 55 years of age, income increased at more or less the same rate as the overall average. However, for age groups 55 and over, income increased by 50 to 100 percent during the decade.

Table 15
Median Household Income by Age

	1990	2000
Median Household Income	\$ 30,560	\$ 44,069
Householder under 25 years	\$ 22,755	\$ 30,043
Householder 25 to 34 years	\$ 31,014	\$ 43,322
Householder 35 to 44 years	\$ 36,586	\$ 49,986
Householder 45 to 54 years	\$ 38,914	\$ 53,987
Householder 55 to 64 years	\$ 32,313	\$ 48,484
Householder 65 to 74 years	\$ 21,790	\$ 35,379
Householder 75 years and over	\$ 13,457	\$ 27,117

Source: U.S. Census Bureau

During the past ten years the greatest increase in Median Household Income occurred among Whites and Asians. Income among Blacks, though remaining the lowest among any race, kept pace with the overall increase in income.

Table 16
Median Household Income by Race and Ethnicity

	1990	2000
Median Household Income	\$ 30,560	\$ 44,069
White	\$ 32,139	\$ 48,656
Black	\$ 20,989	\$ 30,340
American Indian	\$ 29,752	\$ 37,500
Asian	\$ 30,864	\$ 47,069
Pacific Islander*	-	\$ 41,833
More than one race*	-	\$ 39,169
Hispanic**	\$ 27,217	\$ 37,122

*New racial classification for Census 2000.

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

Source: U.S. Census Bureau



TRANSPORTATION

The mean travel time to work for City residents increased by 25 percent between 1990 and 2000, going from about 20 minutes to 25 minutes. During this time period, population increased by 85 percent. The increase in commute times may be due to greater distances traveled from home to work and a higher rate of residents working outside the City.

Table 17
Mean Travel Time to Work.

	1990	2000	
Commute Time (Minutes)	20.6	25.4	percent
- by means of Transportation			
Less than 30 minutes	-	134,944	
Public transportation	-	2,092	1.6%
Other Means	-	132,852	98.4%
30 to 44 minutes	-	50,379	
Public transportation	-	2,500	5.0%
Other Means	-	47,879	95.0%
45 to 59 minutes	-	9,522	
Public transportation	-	1,399	14.7%
Other Means	-	8,123	85.3%
60 or more minutes	-	10,826	
Public transportation	-	4,078	37.7%
Other Means	-	6,748	62.3%

Source: U.S. Census Bureau

The commute time may have increased more were it not for an increase in the use of Public Transportation. Private vehicle use decreased by 3.5 percent while the use of Public Transportation to get to work nearly tripled with the rate going from three percent to nearly five percent. The greater the time it took to get to work, the more likely Public Transportation was used.



Table 18
Private Vehicle Occupancy

	1990		2000	
	Number	Percent	Number	Percent
TOTAL	125,239		210,806	
Car, Truck or Van	115,723	92.4%	187,311	88.9%
Drove Alone	95,409	76.2%	155,575	73.8%
Carpooled	20,314	17.6%	31,736	16.9%

Source: U.S. Census Bureau

Some of the increase 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 decreased. In 1990, nearly 55 percent of Las Vegas residents in the labor force worked for a company located within the City limits compared to just over 48 percent in 2000. The shift is likely due to the addition of numerous large hotel/casino properties on Las Vegas Boulevard South during the past decade that created thousands of jobs.

Table 19
Place of Work

	1990		2000	
	number	percent	number	percent
Worked within the City	70,747	54.9%	101,780	48.3%
Did not work within the City	58,135	45.1%	109,026	51.7%
Total	128,882		210,806	

Source: U.S. Census Bureau

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 Clark County Comprehensive Planning. The Southern Nevada Regional Planning Coalition (SNRPC) recently 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 Southern Nevada Regional Planning Coalition. The latest forecasts, reported in Table 20, were released in February 2002.

Table 20
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	1,720,350	68,917	4.6
2010	1,894,580	34,846	2.0
2015	2,041,020	29,289	1.5
2020	2,176,320	27,060	1.3
2025	2,319,830	28,702	1.3
2030	2,484,610	32,955	1.4

Source: Clark County, Nevada Population Forecast: 2001-2035, CBER/ UNLV. 1990 & 2000 are historical years (U.S. Census Bureau), 2005 - 2030 are forecast years.

According to these forecasts, population growth in Clark County is predicted to slow considerably. These forecasts may predict a return to more realistic, sustainable rates of growth than that which occurred in the 1990's. 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 1.7 million people (52.5% increase) over the next twenty years, and southern California communities (Los Angeles and San Diego metro areas combined) are projected to add another 6.5 million people (33.9% increase) by 2020.



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. Even if the rate of job creation slows, retirees and others seeking to improve their quality of life will keep coming, 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 developed the Small Area Allocation Model (SAAM), which attempts to allocate the CBER regional population forecast to traffic analysis zones (TAZs) by taking many of these factors into consideration. TAZs are designed for transportation planning on a neighborhood scale and those located in the Valley are typically between one-quarter and one-half of a square mile. These TAZs can then be aggregated to produce a forecast of city population.

The Planning and Development Department used SAAM to generate a projection of the City's population in 2020 using the baseline trend and three different strategies (see Appendix B of the Las Vegas 2020 Master Plan for a detailed description of the methodology and assumptions that went into these projections). The results are presented in Table 21.

Table 21
Master Plan 2020 Population Projections

Year	Baseline	Reurbanization Strategy	Neighborhood Revitalization Area Strategy	Newly Developing	Composite Strategy
1990	258,295	258,295	258,295	258,295	258,295
2000	478,630	478,630	478,630	478,630	478,630
2020	767,683	777,540	776,322	792,513	802,066

Source: Las Vegas, Planning and Development Department

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.

The amount of growth that accrues to the city varies from year to year. As stated above, the City captured 31.7 percent of regional population growth between 1990 and 2000. Whether this represents a long-term trend depends on a number of factors, as previously described. However, if the City captures 31.7 percent of forecasted county growth, the 2020 population projection is 732,406, as reported in Table 22. It may be just as reasonable to assume that the City will capture a smaller share of growth than 31.7 percent, as it approaches build-out and large tracts of land for residential development within its boundaries become increasingly scarce. If the City captures, on average, 25 percent of county growth each year, the population is projected to be 678,769 in 2020.

Table 22
City of Las Vegas Population Projections Using Share Method

Year	Projected Population Assuming 31.7% Capture Rate	Projected Population Assuming 25% Capture Rate
2005	587,863	564,580
2010	643,094	608,138
2015	689,516	644,748
2020	732,406	678,769

Source: City of Las Vegas, Planning & Development Department

These projections are based on the regional forecasts, which are thought by some to be conservative. The City's projected 2020 population would exceed the projections reported in Table 21, if county growth rates approach anywhere near the rates witnessed during the '90s (the City population will approach 880,000 by 2020 if the county achieves a 4% average annual growth rate and the City captures 25% of the growth).

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 2% - 5% through 2005. Sunbelt localities, having moderate job growth and moderately priced housing, provide a strong lure to potential migrants. These factors should combine to sustain the City's growth in the near-term. Projections beyond the next five years will depend, 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

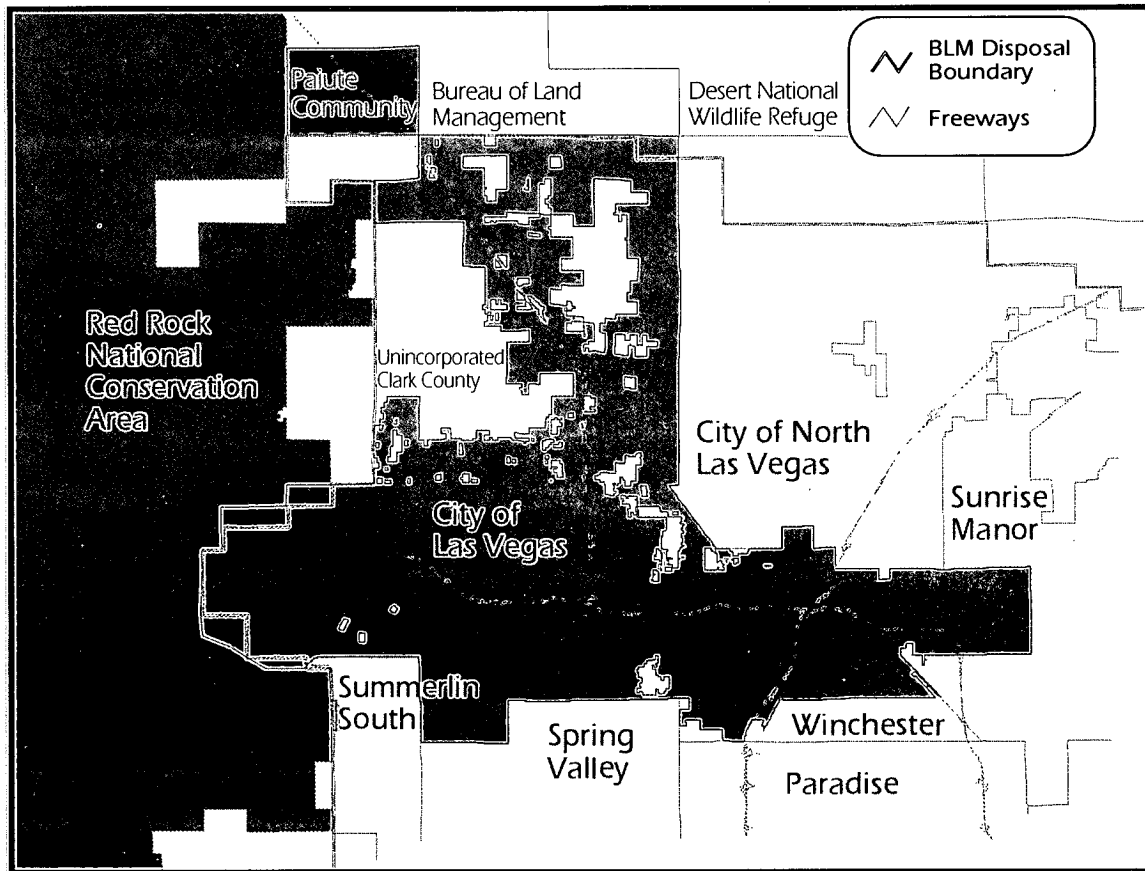
The density of development and number of annexations of vacant land play major roles in determining the potential build-out population in the City. Another factor is the amount of redevelopment that occurs within mature areas. There are limits to the amount of land that the City can annex, as discussed 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. As of 2000, there were 23,670 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 1990 and 2000, the city annexed 17,657 acres, expanding its boundary to cover an area of 112 square miles, and absorbed 17,293 acres through development.

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. In fact, as this document was being prepared, a bill passed both houses of congress, which expanded the BLM disposal boundary at the northern limits of the City. However, as the ultimate disposal and annexation into the City of this land is unknown at this time, the 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.



Figure 9
Institutional Constraints to Physical Expansion



Source: Las Vegas, Planning and Development Department

Given these city limits, a long-range projection of the population at build-out can be made. Of the 23,670 vacant acres, 13,309 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	Summerlin West*	Total
Gross Acres	2,289	3,309	2,225	364	122	5,000	13,309
Dwelling Units	8,012	16,545	17,808	9,099	4,252	18,000	73,716
Population	22,834	47,152	50,752	17,744	8,291	50,000	196,773

*Summerlin projected acres reported are City of Las Vegas estimates based on the Summerlin Phase I and West Land Use Plan; population estimates were provided by Summerlin.

Adding the total additional population that can be expected on remaining vacant land to the Census 2000 population of 478,630 yields a build-out population estimate of 675,403.

The 2020 projection surpasses this build-out number. However, as the City continues annexing vacant land, the build-out population will eventually equal or exceed the projected 2020 population reported in Tables 20 and 21.

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. The plan addresses the treatment of wastewater beyond the year 2020, and will support a population of approximately 843,000.
- Water Supply - According to the Southern Nevada Water Authority (SNWA), existing water supply will meet demands through approximately 2007. However, combining conservation efforts with additional water resource supplies that are immediately available, the SNWA projects water demand can be met through 2050 given the forecasted population.
- 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). A State Implementation Plan for CO that demonstrates the Valley will be in attainment and remain so for the next 20 years has been submitted to the EPA. A similar plan for PM10 has been submitted as well. The implementation of stringent control measures contained in the CO and PM10 State Implementation Plans have resulted in no exceedances of the Carbon Monoxide standard for the past four years and the attainment of the annual standard for PM10 emissions at the end of 2001. 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.

PLANNING AREAS

DOWNTOWN REURBANIZATION AREA

Population has increased steadily since 1980 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. Currently, 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 1990's 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 of Household	125	2.4%	175	3.7%	350	6.4%
	Female Head of Household	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



NEIGHBORHOOD REVITALIZATION AREA

Population growth in the Neighborhood Revitalization Area has been steady during the past 20 years. The average annual growth rate has been just over 2 percent. The growth rate has 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 of Household		1,839	3.6%	3,648	5.6%	5,097	7.4%
Female Head of Household		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



NEWLY DEVELOPING AREAS

The population of the area of the City north of Cheyenne Avenue has increased at an average annual rate of 15.8 percent during the past 20 years. This translates to a population that has, 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 for the past twenty years, 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%
	American 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 of Household	43	2.8%	332	4.1%	1,201	4.0%
	Female Head of Household	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



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. 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. During the past two decades the Hispanic population increased by 783 percent. Asians experienced similar growth with an increase of 627 percent over the same time.

The education level of City residents continues to increase. The rate of college graduation increased from 13.4 percent to 18.2 percent during the past ten years. That represents an increase in the number of people with college degrees of 150 percent. Since 1990 median household income increased by 50 percent. Even when adjusted for inflation Las Vegas residents income increased by 20 percent. The increase in income may be one of the reasons for the rise in home ownership rates, which increased from 47 percent in 1990 to 59 percent in 2000. The type of household's people live in changed slightly with a small shift in favor of family households. The increase in family households was noticed more in single parent family households. Married couple family households as a percent of total family households declined slightly between 1990 and 2000.



Table 27
City of Las Vegas Demographics

		1980		1990		2000	
		#	%	#	%	#	%
Population		164,674		258,295		478,630	
Gender							
	Male	82,602	50.2%	130,539	50.5%	243,174	50.8%
	Female	82,072	49.8%	127,756	49.5%	235,456	49.2%
Age							
	Less than 18	45,991	27.9%	64,461	25.0%	124,113	25.9%
	18 - 64	104,933	63.7%	167,302	64.8%	299,193	62.5%
	65 Years and over	13,750	8.3%	26,532	10.3%	55,324	11.6%
Race							
	White	126,052	76.5%	186,716	72.3%	277,858	58.1%
	Black	20,866	12.7%	28,897	11.2%	48,391	10.1%
	American Indian	1,050	0.6%	2,056	0.8%	2,405	0.5%
	Asian	3,350	2.0%	9,022	3.5%	22,413	4.7%
	Pacific Islander					1,935	0.4%
	Hispanic	12,787	7.8%	31,249	12.1%	112,981	23.6%
	Other	569	0.3%	355	0.1%	650	0.1%
	More than one race					11,997	2.5%
Education							
	25+ Yrs of age	97,253		168,724		313,205	
	High School Graduate	70,145	72.1%	128,736	76.3%	245,804	78.5%
	College Graduate	11,179	11.5%	22,564	13.4%	56,989	18.2%
Median Household Income		\$17,468		\$30,590		\$44,069	
Poverty Level Income							
	Persons for whom poverty status is determined	163,194		253,617		471,034	
	Persons below poverty level	17,108	10.5%	29,084	11.5%	56,053	11.9%
Unemployment							
	Labor Force	86,117		140,298		230,477	
	Unemployment	5,769	6.7%	9,297	6.6%	16,176	7.0%
Household Type							
	Family Households:						
	Married Couple	32,787	52.5%	49,350	49.4%	85,359	48.3%
	Male Head of Household	2,164	3.5%	4,954	5.0%	10,470	5.9%
	Female Head of Household	7,157	11.5%	11,579	11.6%	21,637	12.2%
	Non-Family Households	20,303	32.5%	34,066	34.1%	59,284	33.5%
	Total Households	62,411		99,949		176,750	
Housing Units							
	Own	33,020	52.9%	47,604	47.6%	104,481	59.1%
	Rent	29,392	47.1%	52,345	52.4%	72,269	40.9%

Source: U.S. Census Bureau





AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
2676287

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 03/21/2003 to 03/21/2003, on the following days: MARCH 21, 2003

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

24

day of *March* 2003

Mary B. Sheffield

Notary Public

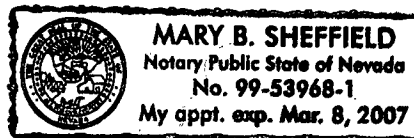
BILL NO. 2003-25

AN ORDINANCE TO ADOPT THE POPULATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert Genzer, Director of Planning and Development
Summary: Adopts the Population Element of the Las Vegas 2020 Master Plan.

At the City Council meeting of MARCH 5, 2003 BILL NO. 2003-25 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA. PUB: March 21, 2003 LV Review-Journal



2003 MAR 27 A 10:49

RECEIVED
CITY CLERK

RECEIVED
CITY CLERK

2003 APR 14 A 10:32

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
2699898

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 04/05/2003 to 04/05/2003, on the following days: APRIL 5, 2003

BILL NO. 2003-25
ORDINANCE NO. 5586

AN ORDINANCE TO ADOPT THE POPULATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert Genzer, Director of Planning and Development.
Summary: Adopts the Population Element of the Las Vegas 2020 Master Plan.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 5th day of March, 2003, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 2nd day of April, 2003, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, M. McDonald, Brown, L.B. McDonald, Weekly, and Mack
VOTING "NAY": NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: April 5, 2003
LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 8

day of April 2003

Mary B. Sheffield
Notary Public

