

# Highlights of the 2019 Nevada Population Projections

**Nevada Association of Counties**

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## **Topics I will be covering**

- **The highpoints from the October 1, 2019 Projections**
- **Underlying Assumptions**
- **Recent Historic Data**
- **Housing**
- **Risks to the projections**

## Senate Bill No. 150

1. Except as otherwise provided in subsection 3, a governing body shall develop and maintain a water resource plan that must include, without limitation:

(a) The identification of all known sources of surface water, groundwater and effluent that are physically and legally available for use in the community;

(b) An analysis of the:

(1) Existing demand for water in the community; and

**(2) Expected demand for water in the community caused by projected growth; and**

(c) An analysis of whether the sources of water identified in paragraph (a) are of sufficient quality and quantity to satisfy the existing and expected demands described in paragraph (b).

(d) If the analysis required pursuant to paragraph (c) determines that the sources of water identified in paragraph (a) are not of sufficient quality or quantity to satisfy demands, a plan for obtaining additional water of sufficient quality and quantity.

**2. The governing body shall update the water resource plan at least once every 10 years**

## **Legislation and Governing Guidelines Regarding the Demographer**

**NRS 360.283 Annual determination of population of towns, townships, cities and counties; employment of demographer**

- **Further Governance through Nevada Administrative Code**

**NRS 360.289 Annual reports of projected population of counties.**

- **2011 Legislation**
  - **Five year projections**
  - **20 year projections**
  - **age, sex, race and Hispanic origin estimates and projections.**

## Key terms

- **Census – Is an actual enumeration or counting of a group. Serves as benchmark to evaluate the estimates.**
- **Estimate - a statistic about a whole population for a previous reference period which is based on data**
  - **Postcensal**
    - **from the decennial census forward to the next census.**
    - **annual**
  - **Intercensal corrected estimates to account for most recent census, once a decade.**
- **Projection - statistic indicating what a value would be if the assumptions about future trends hold true (often drawing upon past movements in a population as a guide for the assumptions).**

## **Nevada Jurisdictions Preparing Total Population Projections**

**State of Nevada – Annually**

**Southern Nevada Water Authority – Annually**

**In conjunction with –**

- Clark County Comprehensive Planning**
- Regional Transportation Commission**

**Truckee Meadows Water Authority (TMWA) – Annually**

**Used by Truckee Meadows Regional Planning Agency (TMRPA) in their biannual consensus forecast**

## **Projection Methods**

Both the Demographer and the Southern Nevada jurisdictions use the REMI (Regional Economic Models, Inc.) Model.

TMWA uses a regression model of population and water demand.

TMRPA averages the State Demographer, TMWA, Global Insight and Woods and Poole Projections

## Nevada's REMI Model –

### The REMI Model looks at:

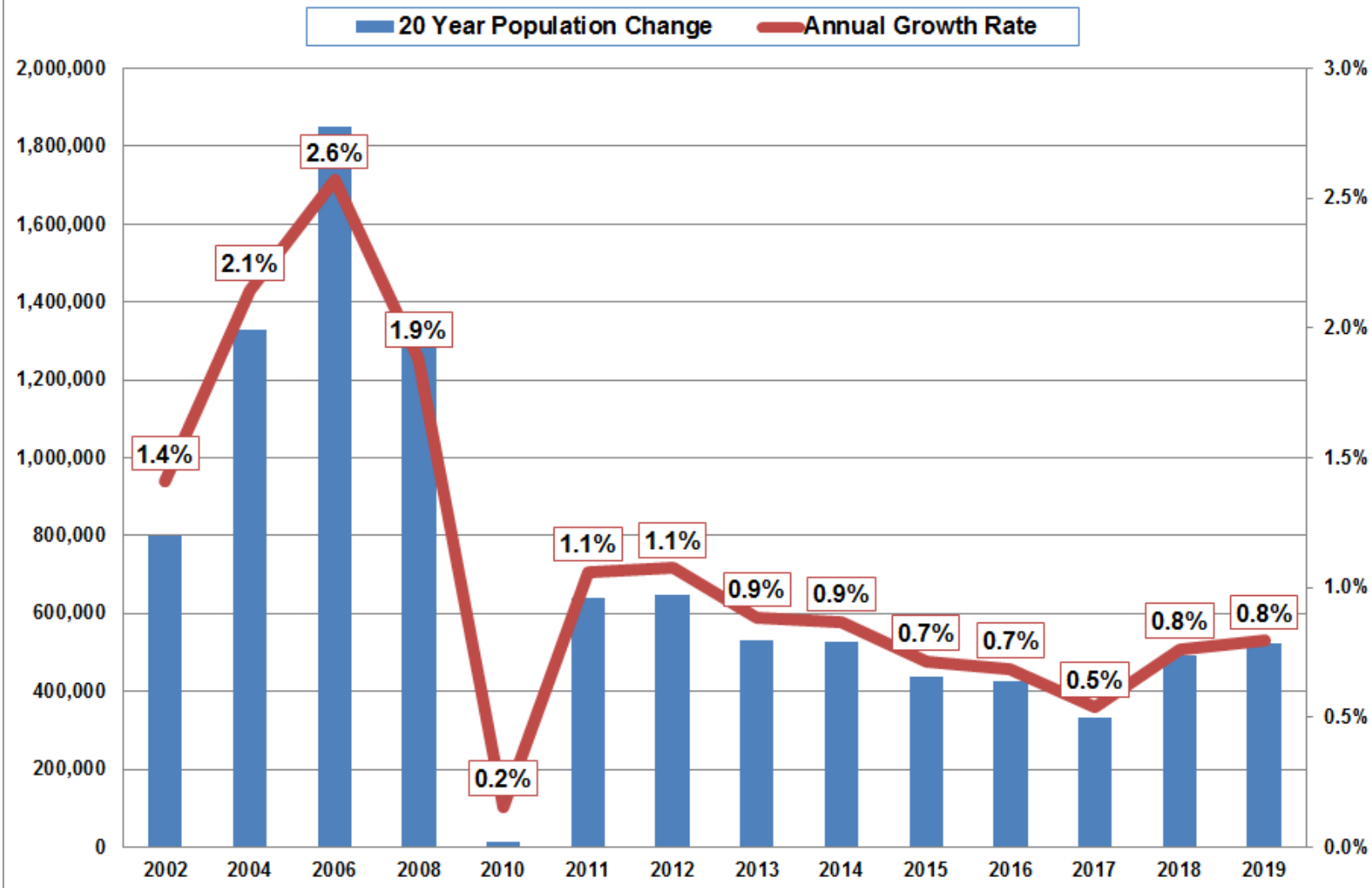
The demographic and economic makeup of a county and how they interact.

The model also looks at how the counties in the model interact with each other and with the nation as a whole.

The data in model is based on national data sources primarily from the US Bureau of Economic Analysis and the Census Bureau



## 20 Year Population Projections for Nevada and Annualized Growth Rates Published From 2002 to 2019



## **2018 and 2019 Projections**

- **Both have a baseline forecast**
  - **Updated Employment**
  - **Assumed mining not dropping below historic average**
  - **Hotel growth as reported by LVCVA**
- **2018**
  - **Tesla assumed to meet contracted employment of 6,500 by 2024 using model to account for construction and investment**
  - **Housing price shock in 2017**
    - **Clark – Relative housing price of 0.99 to the nation**
    - **Washoe – Relative Housing price of 1.28 to the nation**
- **2019**
  - **No Housing Shock**
    - **Drops prices following shock that stimulates migration**

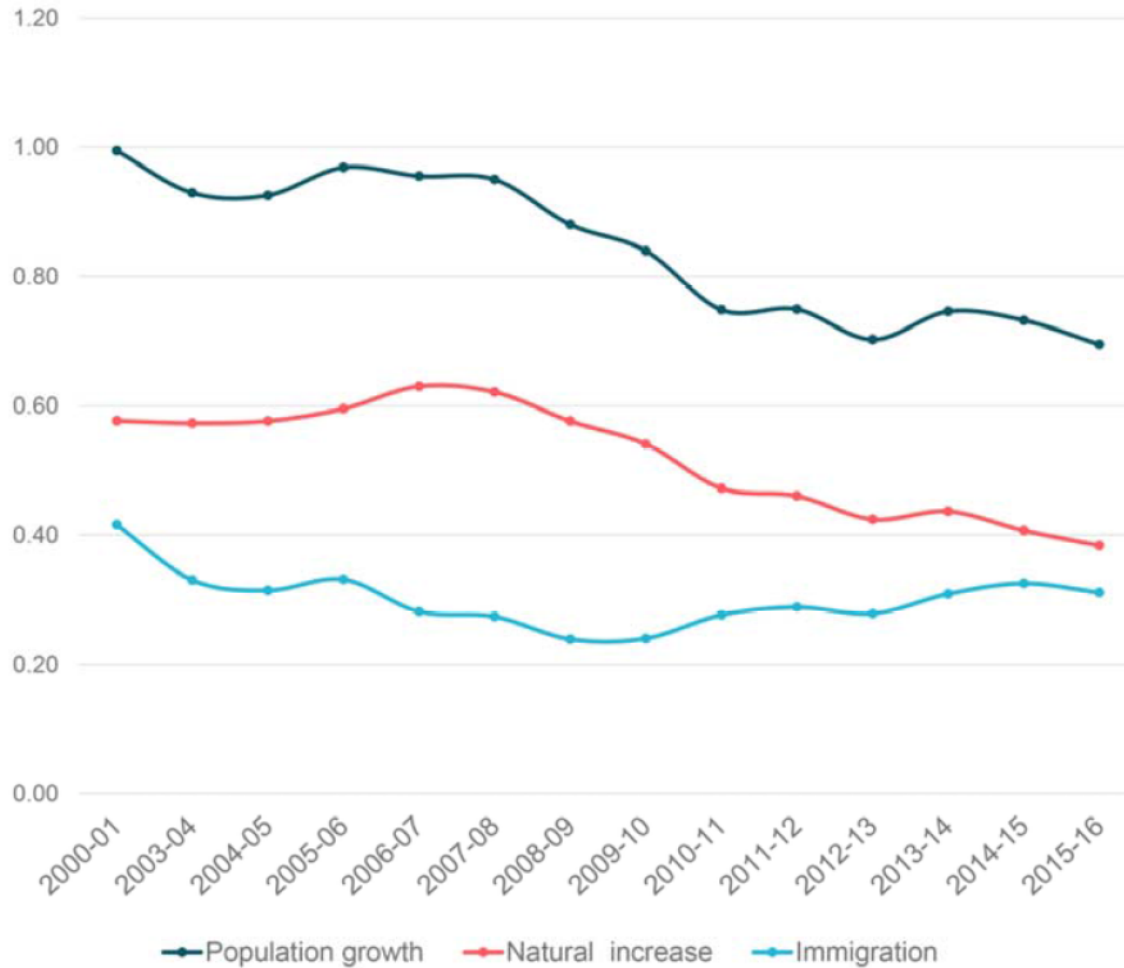
<b>Comparing the 2018 and 2019 20 Year Population Projections</b>		
	<b>2018 Projection</b>	<b>2019 Projection</b>
<b>Clark</b>	409,189	395,572
<b>Washoe</b>	57,160	103,197
<b>Carson City</b>	8,056	1,418
<b>Douglas</b>	3,137	1,061
<b>Lyon</b>	1,158	12,376
<b>Storey</b>	1,648	2,338
<b>Elko</b>	3,281	1,323
<b>Nye</b>	4,559	7,127
<b>Balance of State</b>	2,803	95

**There continues to be differences between the growth in population, school enrollment, NV Energy counts, GDP and Employment.**

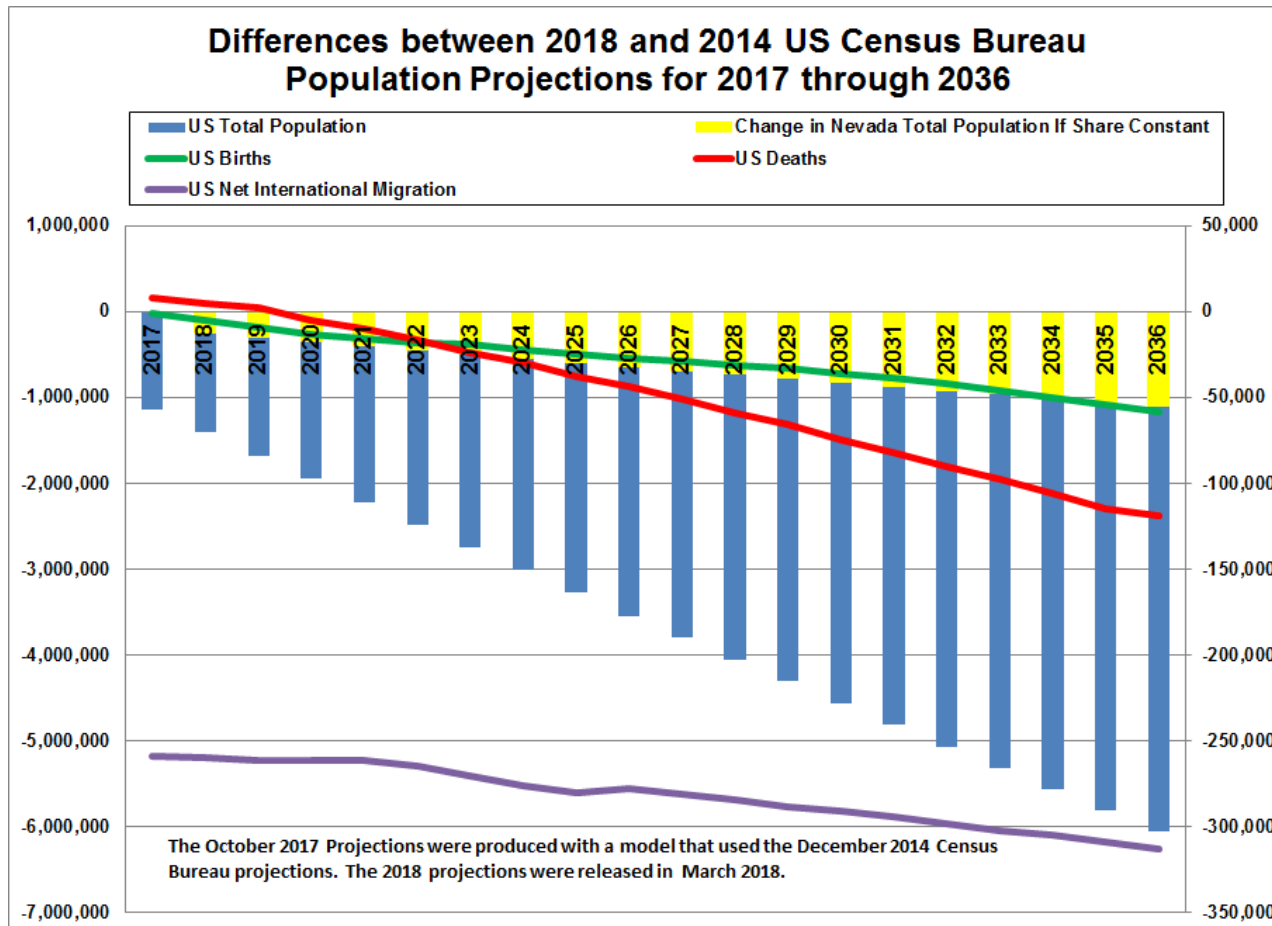
**Nevada Rates of Change 2014 to 2018**

	2014 to 15	2015 to 16	2016 to 17	2017 to 18	2014 to 2018 Average
<b>Population Change</b>	1.80%	1.80%	1.80%	2.10%	1.90%
<b>School Enrollment</b>	1.23%	1.30%	2.15%	0.30%	1.24%
<b>NV Energy Premise Counts</b>	2.00%	1.24%	1.81%	1.66%	1.68%
<b>GDP Change</b>	4.20%	2.40%	2.50%	3.20%	2.70%
<b>Employment Change</b>	3.40%	3.80%	2.90%	3.20%	3.30%

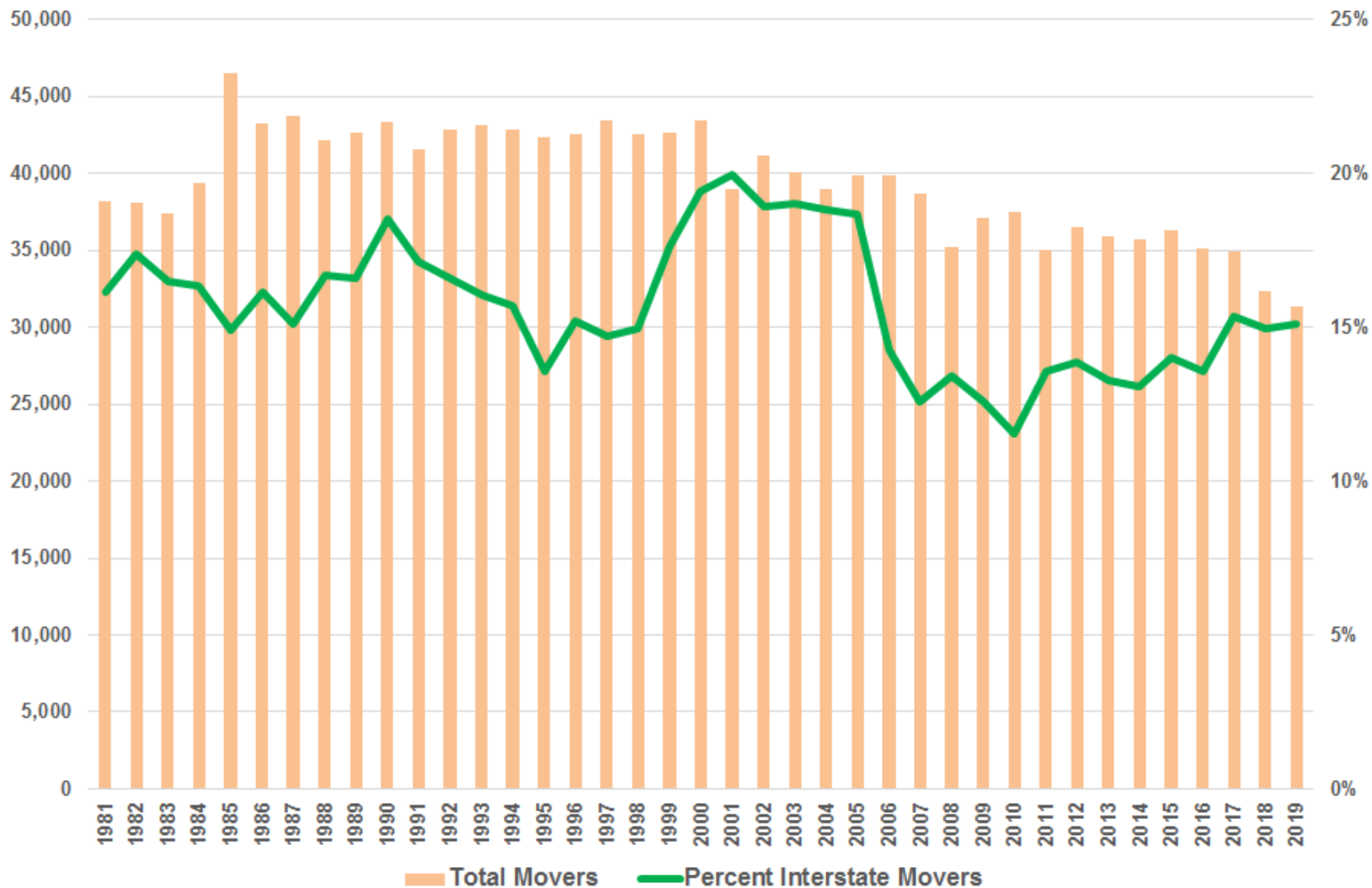
Figure 2. U.S. rates of annual growth, natural increase, and immigration, 2000-2016



Looking toward the 2018 20 Year Projections, the Census Bureau has issued a new set of national projections. This could impact Nevada projections depending on how and when they are incorporated into the REMI Model.



## Current Population Survey Estimate of Total Movers (in 1,000's) 1981 to 2019 with Percentage of Interstate Movers

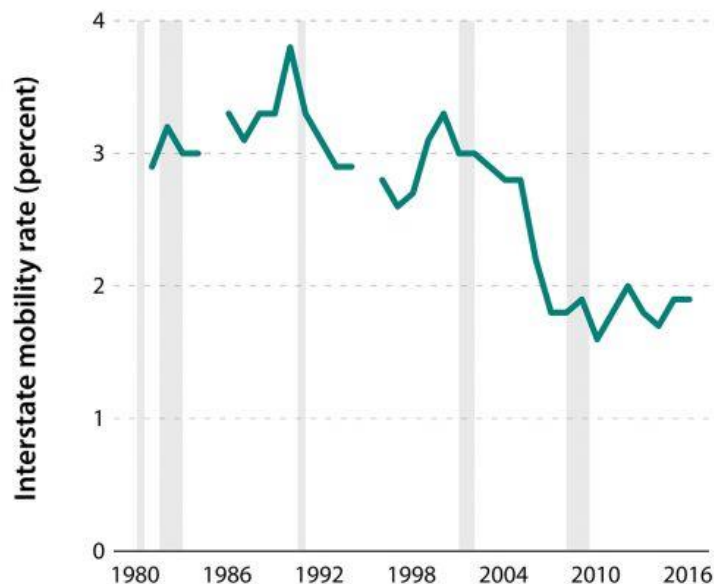




## Interstate mobility and job change has slowed down over time.

Workers have become less likely to move to a new state or job.

Interstate Mobility Rate, 1980–2016



Worker Reallocation Rate, 1990–2013



Source: Current Population Survey Annual Social and Economic Supplement, BLS (1980–2016); authors' calculations.

Note: Restricted to prime-age respondents, ages 25–54. Data were not available for 1985 and 1995. Shaded bars indicate recessions.

Source: Davis and Haltiwanger (2014).

Note: The worker reallocation rate is defined as the quarterly sum of hires and separations as a share of employment. For more information, see Davis and Haltiwanger (2014). Shaded bars indicate recessions.

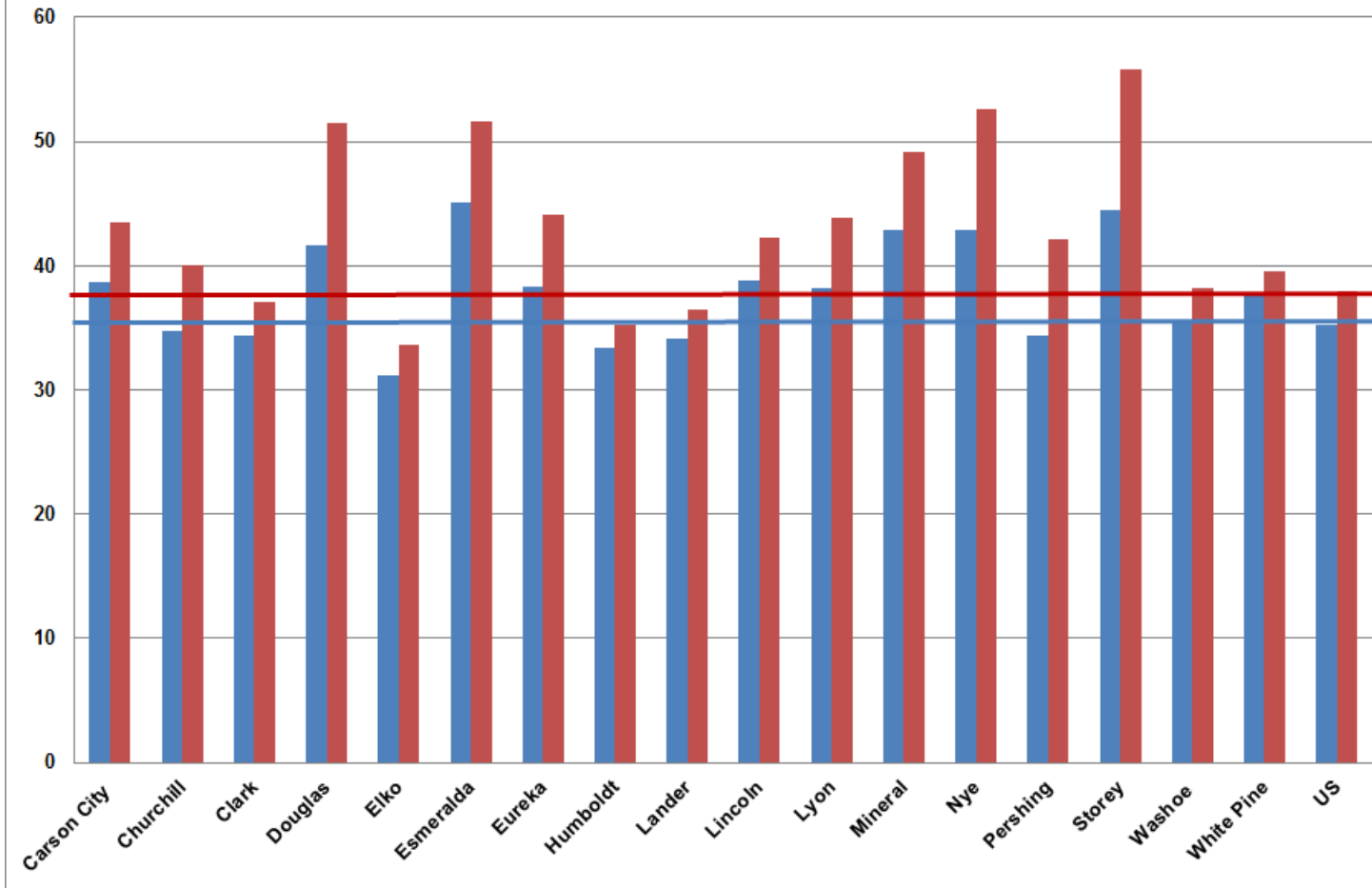


## Change In Population By Selected Age Groups 2014 to 2018

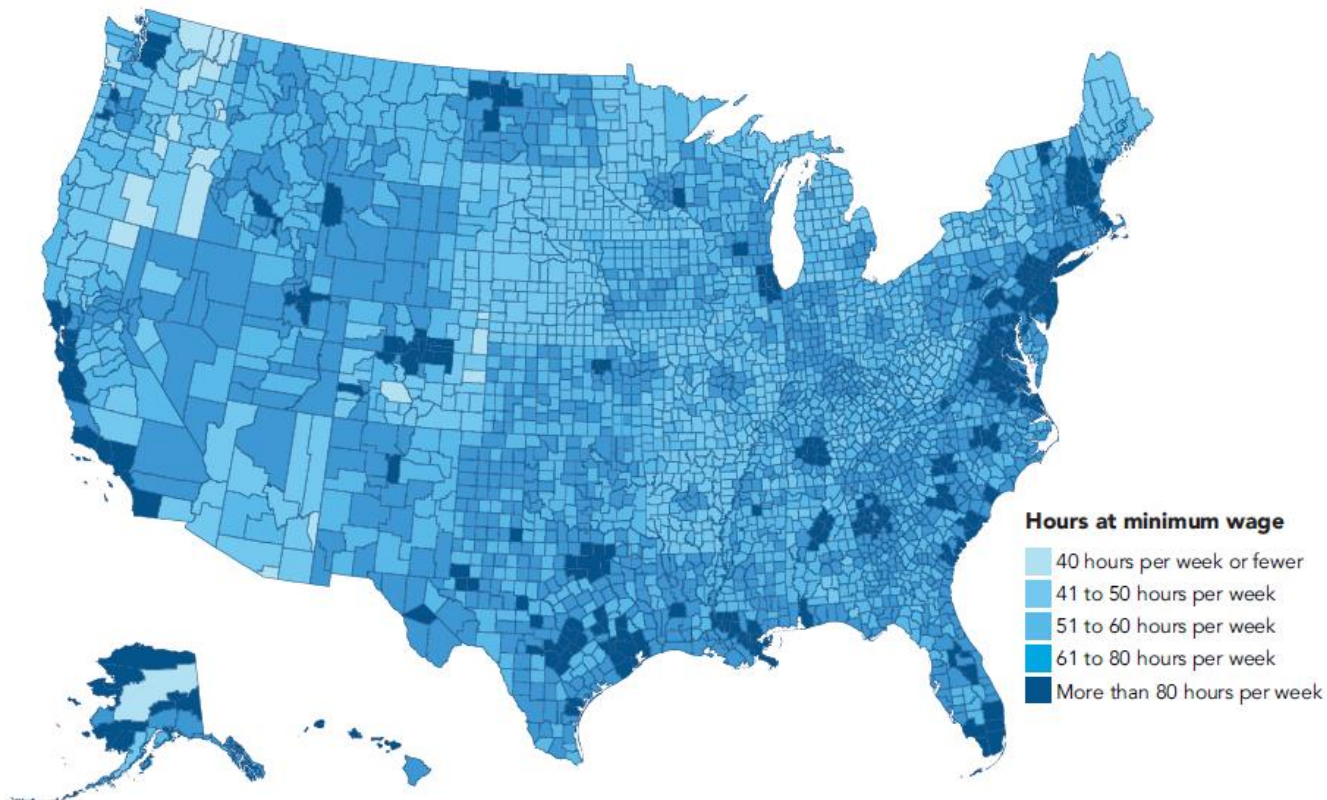
	<b>Nevada Total</b>	<b>Clark</b>	<b>Washoe</b>
<b>Under 19 years</b>	30,982	29,681	2,710
<b>20 to 24 years</b>	-3,827	-2,009	-445
<b>25 to 54 years</b>	78,431	67,747	10,742
<b>55 to 64 years</b>	33,623	27,601	3,692
<b>65 and over</b>	76,171	54,364	12,543
<b>Ratio of Population 55 and Over to Prime Working Years</b>	1.4	1.2	1.5

## Median Age for 2000 and 2016 for Nevada Counties

■ 2000 ■ 2016



## 2018 HOURS AT MINIMUM WAGE NEEDED TO AFFORD A ONE-BEDROOM RENTAL HOME AT FAIR MARKET RENT



\*Note: New England states are displayed with HUD Fair Market Rent Areas. All other states are displayed at the county level. This map does not account for the 37 localities with minimum wages higher than the standard state or federal minimum wage. No local minimum wages are sufficient to afford a one-bedroom rental home at the Fair Market Rent with a 40-hour work week. The geographic variation of Oregon and New York's state minimum wages are reflected at the county level. Puerto Rico is excluded due to wage comparability issues.

## NEVADA

STATE RANKING **#24\***

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$966**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,222** monthly or **\$38,660** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$18.59**  
PER HOUR  
STATE HOUSING  
WAGE

### FACTS ABOUT NEVADA:

#### STATE FACTS

Minimum Wage	<b>\$8.25</b>
Average Renter Wage	<b>\$16.84</b>
2-Bedroom Housing Wage	<b>\$18.59</b>
Number of Renter Households	<b>465,914</b>
Percent Renters	<b>45%</b>

**90**

Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom  
Rental Home** (at FMR)

**72**

Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom  
Rental Home** (at FMR)

**2.3**

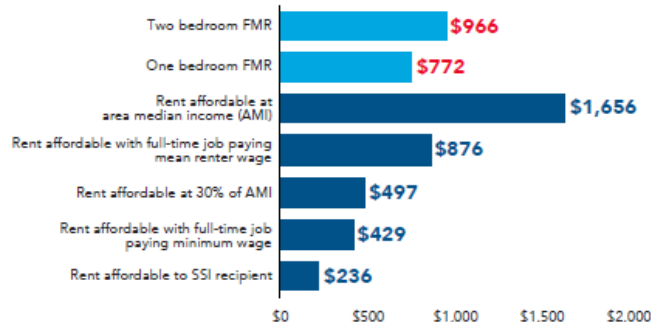
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.8**

Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

#### MOST EXPENSIVE AREAS HOUSING WAGE

Lander County	<b>\$19.98</b>
Douglas County	<b>\$19.50</b>
Reno MSA	<b>\$18.79</b>
Las Vegas-Henderson-Paradise MSA	<b>\$18.71</b>
Humboldt County	<b>\$18.15</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

## Questions?

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