

6-2020

Neighborhood Change in Las Vegas

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Repository Citation

Solano-Patricio, E. D., Saladino, C. J., Brown, W. E. (2020). Neighborhood Change in Las Vegas. *Housing & Real Estate Fact Sheet No. 4* 1-5.

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NEIGHBORHOOD CHANGE IN LAS VEGAS

Housing & Real Estate Fact Sheet No. 4 | June 2020

Prepared by: Elia Del Carmen Solano-Patricio, Caitlin J. Saladino, and William E. Brown, Jr.

PURPOSE:

This Fact Sheet analyzes indicators of demographic and economic change in Las Vegas neighborhoods and suburbs, provided by “American Neighborhood Change in the 21st Century,” a study published by the Institute on Metropolitan Opportunity (IMO) at the Minnesota Law School. Researchers reviewed data from the 2000 U.S. Census and the 2016 American Community Survey (ACS) for the top 50 largest metros in the U.S. The study reports levels of neighborhood change, including economic growth, poverty concentration, gentrification, and low-income displacement. Data pertaining to the Las Vegas metropolitan region are synthesized to measure indicators of economic viability and housing availability.

KEY FINDINGS:

1. The low-income population has grown by about 60% in strongly declining areas. Strongly declining areas are areas where the number of non-low-income residents declined by more than 10% and the population share of low-income residents increased by more than 5%, between 2000 and 2016.
2. In the Las Vegas region, half of low-income residents live in areas that are strongly declining in economic value; this represents 35% of the region’s residents. The trend is most severe within the City of Las Vegas, where about two-thirds of low-income residents live in a strongly declining neighborhood.
3. Las Vegas suburbs have experienced a substantial amount of poverty concentration as well, although the trend is slightly more limited, only affecting areas where about 29% of residents dwell.
4. Of the 174 census tracts experiencing significant change in the Las Vegas region, 169 experienced net loss in the number of middle-high income residents. Only 5 experienced economic expansion (shaded in blue). Only 1 economically expanding tract is located within the Las Vegas Central City (in the Huntridge neighborhood) while the remaining 4 tracts are located in suburbs (North Las Vegas, Spring Valley, Midtown UNLV, and Paradise).

TERMS & MEASUREMENTS:

The IMO report separates the Las Vegas region into three categories: the **Las Vegas Metro** (the Metropolitan Statistical Area), the **Las Vegas Central City**² (the municipality), and the **Las Vegas Suburbs**³. Data are separated at the census tract level and then grouped into neighborhoods⁴. For example, the economically expanding census tract number 32003003617 is located within the Vegas Heights suburban neighborhood in the City of North Las Vegas, which is a part of the Las Vegas region but located outside of the Las Vegas Central City.

¹ “American Neighborhood Change in the 21st Century,” University of Minnesota Law School, Institute on Metropolitan Opportunity, April 2019. Retrieved from https://www.law.umn.edu/sites/law.umn.edu/files/metro-files/american_neighborhood_change_in_the_21st_century_full_report_4-1-2019.pdf

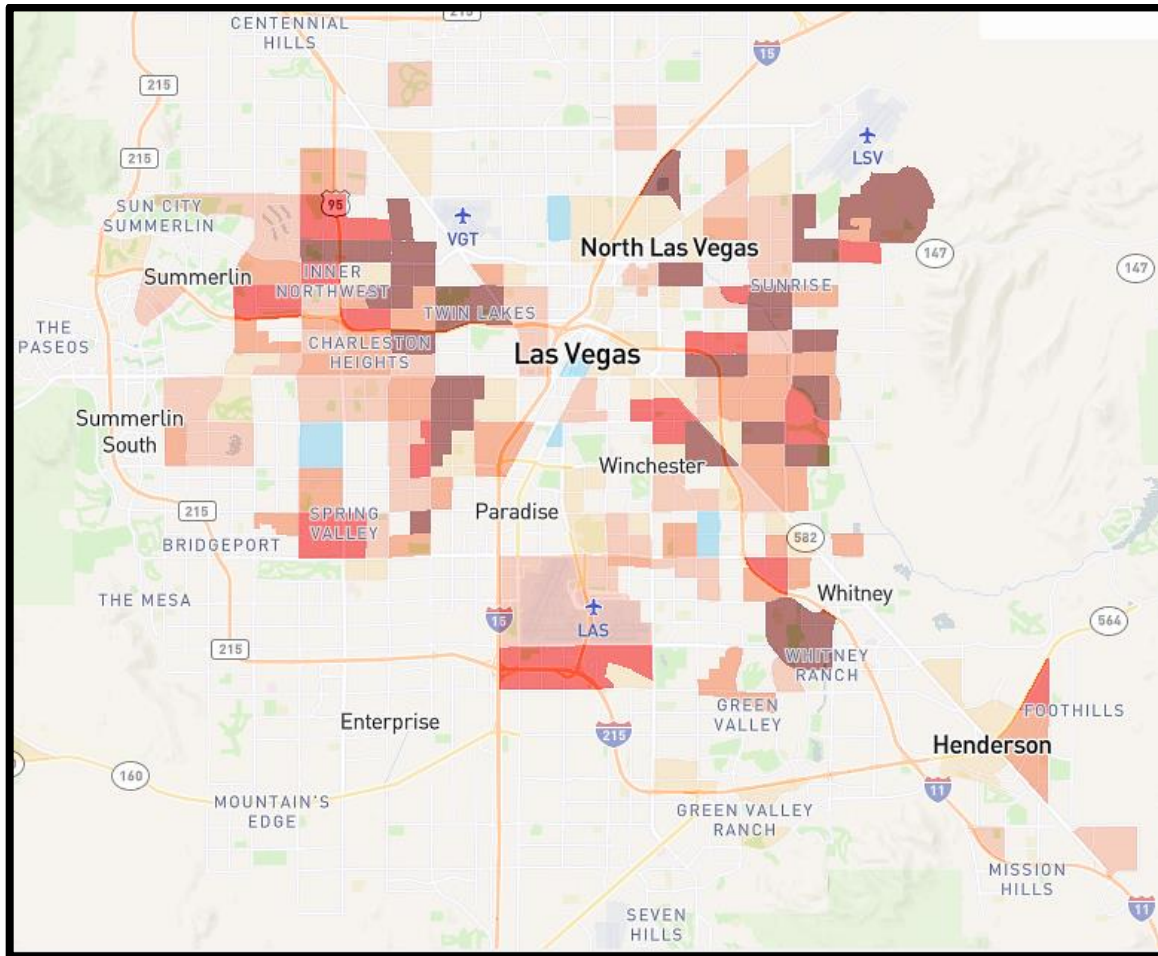
² It should be noted that in 2003, the U.S. Census Bureau stopped using the term “central city” and replaced the category with “new definitions [that] relabel all of what were previously classified as central cities, plus some other places, as ‘principal cities’” (Lang and Danielsen, 2009, p. 187).

³ In keeping with the classifications used in the IMO report, the Las Vegas Suburbs include the cities of Henderson, North Las Vegas, Boulder City, as well as surrounding townships and jurisdictions labeled as “unincorporated Clark County.”

⁴ A spreadsheet containing the census tract data (Neighborhood Change, Supplemental Data File) can be accessed at: https://digitalscholarship.unlv.edu/bmw_lincy_hrc/4

Patterns of migration within the region are aggregated and based on the gain or loss of residents, measured as a percentage share of 2016 ACS population estimates and net change in residents since the 2000 census. Here, and as shown in Figure 1, only census tracts with significant change are included (+/- 5 percent change or greater in the low-income population share, and +/- 10 percent for the rest of the population).

Figure 1: Low Income Displacement and Concentration in Las Vegas Metro Census Tracts (2000 - 2016)



Source: Institute on Metropolitan Opportunity, University of Minnesota Law School³

LEGEND: Net Change in Number of Low-Income Persons within Displacement or Concentration Tracts

1 to 350	< -1,400
350 to 700	-1,400 to -1,050
700 to 1,050	-1,050 to -700
1,050 to 1,400	-700 to -350
> 1,400	-350 to -1

Displacement tracts (shown in shades of blue) are those showing strong economic expansion and a net decline in low-income population.
Concentration tracts (shown in shades of red) are those showing strong economic decline and a net increase in low-income population.

³This static map was retrieved and adapted from an interactive data visualization created by the Institute on Metropolitan Opportunity. Of note, some communities in the Southwest area of the region are not included in this analysis, as they may have been built after the year 2000.
<https://myottetm.github.io/USMapBoxIMO/USLwDispConc.html>

INCOME, EDUCATION, AND HOUSING:

Tables 1 through 3 present the number of people in each of the two neighborhood categories—both overall and in various population subsets—related to income and educational attainment. Income is classified into four categories: middle-high income, low-income, below poverty, and extreme poverty. Educational attainment is classified as either having or not having a bachelor’s degree. Additionally, this report tracks the number and location of homeowner units, rental units, and vacant units. Neighborhoods are categorized as either economically expanding or economically declining.

Economically expanding neighborhoods	Economically declining neighborhoods
<ul style="list-style-type: none"> Associated with growth and displacement Low-income share of population has fallen since 2000 Absolute number of non-low-income residents has grown since 2000 	<ul style="list-style-type: none"> Associated with abandonment and poverty concentration Low-income share of population has grown since 2000 Absolute number of non-low-income residents has fallen since 2000

Tables are colored to indicate the type of change: blue indicates economically expanding tracts while red indicates tracts in economic decline. The “2016 Share” column lists the share of the regional, city, or suburban population of a given group living in expanding or declining tracts, while the “2016 Total” column lists the absolute number of residents. Net Change since 2000 is presented both as a percentage and in absolute terms.

Table 1 categorizes exposure to economic expansion and decline in the Las Vegas Metro between 2000 and 2016. Data represents the entire metropolitan region, aggregating central cities and suburbs.

Table 1: Exposure to Economic Expansion and Decline in the Las Vegas Metro, by Population Subgroup (2000 - 2016)

	Economically Expanding Neighborhoods				Economically Declining Neighborhoods			
	2016 Share	2016 Total	Net change since 2000	% change since 2000	2016 Share	2016 Total	Net change since 2000	% change since 2000
TOTAL POPULATION CHANGE	3.2%	66,044	+54,575	475.8%	35.5%	735,074	-19,113	-2.5%
Income								
Low-Income	1.4%	10,436	+6,632	174.3%	50.0%	374,167	+127,817	51.9%
Below Poverty	1.2%	3,737	+1,961	110.4%	53.9%	165,538	+71,115	75.3%
Extreme Poverty	1.5%	2,026	+1,033	104.0%	52.7%	73,172	+28,907	65.3%
Education								
Bachelor’s Degree	5.5%	17,420	+15,601	857.7%	23.3%	73,951	+5,023	7.3%
No Bachelor’s Degree	2.7%	28,774	+21,904	318.8%	38.4%	412,947	-2,913	-0.7%
Housing								
Owner Units	4.6%	17,578	+14,829	539.4%	29.2%	112,032	-33,391	-23.0%
Rented Units	1.8%	6,237	+4,946	383.1%	42.9%	150,640	+15,112	11.2%
Vacant Units	2.8%	3,549	+3,131	749.0%	37.2%	47,825	+23,495	96.6%

Source: Adapted from the Institute on Metropolitan Opportunity at the University of Minnesota Law School

Table 2 categorizes exposure to economic expansion and decline in the city of Las Vegas between 2000 and 2016.

Table 2: Exposure to Economic Expansion and Decline in the City Of Las Vegas, by Population Subgroup (2000 - 2016)

	Economically Expanding Neighborhoods				Economically Declining Neighborhoods			
	2016 Share	2016 Total	Net change since 2000	% change since 2000	2016 Share	2016 Total	Net change since 2000	% change since 2000
TOTAL POPULATION CHANGE	5.2%	32,240	+27,835	631.9%	50.6%	310,538	-4,256	-1.4%
Income								
Low-Income	2.1%	4,871	+3,351	220.5%	65.1%	154,188	+58,091	60.5%
Below Poverty	1.8%	1,857	+987	113.4%	66.0%	67,594	+29,637	78.1%
Extreme Poverty	1.9%	863	+376	77.2%	63.5%	29,225	+11,927	69.0%
Education								
Bachelor's Degree	8.2%	7,456	+6,825	1,081%	39.6%	36,047	+1,963	5.8%
No Bachelor's Degree	4.3%	13,953	+11,037	378.5%	53.5%	171,701	+1,944	1.1%
Housing								
Owner Units	7.5%	8,603	+7,730	885.5%	42.7%	48,942	-14,216	-22.5%
Rented Units	2.9%	3,054	+2,298	304.0%	60.7%	63,597	+9,233	17.0%
Vacant Units	3.9%	1,256	+1,026	446.1%	58.4%	18,972	+10,252	117.6%

Source: Adapted from the Institute on Metropolitan Opportunity at the University of Minnesota Law School

Table 3 categorizes exposure to economic expansion and decline in the Las Vegas Suburbs between 2000 and 2016. Suburban areas, defined as any area in the metropolitan region not included in a central city, include incorporated and unincorporated communities in Clark County, Nevada.

Table 3: Exposure to Economic Expansion and Decline in Las Vegas Suburbs, by Population Subgroup (2000 - 2016)

	Economically Expanding Neighborhoods				Economically Declining Neighborhoods			
	2016 Share	2016 Total	Net change since 2000	% change since 2000	2016 Share	2016 Total	Net change since 2000	% change since 2000
TOTAL POPULATION CHANGE	2.3%	33,084	+26,740	378.5%	29.2%	424,536	-14,857	-3.4%
Income								
Low-Income	1.1%	5,565	+3,281	143.7%	43.0%	219,979	+69,726	46.4%
Below Poverty	0.9%	1,880	+974	107.5%	47.9%	97,944	+41,478	73.5%
Extreme Poverty	1.3%	1,163	+657	129.8%	47.3%	43,947	+16,980	63.0%
Education								
Bachelor's Degree	4.4%	9,964	+8,776	738.7%	16.7%	37,904	+3,060	8.8%
No Bachelor's Degree	2.0%	14,821	+10,867	274.8%	32.0%	241,246	-4,857	-2.0%
Housing								
Owner Units	3.3%	8,975	+7,099	378.4%	23.4%	63,090	-19,175	-23.3%
Rented Units	1.8%	3,183	+2,648	495.0%	35.3%	87,043	+5,879	7.2%
Vacant Units	2.8%	2,293	+2,105	1,119.7%	30.0%	28,853	+13,243	84.8%

Source: Adapted from the Institute on Metropolitan Opportunity at the University of Minnesota Law School

CHANGES IN HOUSING AVAILABILITY:

Table 4 lists the census tracts with the highest and lowest net change in housing availability, by type of housing unit (owner-occupied, renter-occupied, or vacant). Notably, two tracts in the largest neighborhood of unincorporated Clark County, the Sunrise neighborhood, rank highest in both the most owner-occupied units gained AND in the most rental units lost.

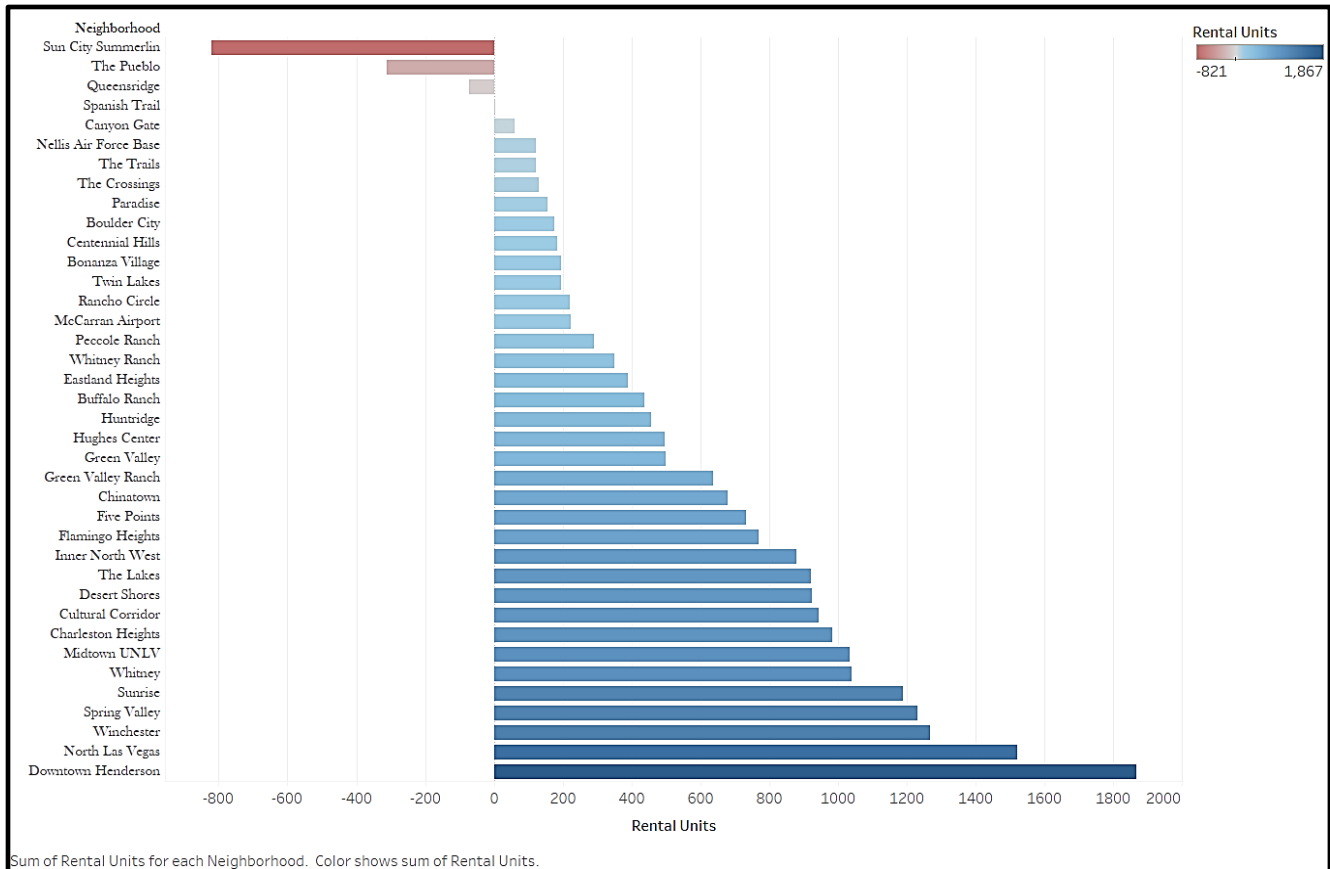
Table 4: Highest and Lowest Net Change in Las Vegas Housing Availability, by Census Tract (2000-2016)

	GAINED THE MOST RESIDENTS			LOST THE MOST RESIDENTS		
	Tract No.	Neighborhood	Net Change	Tract No.	Neighborhood	Net Change
Owner Units	32003000517	Sunrise	+224	32003002822	Midtown UNLV	-909
Rental Units	32003001718	Whitney	+858	32003000517	Sunrise	-869
Vacant Units	32003005809	The Lakes	+1,092	32003002201	Chinatown	-167

Source: Adapted from the Institute on Metropolitan Opportunity at the University of Minnesota Law School

Figure 2 focuses on the availability of rental units in the Las Vegas Region and shows the aggregate net change in units by neighborhood. As shown below, the neighborhood with the greatest net loss of rental units was sun city Summerlin (-821 units). Meanwhile, Downtown Henderson experienced the largest net gain in rental units, adding 1,867 units from 2000 to 2016.

Figure 2: Net Change in Rental Units, by Neighborhood (2000 - 2016)



Source: Author’s analysis of data provided in “American Neighborhood Change in the 21st Century” by the Institute on Metropolitan Opportunity