Nevada County Population Projections 2008 to 2028
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Nevada Small Business Development Center

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The following report contains projections for Nevada and its counties beginning in 2008 through 2028 (starting from the last estimate done in 2007). It is being produced during a period when the state is experiencing economic challenges from the housing bubble and increasing energy costs. These challenges come at a time when Nevada has been the fastest growing state in the country for 20 of the last 21 years according to Census Bureau estimates. This report contains the following sections: Introduction; Specific Factors Considered In the Projections which includes Clark County hotel rooms (Specifically those rooms in the Las Vegas Valley), mining employment, housing, and other projects reported by local governments; the projections, and the appendix. The Appendix contains the following sections: Nevada Mining Outlook, Nevada Housing Unit and Household Creation From 2000 to 2007, and Projects Identified By Local Governments in 2008.

INTRODUCTION

Circumstances appear to be changing and there are mixed stories about where our economy and population are headed in the near term. More importantly, it is uncertain what the long term impact of the housing bubble and associated credit problems will be as well as what lasting changes may result from the current energy situation as it affects transportation. Given these factors, the projections for 2008 through 2011 may need to be revised in the fall of 2008 as additional information becomes available that may help to clarify the current situation across all of Nevada.

The projections were produced using of the Regional Economics Model, Inc. (REMI) model for Nevada's 17 counties. The model has a 25-year history of development and economic theory and is used by a variety of public and private sector users across the country as a tool for conducting projections as well as looking at the economic impacts of specific projects. The REMI model allows the user to look at how regional economies interact with each other and with the nation as a whole. The current model was created with federal data beginning in 2001 using the North American Industrial Classification System (which was implemented at that time). This short history coincides with some of Nevada's counties having had record population growth and mining has recovered from the down cycle of the late 1990's. This history of strong growth is the foundation for the projections and limits the ability to model recent shocks to the economy.

The following table illustrates the different factors playing out in the Nevada economy over the coming years, some of which were able to be considered in the model.

Table 1. Near and Short Term Factors Affecting Nevada's Economy

Positive Developments	Negative Developments	Timing/Duration/Impact
Major hotel developments or expansion in Carson City, Clark, Elko, and Washoe Counties.	In 2009, 16,810 hotel rooms will be added to Clark County's (Las Vegas Valley) inventory, 1.5 times the last record number of 10,929 added in 1999. There are a number of uncertainties: 1.) What amount of new inventory will be announced or constructed after 2012?; 2.) How does this new inventory impact existing inventory?; and 3.) Most importantly, how much net or total gain will there be in the gaming sector? The outlook for additional changes in the gaming sector is discussed in the Clark County (Las Vegas Valley) Hotel Room section that follows. One possible outcome is that with current downside pressures there may be no significant net gain in the gaming sector. Even though room additions may increase the inventory by 32,095 between 2007 and 2012 the net effect may be the equivalent of adding 7,362 rooms.	Depending on the county, these projects have either have been announced; currently under construction; or may start construction starting during the next 1 to 6 years.

Table 1. Near and Short Term Factors Affecting Nevada's Economy		
Positive Developments	**Negative Developments**	**Timing/Duration/Impact**
Ongoing mining operations and exploration	Closing of some mines such as the Lone Tree Mine.	With the increase in metal prices mine life has at least been extended. Some new mines are proposed or in initial stages of permitting and development.
Development of renewable energy resources with wind projects in Elko, Washoe, and White Pine Counties other projects include geothermal in Churchill, Elko, Humboldt, Lyon, and Washoe Counties. Solar projects in Clark County. The biggest gain will come if Nevada can become a center of research, development, and manufacture.		Most jobs occur during construction. Uncertain about total number of projects across the state. Changing energy markets may increase the pace of development.
Development of coal-fired power plants in White Pine and Lincoln Counties.		Uncertain start dates due to regulatory and economic issues. Most jobs occur during construction phase.
Increased training activity at Hawthorne Army Depot with the merger of Special Operations Consulting-Security Management Group and Day-Zimmerman		Unknown magnitude and long term impact.
Opening of Federal Detention Center in Nye County		Opening in 2009
	Slowing of new residential construction permits in most counties.	Loss of 22,500 construction jobs between May 2006 and May 2008 for the state. 15,300 in Clark County and 5,900 in Washoe County.
	Uncertainty in local and national housing markets for existing home sales	Discussion continues about how and when the local and national market may settle out. Possible impact on emigration from states such as California. The inability to sell existing homes in other parts of the country limits immigration to Nevada.
	Increased oil prices and their impact on transportation costs.	Debate continues as to the cause(s) and duration. For example, the US Energy Information Administration forecasts a drop in oil prices beginning in 2009 as new supply comes on line. There continues to be discussion about how much oil is available in Nevada for production at higher prices. There is increasing impact on the airline industry and uncertain impact on automobile based tourism.

Table 1. Near and Short Term Factors Affecting Nevada's Economy		
Positive Developments	**Negative Developments**	**Timing/Duration/Impact**
	Global climate change. This can have a direct and indirect impact. Direct impacts include such things as water and the cost of home heating and cooling. Indirect costs can include insurance, food costs, and domestic and international migration. While it is debatable about the cause of Hurricane Katrina the impact was felt by Nevada based companies.	For example, the US Department of Agriculture has written about decreasing stream runoff over the coming years as a result of climate change. This could impact the availability and cost of water for all of Nevada. .
	Competition for international immigrants and tourists.	To the extent that current national economic conditions limit mobility of potential workers, we ,may have to rely more on international workers. Also, they are needed as the native born population ages.

Even with these different factors, given Nevada's recent economic and demographic history that is built into the REMI model we project strong growth in the coming years. Projections have previously been produced in 2004 and 2006 for the next twenty years, that is, for 2004 through 2024 and for 2006 through 2026 respectively. Table 2 presents a summary of the current 2008 projections. The current projections, the 2004, and the 2006 projections are compared in Table 3. Table 4 compares the total change in population from the most recent estimate through the last year of the projections (2003-2024, 2005-2026, and 2007-2028) for all three sets of projections.

Table 2. Summary of 2008 Projections				
	2007	**2014**	**2021**	**2028**
Carson City	57,723	58,068	60,014	62,201
Churchill	27,190	29,773	31,091	32,441
Clark	1,954,319	2,383,896	2,710,303	3,014,975
Douglas	52,386	57,705	61,852	64,860
Elko	50,434	56,768	57,918	56,780
Esmeralda	1,236	1,313	1,387	1,514
Eureka	1,458	1,694	1,872	1,792
Humboldt	18,052	17,734	16,846	16,712
Lander	5,747	6,099	5,837	5,646
Lincoln	4,184	4,907	5,350	5,481
Lyon	55,903	67,900	86,172	105,533
Mineral	4,377	4,148	4,161	4,110
Nye	46,308	64,225	76,735	84,995
Pershing	7,075	6,902	6,723	6,783
Storey	4,293	6,192	7,318	8,004
Washoe	418,061	479,581	531,204	569,371
White Pine	9,590	10,995	11,110	11,370

Table 2. Summary of 2008 Projections				
	2007	2014	2021	2028
State Total	2,718,337	3,257,901	3,675,890	4,052,568

Table 3. Comparing 2024 Projected Population for Current and Previous Projections			
	2004 Edition	2006 Edition	2008 Edition
Carson City	65,628	77,626	60,914
Churchill	36,542	34,426	31,633
Clark	2,751,082	3,253,151	2,828,208
Douglas	61,652	64,743	63,310
Elko	43,802	41,844	57,794
Esmeralda	924	995	1,437
Eureka	1,362	1,524	1,878
Humboldt	13,825	15,367	16,698
Lander	3,306	4,856	5,702
Lincoln	5,292	5,851	5,433
Lyon	74,281	87,125	95,369
Mineral	2,476	4,418	4,142
Nye	57,665	72,148	80,683
Pershing	7,149	6,728	6,733
Storey	3,133	5,780	7,651
Washoe	482,878	572,112	548,709
White Pine	7,221	8,720	11,234
State Total	3,625,482	4,257,414	3,827,526

Table 4. Total Population Change For Current and Previous Projections			
	2004 Edition	2006 Edition	2008 Edition
Change from	2003 to 2024	2005 to 2026	2007 to 2028

Table 4. Total Population Change For Current and Previous Projections			
	2004 Edition	2006 Edition	2008 Edition
Lander	-1,971	-837	-102
Lincoln	1,543	2,009	1,296
Lyon	33,037	41,056	49,631
Mineral	-2,211	-250	-267
Nye	21,014	32,823	38,686
Pershing	181	25	-292
Storey	-603	1,923	3,712
Washoe	109,645	189,404	151,310
White Pine	-1,621	-683	1,780
State Total	1,328,916	1,851,652	1,334,231

SPECIFIC FACTORS CONSIDERED IN THE PROJECTIONS

Clark County (Las Vegas Valley) Hotel Rooms.

In 1970 there were 25,430 hotel rooms in Clark County specifically the Las Vegas Valley. Since then, the annual percentage change in hotel rooms has ranged from a loss of 2% to a gain of 12.5%. Eliminating the four years that had an increase of 10 percent or greater (outliers) the area has seen an average growth rate of 3.8% per year in hotel rooms. The Las Vegas Visitors and Convention Authority produces a construction bulletin that reports the announced hotel projects with other information such as announced opening dates and number of rooms. We used this information to add jobs to the Clark County economy in the REMI model in the Accommodations and Food Services category as well as the Arts, Entertainment, and Recreation category. The average of 1.8 jobs per room for the Accommodations and Food Services and .23 jobs in the Arts, Entertainment, Recreation Category was used.

It should be noted that the relationship of rooms to jobs is not constant. Table 5 shows the historic number of jobs to rooms since the beginning of the North American Industrial Classification System (NAICS).

Table 4. Historic Room to Job Ratios for Clark County						
	2001	2002	2003	2004	2005	2006
Hotel Rooms From LVCA	126,610	126,787	130,482	131,503	133,186	132,605
Arts, entertainment, and recreation Employment	27,427	28,214	29,686	30,979	31,405	32,121
Jobs Per Room	0.22	0.22	0.23	0.24	0.24	0.24
Accommodation and food services Employment	223,647	220,059	226,207	235,560	250,562	259,208
Jobs Per Room	1.77	1.74	1.73	1.79	1.88	1.95

Table 5. Clark County (the Las Vegas Valley) Hotel Rooms 2007 to 2011			
Year	Hotel Rooms In 2006 Construction Report (2007 Projected)	Hotel Rooms In 2008 Construction Report (2007 Actual)	Hotel Rooms Based on Echelon Delay
2007	141,597	132,947	132,947
2008	156,233	141,736	141,736

Table 5. Clark County (the Las Vegas Valley) Hotel Rooms 2007 to 2011			
Year	Hotel Rooms In 2006 Construction Report (2007 Projected)	Hotel Rooms In 2008 Construction Report (2007 Actual)	Hotel Rooms Based on Echelon Delay
2009	163,823	158,546	158,546
2010	171,123	163,842	158,932
2011		165,042	160,132
2012			165,042

Looking beyond 2011, there are currently 52 announced projects that do not have a starting date for construction or a completion date. If all these projects were to be built, they would add an additional 54,317 rooms. However, it is far from certain when these projects will actually move forward and add to the total hotel inventory.

There are scenarios from the REMI model that show very different futures for the Las Vegas Hotel and Gaming industry. They are shown in Figure 1 and in Table 6. The Out of the Box projection is what the model projects to happen without updating for actual recent or current employment. The term "Out of the Box" refers to the projection that is built into the model based on data available through 2005 without inputting more current data and local information. The updated employment scenario shows what happens when we introduce recent actual employment to the model for 2005 to 2008. The final scenario shows what happens to the room inventory when we introduce the number of rooms from Table 5 that include the Echelon Delay.

Including hotel development currently underway in the model creates a very large shock to the model with a substantial increase in rooms. That is, the historic growth rates in the model show Southern Nevada gaining 7,300 plus rooms from 2008 to 2012 without considering the hotel projects currently underway. The projects under construction increase rooms by 23,295 from 2008 through 2012. After those projects are completed, the model responds by driving the room numbers back down to historic rates of growth. The net increase from 2008 to 2013 is 8,700 plus rooms based on historic trends and 7,362 by introducing the new hotel rooms. **It is uncertain how much of this is due to the calculations in the model and how much of it is predictive of an actual future.** However, looking at the recent past in the model may flesh out what we are seeing in Table 6 and Figure 1.

Figure 1. Three Scenarios For Total Hotel Rooms in the Las Vegas Valley

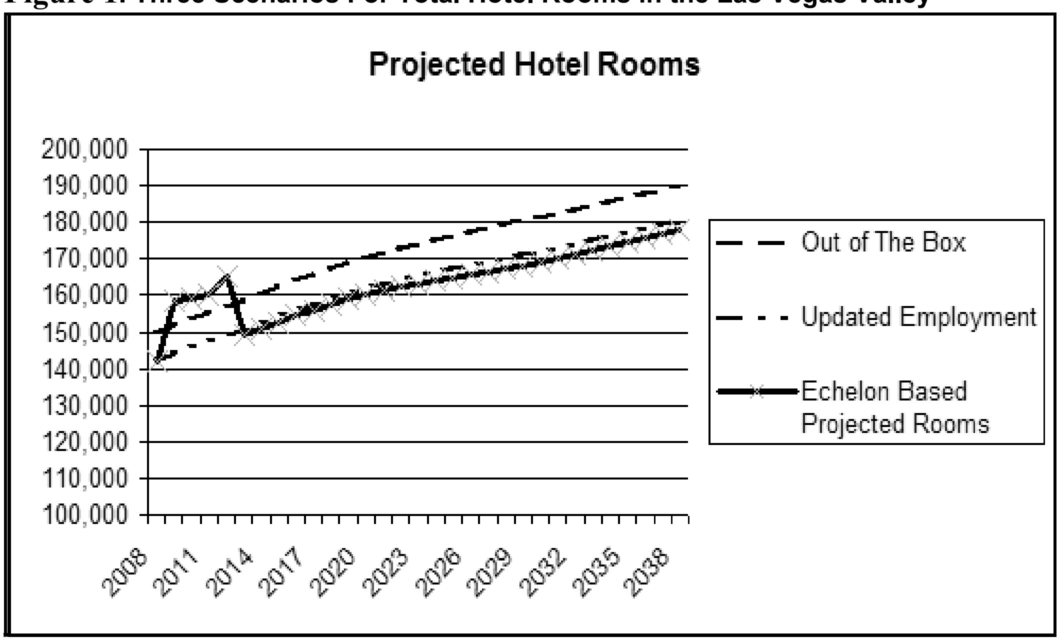

Table 6. Anticipated Hotel Room Inventory 2008 Through 2028 Based On Three Different Scenarios			
Year	Out of The Box	Updated Employment	Echelon Based Projected Rooms
2008	149,572	141,736	141,736
2009	151,991	144,094	158,523
2010	153,670	145,759	159,135
2011	155,415	147,481	160,352
2012	157,018	149,044	165,031
2013	158,543	150,504	149,098
2014	160,401	152,260	150,911
2015	162,174	153,993	152,691
2016	163,978	155,731	154,477
2017	165,620	157,300	156,061
2018	167,186	158,786	157,518
2019	168,797	160,307	158,969
2020	170,230	161,655	160,218
2021	171,607	162,947	161,331
2022	172,877	164,136	162,213
2023	174,166	165,345	163,121
2024	175,360	166,464	163,958
2025	176,514	167,545	164,782
2026	177,479	168,447	165,531
2027	178,403	169,311	166,283
2028	179,379	170,223	167,136

Table 7. Accommodations and Food Service Employment For The US and Clark County				
	2005	2006	2007	2008
National Out Of The Box Projection	11728.300	12119.086	12579.503	12804.226
Clark Out Of The Box Projection	250.426	258.624	268.127	272.471
National Updated Employment Projection	11728.300	11960.195	12260.368	12540.578
Clark Updated Employment Projection	250.426	259.209	259.613	258.196
Percentage Change				
National Out Of The Box Projection		3.3%	3.8%	1.8%
Clark Out Of The Box Projection		3.3%	3.7%	1.6%
National Updated Employment Projection		2.0%	2.5%	2.3%
Clark Updated Employment Projection		3.5%	0.2%	-0.5%

Given that Out of the Box the REMI model projected strong national and regional growth for Southern Nevada for 2006 and 2007 and then a slowing in 2008, it can be seen why the Out of the Box scenario out performs the other two. It should also be noted that actual recent change in Southern Nevada did not parallel the national growth as it does in the Out of the Box scenario. Given that, it may be that the limited net gain in rooms predicted in the model through introducing the rooms currently under construction into it is a possible future to consider. These results may be reflecting a number of factors that include the decrease in real wages over the past seven years and accompanying decrease in discretionary spending, the increase of transportation costs, and increasing competition both locally, nationally, and internationally in the gaming industry. The continued near term and long term impact of these factors is uncertain.

Mining Employment

Mining employment plays a large role in Nevada's rural counties. The following table shows historic and anticipated mining employment. The anticipated employment is based upon published reports of mining activity gathered by the Nevada Department of Employment Training and Rehabilitation as well as internet research of company related sites. The high points of that information are included in Appendix A - Nevada Mining Outlook. Employment data for a number of these counties is suppressed, that is, while the total employment is reported for the county it is not reported for some sectors by the Bureau of Economic Analysis or other agencies for confidentiality reasons. That data was estimated by both REMI and this office for Eureka, Lander, and Mineral Counties.

Table 6. Historic (2001 through 2006) and Anticipated Total Mining Employment

	Elko	Eureka	Humboldt	Lander	Mineral	Nye	Pershing	White Pine
2001	1,294	3,626	1,392	711	131	1,028	404	194
2002	1,215	3,154	1,243	628	236	947	378	175
2003	1,268	3,147	1,363	601	283	998	328	197
2004	1,406	2,995	1,630	586	323	1,065	371	351
2005	1,729	3,258	1,911	673	280	999	289	683
2006	2,218	3,570	1,925	682	173	1,029	259	720
2007	2,246	3,574	1,521	1,229	305	1,069	277	814
2008	2,350	3,574	1,498	1,270	313	1,103	295	836
2009	2,357	3,574	1,483	1,226	302	1,070	287	837
2010	1,906	3,974	1,459	1,255	285	1,020	275	837
2011	1,915	3,974	1,438	1,282	270	974	263	837
2012	1,923	3,974	1,415	1,308	255	925	251	837
2013	1,930	3,974	1,393	1,334	240	877	238	838
2014	1,936	3,974	1,371	1,357	225	829	226	838
2015	1,702	3,974	1,188	1,343	230	853	232	620
2016	1,493	3,974	1,213	1,329	235	873	237	634
2017	1,487	3,974	1,242	1,316	240	897	242	650
2018	1,482	3,864	1,267	1,196	245	918	247	663
2019	1,891	3,864	1,295	1,185	250	942	253	679
2020	1,924	3,864	1,322	1,175	255	964	258	694
2021	1,959	3,864	1,349	1,099	260	988	263	710
2022	1,994	3,864	1,376	1,123	266	1,012	269	726
2023	2,029	3,864	1,400	1,144	270	1,034	273	740
2024	2,064	3,864	1,427	1,168	276	1,058	279	756

Table 6. Historic (2001 through 2006) and Anticipated Total Mining Employment								
	Elko	Eureka	Humboldt	Lander	Mineral	Nye	Pershing	White Pine
2025	2,099	3,754	1,451	1,190	280	1,081	283	770
2026	2,132	3,754	1,472	1,209	285	1,102	288	784
2027	2,162	3,754	1,496	1,230	289	1,124	292	798
2028	2,194	3,754	1,517	1,250	293	1,146	297	811

Housing

While housing is not directly accounted for in the model as a housing unit, the current housing situation does cause concern for how well the projections are stating potential near term growth for some counties. Table 7 shows the building permit activity as reported by the Census Bureau for those counties which provide that information to them. We are assuming a six month lag time from the issuing of a permit to the completion of the unit. For a July estimate, those units that were permitted between January and December are considered to have been completed by the following July.

Table 7. Permitted Housing Units for Nevada Counties Reporting to the Census Bureau								
Year Issued	Year Completed	Carson City	Churchill County (Unincorporated)	Clark County	Douglas County	Elko County	Humboldt County	Washoe County
2000	2001	276	98	23,421	646	70	48	4,260
2001	2002	384	52	26,804	569	93	6	3,662
2002	2003	305	83	28,974	632	65	9	3,576
2003	2004	175	118	36,136	578	92	24	4,954
2004	2005	232	277	33,007	553	303	44	5,692
2005	2006	190	312	39,015	613	314	58	6,108
2006	2007	187	246	30,643	590	165	61	3,042
2007	2008	51	103	24,596	188	157	80	1,939
January through April 2008		7	21	3,353	10	8	14	324
Average Permits Per Year 2000 to 2006		250	169	31,143	597	157	36	4,471
Difference of 2007 from Average		-199	-66	-6,547	-409	0	44	-2,532
Percent Difference from Average		-80%	-39%	-21%	-69%	0%	124%	-57%.

Nevada construction employment peaked in June 2006 at 148,800 and as of May 2008 stood at 124,200, a loss of 24,600 jobs. Job growth in Nevada occurred in all sectors except for the Federal Government and Information sectors from 2000 to 2007. While Nevada has lost a significant amount of employment over the past year there have also been sectors that increased employment since 2007. These included the retail, health care, transportation and warehousing, and management of companies sectors. This has helped to soften some of the loss in construction employment.

Table 8. Nevada Industrial Employment Estimates for 2000, 2007, and 2008							
Estimates in thousands	2000	2007	2008	Difference 2000 to 2007	Percentage Change	Difference 2007 to 2008	Percentage Change
Total All Industries	1028	1303.9	1295.0	275.9	27%	-8.9	-1%
Natural Resources & Mining	10.7	12.1	12.3	1.4	13%	0.2	2%
Construction	89.9	137.5	124.2	47.6	53%	-13.3	-10%
Manufacturing	42.3	50.7	51.1	8.4	20%	0.4	1%
Wholesale	33.8	39.4	39.9	5.6	17%	0.5	1%
Retail	107.3	138.8	142.6	31.5	29%	3.8	3%
Transportation, Warehousing & Utilities	40.8	52.8	54.0	12.0	29%	1.2	2%
Information	19.5	16.1	15.6	-3.4	-17%	-0.5	-3%
Finance and Insurance	31.7	37.7	35.7	6.0	19%	-2.0	-5%
Real Estate & Rental Leasing	20.4	27.7	27.1	7.3	36%	-0.6	-2%
Professional, Scientific and Technical	35.1	54.5	54.2	19.4	55%	-0.3	-1%
Management of Companies	6.5	16.4	17.6	9.9	152%	1.2	7%
Administrative & Support and Waste Mgt.	68.6	89.0	81.9	20.4	30%	-7.1	-8%
Educational Services	3.4	7.2	7.5	3.8	112%	0.3	4%
Health Care and Social Assistance	58.9	84.8	88.1	25.9	44%	3.3	4%
Arts, Entertainment and Recreation	27.7	31.0	30.9	3.3	12%	-0.1	0%
Accommodation and Food Service	277.1	310.9	309.9	33.8	12%	-1.0	0%
Other Services	27.1	36.8	37.0	9.7	36%	0.2	1%
Federal	18.5	16.9	16.9	-1.6	-9%	0.0	0%
State	30.6	38.5	38.4	7.9	26%	-0.1	0%
Local	78.1	105.1	110.1	27.0	35%	5.0	5%
Total for All Growing Sectors				280.9		16.1	
Total for All Losing Sectors				-5.0		-25.0	

While the full causes of the housing bubble are open to discussion, it is clear that the impact is real. It is also uncertain about the full extent of excess capacity in the overall market. Specific market segments are affected by location, structure type, tenure (owner or renter occupied), or price. There are a number of factors such as speculation, second home purchases, investment property for rental purposes, the variety of financing options for purchase, and foreclosures that make any analysis of what brought us to this point uncertain. However, in considering Nevada's near and long term growth it is useful to look at the overall picture of what may have happened. That discussion is in Appendix B "Nevada Housing Unit and Household Creation From 2000 to 2007."

Other Projects Reported By Local Governments

There were a number of projects reported by local government in preparation for these projections. Appendix C lists those projects. The information provided about these projects varied in the level of detail provided about them and in some cases these projects can be seen as potential development. REMI projects economic and demographic changes which serves as a baseline projection. That baseline may include some of these projects if they are building upon the foundation of a county's current economic structure.

Projects were added or inputted into the model if it appeared that the model was not already including the employment the project would add to the local economy in its baseline projection. The challenge is to gauge how much of any new project is the model already including because of the structure of an area's economy and how much of a project is new growth that should be added into the model.

A listing of the projects that were submitted by local governments is included as Appendix C. Projects were not included or considered if there was not a clear start date or employment information about the project. One example of need to conservatively add in jobs is illustrated by the Tahoe Reno Industrial Center located in Storey County. The Reno Gazette Journal in February 2007 reported that there could be 8,000 workers employed there by the end of the year. At that time, there were 2,668 jobs in Storey County for the first quarter. There were 2,804 jobs as of the first quarter of 2008.

The projections by individual year begin on the following page.

Population Projections for Nevada's Counties 2008 to 2028
Nevada State Demographer's Office August 18, 2008

	Carson City			Churchill		
	Total Population	Change Previous Year	Percentage Change	Total Population	Change Previous Year	Percentage Change
2007	57,723			27,190		
2008	57,535	-189	-0.3%	27,962	773	2.8%
2009	57,440	-95	-0.2%	28,257	294	1.1%
2010	57,425	-15	0.0%	28,673	417	1.5%
2011	57,475	50	0.1%	28,994	321	1.1%
2012	57,616	141	0.2%	29,255	261	0.9%
2013	57,824	208	0.4%	29,522	267	0.9%
2014	58,068	244	0.4%	29,773	251	0.9%
2015	58,339	271	0.5%	29,949	175	0.6%
2016	58,632	293	0.5%	30,163	214	0.7%
2017	58,926	294	0.5%	30,368	205	0.7%
2018	59,212	287	0.5%	30,542	174	0.6%
2019	59,482	270	0.5%	30,719	177	0.6%
2020	59,749	267	0.4%	30,907	187	0.6%
2021	60,014	265	0.4%	31,091	184	0.6%
2022	60,306	292	0.5%	31,272	182	0.6%
2023	60,610	304	0.5%	31,457	184	0.6%
2024	60,914	304	0.5%	31,633	176	0.6%
2025	61,228	314	0.5%	31,835	202	0.6%
2026	61,548	320	0.5%	32,026	192	0.6%
2027	61,874	326	0.5%	32,228	202	0.6%
2028	62,201	327	0.5%	32,441	213	0.7%

	Clark			Douglas		
	Total Population	Change Previous Year	Percentage Change	Total Population	Change Previous Year	Percentage Change
2007	1,954,319			52,386		
2008	2,008,063	53,744	2.8%	53,307	921	1.8%
2009	2,077,463	69,400	3.5%	54,445	1,138	2.1%
2010	2,148,122	70,659	3.4%	55,084	639	1.2%
2011	2,214,959	66,837	3.1%	55,724	639	1.2%
2012	2,282,119	67,160	3.0%	56,379	655	1.2%
2013	2,333,291	51,172	2.2%	57,048	669	1.2%
2014	2,383,896	50,606	2.2%	57,705	657	1.2%
2015	2,433,175	49,278	2.1%	58,362	658	1.1%
2016	2,481,835	48,661	2.0%	59,010	647	1.1%
2017	2,529,379	47,543	1.9%	59,647	637	1.1%
2018	2,575,723	46,344	1.8%	60,248	601	1.0%
2019	2,621,096	45,373	1.8%	60,809	561	0.9%
2020	2,666,119	45,024	1.7%	61,335	527	0.9%
2021	2,710,303	44,184	1.7%	61,852	517	0.8%
2022	2,751,964	41,661	1.5%	62,359	507	0.8%
2023	2,791,161	39,196	1.4%	62,845	486	0.8%
2024	2,828,208	37,047	1.3%	63,310	464	0.7%
2025	2,863,501	35,294	1.2%	63,751	441	0.7%
2026	2,916,646	53,145	1.9%	64,158	407	0.6%
2027	2,966,999	50,352	1.7%	64,528	370	0.6%
2028	3,014,975	47,976	1.6%	64,860	332	0.5%

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	Elko			Esmeralda		
	Total Population	Change Previous Year	Percentage Change	Total Population	Change Previous Year	Percentage Change
2007	50,434			1,236		
2008	52,078	1,644	3.3%	1,252	16	1.3%
2009	53,590	1,512	2.9%	1,271	19	1.5%
2010	54,305	715	1.3%	1,280	9	0.7%
2011	54,968	663	1.2%	1,290	9	0.7%
2012	55,600	631	1.1%	1,299	9	0.7%
2013	56,203	603	1.1%	1,307	8	0.6%
2014	56,768	565	1.0%	1,313	6	0.5%
2015	57,235	466	0.8%	1,321	8	0.6%
2016	57,574	339	0.6%	1,330	9	0.7%
2017	57,844	270	0.5%	1,338	8	0.6%
2018	57,969	125	0.2%	1,348	9	0.7%
2019	57,980	12	0.0%	1,360	13	0.9%
2020	57,953	-27	0.0%	1,373	13	0.9%
2021	57,918	-35	-0.1%	1,387	14	1.0%
2022	57,904	-14	0.0%	1,402	16	1.1%
2023	57,857	-47	-0.1%	1,420	17	1.2%
2024	57,794	-62	-0.1%	1,437	17	1.2%
2025	57,500	-294	-0.5%	1,457	20	1.4%
2026	57,234	-266	-0.5%	1,476	19	1.3%
2027	57,000	-233	-0.4%	1,495	19	1.3%
2028	56,780	-220	-0.4%	1,514	19	1.3%

	Eureka			Humboldt		
	Total Population	Change Previous Year	Percentage Change	Total Population	Change Previous Year	Percentage Change
2007	1,458			18,052		
2008	1,447	-11	-0.7%	18,184	132	0.7%
2009	1,426	-21	-1.4%	18,306	122	0.7%
2010	1,487	61	4.3%	18,175	-131	-0.7%
2011	1,542	55	3.7%	18,061	-114	-0.6%
2012	1,593	51	3.3%	17,952	-109	-0.6%
2013	1,645	52	3.3%	17,843	-109	-0.6%
2014	1,694	49	3.0%	17,734	-109	-0.6%
2015	1,741	47	2.8%	17,549	-185	-1.0%
2016	1,782	41	2.4%	17,396	-153	-0.9%
2017	1,817	34	1.9%	17,261	-135	-0.8%
2018	1,837	21	1.1%	17,136	-125	-0.7%
2019	1,852	15	0.8%	17,030	-106	-0.6%
2020	1,863	11	0.6%	16,931	-99	-0.6%
2021	1,872	9	0.5%	16,846	-85	-0.5%
2022	1,877	6	0.3%	16,792	-54	-0.3%
2023	1,880	3	0.2%	16,742	-51	-0.3%
2024	1,878	-2	-0.1%	16,698	-44	-0.3%
2025	1,855	-24	-1.3%	16,685	-13	-0.1%
2026	1,832	-23	-1.2%	16,688	3	0.0%
2027	1,811	-22	-1.2%	16,693	6	0.0%
2028	1,792	-19	-1.0%	16,712	19	0.1%

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	Lander			Lincoln		
	Total Population	Change Previous Year	Percentage Change	Total Population	Change Previous Year	Percentage Change
2007	5,747			4,184		
2008	5,881	134	2.3%	4,281	97	2.3%
2009	6,012	131	2.2%	4,374	92	2.2%
2010	6,021	9	0.1%	4,499	125	2.9%
2011	6,037	16	0.3%	4,620	121	2.7%
2012	6,055	19	0.3%	4,731	111	2.4%
2013	6,074	19	0.3%	4,823	92	1.9%
2014	6,099	25	0.4%	4,907	84	1.7%
2015	6,106	7	0.1%	4,988	81	1.7%
2016	6,108	1	0.0%	5,063	75	1.5%
2017	6,098	-10	-0.2%	5,133	69	1.4%
2018	6,036	-62	-1.0%	5,199	66	1.3%
2019	5,972	-63	-1.0%	5,256	57	1.1%
2020	5,908	-65	-1.1%	5,308	51	1.0%
2021	5,837	-71	-1.2%	5,350	42	0.8%
2022	5,782	-55	-0.9%	5,384	34	0.6%
2023	5,741	-41	-0.7%	5,412	28	0.5%
2024	5,702	-40	-0.7%	5,433	21	0.4%
2025	5,677	-25	-0.4%	5,449	16	0.3%
2026	5,659	-17	-0.3%	5,464	15	0.3%
2027	5,648	-11	-0.2%	5,473	9	0.2%
2028	5,646	-2	0.0%	5,481	8	0.1%

	Lyon			Mineral		
	Total Population	Change Previous Year	Percentage Change	Total Population	Change Previous Year	Percentage Change
2007	55,903			4,377		
2008	57,655	1,752	3.1%	4,242	-134	-3.1%
2009	60,018	2,363	4.1%	4,122	-121	-2.8%
2010	61,536	1,518	2.5%	4,119	-3	-0.1%
2011	62,986	1,450	2.4%	4,120	1	0.0%
2012	64,543	1,557	2.5%	4,126	6	0.1%
2013	66,139	1,596	2.5%	4,137	10	0.2%
2014	67,900	1,761	2.7%	4,148	11	0.3%
2015	69,806	1,905	2.8%	4,156	9	0.2%
2016	71,857	2,051	2.9%	4,161	5	0.1%
2017	74,091	2,235	3.1%	4,169	8	0.2%
2018	76,532	2,441	3.3%	4,174	5	0.1%
2019	79,174	2,641	3.5%	4,173	-1	0.0%
2020	82,764	3,590	4.5%	4,168	-5	-0.1%
2021	86,172	3,408	4.1%	4,160	-9	-0.2%
2022	89,408	3,236	3.8%	4,155	-5	-0.1%
2023	92,470	3,062	3.4%	4,149	-6	-0.1%
2024	95,369	2,899	3.1%	4,142	-7	-0.2%
2025	98,122	2,753	2.9%	4,137	-4	-0.1%
2026	100,724	2,602	2.7%	4,131	-6	-0.1%
2027	103,193	2,469	2.5%	4,123	-9	-0.2%
2028	105,533	2,340	2.3%	4,110	-13	-0.3%

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	Nye			Pershing		
	Total Population	Change Previous Year	Percentage Change	Total Population	Change Previous Year	Percentage Change
2007	46,308			7,075		
2008	49,383	3,074	6.6%	7,065	-10	-0.1%
2009	52,484	3,102	6.3%	7,052	-13	-0.2%
2010	55,028	2,543	4.8%	7,033	-19	-0.3%
2011	57,464	2,436	4.4%	7,008	-25	-0.4%
2012	59,821	2,358	4.1%	6,979	-29	-0.4%
2013	62,082	2,261	3.8%	6,944	-35	-0.5%
2014	64,225	2,143	3.5%	6,902	-43	-0.6%
2015	66,292	2,067	3.2%	6,855	-47	-0.7%
2016	68,276	1,984	3.0%	6,817	-38	-0.6%
2017	70,176	1,901	2.8%	6,787	-30	-0.4%
2018	71,974	1,797	2.6%	6,762	-25	-0.4%
2019	73,656	1,682	2.3%	6,743	-19	-0.3%
2020	75,240	1,585	2.2%	6,731	-12	-0.2%
2021	76,735	1,495	2.0%	6,723	-8	-0.1%
2022	78,142	1,406	1.8%	6,723	0	0.0%
2023	79,452	1,310	1.7%	6,726	3	0.0%
2024	80,683	1,231	1.5%	6,733	7	0.1%
2025	81,852	1,169	1.4%	6,743	10	0.1%
2026	82,957	1,105	1.4%	6,755	12	0.2%
2027	84,000	1,043	1.3%	6,769	13	0.2%
2028	84,995	995	1.2%	6,783	15	0.2%

	Storey			Washoe		
	Total Population	Change Previous Year	Percentage Change	Total Population	Change Previous Year	Percentage Change
2007	4,293			418,061		
2008	4,636	343	8.0%	426,966	8,904	2.1%
2009	4,961	325	7.0%	436,776	9,811	2.3%
2010	5,242	281	5.7%	445,329	8,553	2.0%
2011	5,503	261	5.0%	453,875	8,546	1.9%
2012	5,749	246	4.5%	462,514	8,638	1.9%
2013	5,978	229	4.0%	471,132	8,619	1.9%
2014	6,192	213	3.6%	479,581	8,449	1.8%
2015	6,389	198	3.2%	487,936	8,355	1.7%
2016	6,573	184	2.9%	496,119	8,183	1.7%
2017	6,747	174	2.7%	503,940	7,821	1.6%
2018	6,907	159	2.4%	511,366	7,426	1.5%
2019	7,054	147	2.1%	518,351	6,986	1.4%
2020	7,190	136	1.9%	524,944	6,592	1.3%
2021	7,318	128	1.8%	531,204	6,260	1.2%
2022	7,436	118	1.6%	537,270	6,066	1.1%
2023	7,548	112	1.5%	543,087	5,817	1.1%
2024	7,651	103	1.4%	548,709	5,622	1.0%
2025	7,747	96	1.3%	554,134	5,425	1.0%
2026	7,839	91	1.2%	559,373	5,240	0.9%
2027	7,924	86	1.1%	564,448	5,074	0.9%
2028	8,004	80	1.0%	569,371	4,923	0.9%

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	White Pine		
	Total Population	Change Previous Year	Percentage Change
2007	9,590		
2008	9,947	357	3.7%
2009	10,291	343	3.5%
2010	10,453	162	1.6%
2011	10,605	152	1.5%
2012	10,745	141	1.3%
2013	10,874	129	1.2%
2014	10,995	121	1.1%
2015	10,990	-5	0.0%
2016	10,999	9	0.1%
2017	11,019	21	0.2%
2018	11,038	18	0.2%
2019	11,057	19	0.2%
2020	11,081	24	0.2%
2021	11,110	29	0.3%
2022	11,148	38	0.3%
2023	11,188	40	0.4%
2024	11,234	45	0.4%
2025	11,265	31	0.3%
2026	11,297	32	0.3%
2027	11,333	36	0.3%
2028	11,370	37	0.3%

	State Total		
	Total Population	Change Previous Year	Percentage Change
2007	2,718,337		
2008	2,789,884	71,548	2.6%
2009	2,878,288	88,403	3.2%
2010	2,963,812	85,525	3.0%
2011	3,045,230	81,418	2.7%
2012	3,127,078	81,847	2.7%
2013	3,192,867	65,790	2.1%
2014	3,257,901	65,034	2.0%
2015	3,321,189	63,288	1.9%
2016	3,383,695	62,506	1.9%
2017	3,444,739	61,044	1.8%
2018	3,504,000	59,261	1.7%
2019	3,561,765	57,765	1.6%
2020	3,619,563	57,798	1.6%
2021	3,675,890	56,327	1.6%
2022	3,729,325	53,435	1.5%
2023	3,779,745	50,419	1.4%
2024	3,827,526	47,781	1.3%
2025	3,872,937	45,411	1.2%
2026	3,935,809	62,872	1.6%
2027	3,995,540	59,731	1.5%
2028	4,052,568	57,028	1.4%

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Appendix A - Nevada Mining Outlook -

The following mining activity has been identified in the research for the 2008 Projection .

Elko County

- Queenstake in 2003 began prolonging the life of the Jerritt Canyon Mine keeping 400 jobs for an additional six years.
- Newmont in 2005 transferred 180 employees to the Emigrant Mine for a life of 10 years
- In 2005 it was reported that Barrick Gold, Newmont, and Placer Dome were looking for 30, 25, and 200 employees respectively.
- In 2007 the Hollister Mine was begun by Great Basin Gold with an expected life of 7 to 8 years with 200 Employees
- In 2007 the Bald Mountain Mine was extended in life by 10 years
- There has been a partnership established to develop the Pequop mine

Eureka County

- Newmont Mining in 2003 moved some of its existing workforce to the Pete Project and Castle Reef for a life span of 8 to 10 years.
- Placer Dome in 2004 had a work force of 380 and were adding 20 employees for a life of 20 years at Cortez Hills
- Barrick Gold in 2005 was stripping the Ruby Hill area with 100 employees and an anticipated production work force of 90 to 130 beginning in 2007
- Newmont Mining TS Ppwer Plant now open with 63 employees as of 2008
- General Moly beginning construction for 18 months in 2009 and production in 2010. Construction work will average 378 jobs and operations is anticipated to be 370 building to 445 in year 20 and then decline to 220 in year 40.
- Blue Star Genesis Mine In EIS stage. 12 years of mining activity.

Humboldt County

- Placer Dome Inc. was to be resuming production of the Turquoise Ridge (Getchell Complex) in 2005 employing between 420 to 440 pepel for a lifespan of nine years.
- January, 2008 Lone Tree Mine Closing loss of 100
- Gold Canyon Gallium Mine Unknown start date, life and employment

Lander County

- Cortez Gold Mines began an expansion that extended the life of the Pipeline/South Pipeline mine by 7 years in July 2003 adding 50 jobs. Additional employment of 60 to 75 jobs occurred in July 2004 with the life of the mine expecting to last to 2017.
- Newmont with the Phoenix Project has been undergoing mill construction employing between 300 to 450 workers through 2006. 300 opertional workers will be moved over from the closing of the Lone Tree Mine. The life span is expected to be until 2020.

Lyon County

- Nevada Copper mine possibly starting in 2010
- Quaterra looking to explore for copper in Yerington area

Mineral County

- Borealis Mine is scheduled to reopen and employee about 50 people as of March 2005.
- DCL Mining is scheduled to open a Marble mine emplying about 80 people as of March 2005.

Nye County

- General Moly processing for Mount Hope Possible mine in 2013
- Manhatten Mine Unknown start date, life and employment

Pershing County

- Coeur Rochester Mine closed in 2008 with a loss of 179 jobs.
- Florida mine nearing end of life.

White Pine

- Placer Dome was to begin expanding the Bald Mountain Mine by 40 employees beginning in 2007 production beginning in 2009 it was reported in July 2003.
- Quadra acquired the Robinson Mine and began increasing employment in 2004. The mine has a life of 10 years.

Appendix B - Nevada Housing Unit and Household Creation From 2000 to 2007

In Nevada there have been 265,383 housing units recorded by local governments between July 2000 and July 2007. Table 1 shows the total number of housing units reported by local governments for purposes of the annual population estimates. Housing unit counts for tribal jurisdictions and military bases are not included in these counts.

Table 1. Total Housing Units From Nevada Local Governments July 2000 to July 2007				
Jurisdiction	Jul-00	Jul-07	Total Change	Percent Change
Nevada Total	824,377	1,089,760	265,383	32%
Clark	559,382	769,875	210,493	38%
Washoe	145,454	176,168	30,714	21%
Balance of State	119,541	143,717	24,176	20%

Table 2 shows the change in Nevada's Population from 2000 to 2007 based on the estimates produced by the State Demographer's office..

Table 2. Nevada Generated Population Estimates for July 2000 and July 2007				
Jurisdiction	Jul-00	Jul-07	Total Change	Percent Change
Nevada Total	2,023,378	2,718,337	694,958	34%
Clark	1,394,440	1,954,319	559,879	40%
Washoe	341,935	418,061	76,126	22%
Balance of State	287,003	345,956	58,953	21%

Table 3 shows the change in Nevada's population from 2000 to 2007 based on the estimates produced by the US Census Bureau.

Table 3. Census Bureau Generated Nevada Population Estimates for July 2000 and July 2007				
Jurisdiction	Jul-00	Jul-07	Total Change	Percent Change
Nevada Total	2,018,494	2,565,382	546,888	27%
Clark	1,393,432	1,836,333	442,901	32%
Washoe	341,416	406,079	64,663	19%
Balance of State	283,646	322,970	39,324	14%

Tables 4 and 5 show estimates of the number of households or occupied units. This was done by subtracting from the total population the group quarters' population in each county and the tribal and military population where appropriate. This residential population was then divided by the persons per household from the 2000 Census. The result of this gives an approximate estimate of the number of occupied housing units in the respective years. One major limit is that this estimate does not allow for changes in household size. Table 4 shows the households based on Nevada's population estimates for the state and Table 5 shows the households based on the Census Bureau's estimates.

Table 4. Household Estimates Using Nevada Population Estimates for July 2000 and July 2007				
Nevada Household Estimates	Jul-00	Jul-07	Total Change	Percent Change
Nevada Total	752,400	1,017,652	265,251	35%
Clark	515,589	726,865	211,275	41%
Washoe	131,989	162,079	30,089	23%

Table 4. Household Estimates Using Nevada Population Estimates for July 2000 and July 2007				
Nevada Household Estimates	Jul-00	Jul-07	Total Change	Percent Change
Balance of State	104,822	128,708	23,887	23%

Table 5. Household Estimates Using Nevada Population Estimates for July 2000 and July 2007				
Census Bureau Estimates	Jul-00	Jul-07	Total Change	Percent Change
Nevada Total	750,536	959,272	208,736	28%
Clark	515,209	682,342	167,132	32%
Washoe	131,784	157,343	25,558	19%
Balance of State	103,543	119,588	16,045	15%

Table 6 provides a summary of the number of houses that have been built and the number of households that are estimated to have been created between 2000 and 2007. It needs to be remembered that a new household is created when a housing unit changes from being vacant to being an occupied unit. Inventory that may have been vacant in 2000 could be part of what is being reflected in the Nevada Household Estimates. That is, people are moving into Nevada and occupying existing units that are vacant as opposed to moving into newly constructed dwelling units.

Table 6. Summary of Nevada Home and Households Created Between 2000 and 2007					
	Total Housing Units	Occupied Housing Units Using Nevada Population Estimates	Difference From Total	Occupied Housing Units Using Census Population Estimates	Difference From Total
Nevada Total	265,383	265,251	132	208,736	56,647
Clark	210,493	211,275	-782	167,132	43,361
Washoe	30,714	30,089	625	25,558	5,156
Balance of State	24,176	23,887	289	16,045	8,131

Table 7 shows what would happen if we assumed 91% of

Table 8. Yearly Average of Total Housing Counts and Households From 2000 to 2007					
	Total Housing Units	Occupied Housing Units Using Nevada Population Estimates	Occupied Housing Units Using Census Population Estimates	Difference In Housing Supply From Total In Table 14 Based On Census Estimates	Years for Absorption of Difference from Census
Nevada Total	34,500	37,893	29,819	32,763	1.1
Clark	27,364	30,182	23,876	24,416	1.0
Washoe	3,993	4,298	3,651	2,391	0.7
Balance of State	3,143	3,412	2,292	5,955	2.6

New home purchases play an important part in Nevada's economy and in the state's tax revenues. The National Association of Homebuilders estimates that a purchase of a new home generates $4,767 in purchasing property alterations and repairs, appliances, and furniture. Purchase of an existing home generates $3,148 in purchases. So not only is there impact from direct job creation and loss but also in the retail sales that are generated by a home purchase as the housing market has changed over the past seven years.

It is important to note that University of Nevada Las Vegas's Center for Business and Economic Research during its Southern Nevada Midyear Economic Outlook estimated an excess supply of 9,074 units . This supply should be consumed by the middle of 2009 depending on population growth and units that are permitted. They are assuming normal vacancy rates of 1.5% for single family detached and 6% for multifamily units. Table 9 shows occupancy rates by type of unit from the 1990 and 2000 Census. Table 10 shows estimated occupancy rates that are calculated by dividing the housing units reported by local governments from Table 1 by the households estimates from Tables 4 and 5. In 2000 the Census, the Census estimates and the Nevada estimates were relatively close but by 2007 they had diverged from each other.

Table 9. Occupancy Rates for the Decennial Census for 2000 and 1990									
	United States	Nevada		Clark		Washoe		Balance of State	
Year	2000	2000	1990	2000	1990	2000	1990	2000	1990
Overall	91.0%	90.8%	90.1%	91.5%	90.6%	91.8%	90.8%	84.6%	87.6%
Single Family	92.7%	94.1%	93.2%	95.0%	94.5%	94.9%	94.1%	87.4%	88.3%
Multi-Family	89.7%	87.2%	86.5%	87.8%	86.8%	87.1%	88.0%	75.8%	79.9%
Mobile Home	84.1%	88.0%	89.9%	88.5%	90.6%	93.4%	73.1%	84.7%	90.1%

Table 10. Estimated Occupancy Rates From Dividing Housing Units By Households						
	Nevada		Census		Difference (NV less Census)	
	Jul-00	Jul-07	Jul-00	Jul-07	Jul-00	Jul-07
Nevada Total	91.3%	93.4%	91.0%	88.0%	0.2%	5.4%
Clark	92.2%	94.4%	92.1%	88.6%	0.1%	5.8%
Washoe	90.7%	92.0%	90.6%	89.3%	0.1%	2.7%
Balance of State	87.7%	89.6%	86.6%	83.2%	1.1%	6.3%

Table 11. Number of 2000 Households Estimated by applying Nevada's Rates for 2000 and 2007 from Table 12				
	2007 Housing Units	Using 2000 Rate	Using 2007 Rate	Difference
Nevada Total	824,377	752,400	769,829	17,428

Table 11. Number of 2000 Households Estimated by applying Nevada's Rates for 2000 and 2007 from Table 12				
	2007 Housing Units	Using 2000 Rate	Using 2007 Rate	Difference
Clark	559,382	515,589	528,131	12,542
Washoe	145,454	131,989	133,821	1,832
Balance of State	119,541	104,822	107,057	2,236

In looking at Tables 7, Summary of Nevada Home and Households Created Between 2000 and 2007, and Table11, it appears that much of the difference of Nevada having estimated more households than housing units that were built can be accounted for by the increase in the occupancy rate compared to 2000. This reinforces that there may be at least a year's worth of housing inventory to be absorbed by the market. That is, we may be in a situation where existing homes are becoming occupied and fewer new homes are under construction over the coming year or longer.

Appendix C - Projects Identified By Local Governments in 2008
There were a number of projects reported by local government in preparation for these projections. The information provided about these projects varied in the level of detail provided about them and in some cases these projects can be seen as potential development. REMI projects economic and demographic changes which serves as a baseline projection. That baseline may include some of these projects if they are building upon the foundation of a county's current economic structure.

Projects were added or inputted into the model if it appeared that the model was not already including the employment the project would add to the local economy in its baseline projection. The challenge is to gauge how much of any new project is the model already including because of the structure of an area's economy and how much of a project is new growth that should be added into the model. Projects were not included or considered if there was not a clear start date or employment information about the project.

County	Project
Carson City	
Included	Bodine's
	Carson Fandango Marriott Hotel
	Courtyard by Marriot
	Ormsby House
	Sierra Gold Hotel Casino
Not Included	10 Screen Galaxy Theater
	Northgate Movie Closing
	Caron Tahoe Quail Park
	Carson Convention Center by Golden Gaming
	Carson Mall Re-opening
	Delay in opening Sportsman and Burlington Coat Factory
	Home Depot Opening
	Copeland Lumber Closing
	Virginia and Truckee Railroad Development
Churchill	
Not Included	Hazen Bio-diesel Plant
	Geothermal 3 plants
	Great Basin Industrial Park
	GRID Industrial Park
	Nevada Power and Ormat
Clark	
Not Included	AB Tube Processing (Closing)
	Athena Mixed Use Project
	Bonanza State Office Building
	Cherry Development Mis

County	Project
	Civic Center Corporate Park
	Cornerstone Mixed Use Project
	Cox Communications Regional Center
	Craig and Allen Mixed Use Project
	Expertise Cosmetology Institute
	FBI Building
	Foundation for Independent Tomorrow
	Golden Triangle Industrial
	IRS Regional Headquarters
	Lake Mead Crossing Retail Center
	Landfall 2200 Mixed Use Project
	Las Vegas Corporate Center
	Las Vegas Premium Outlets
	Molasky Corporate Center
	MonsterCable.Com
	North 5th and Deer Springs Retail Center
	Northern Beltway Industrial Center
	Rainbow Sunset Pavilion Mixed Use Project
	Ravello Landing Mixed Use Project
	RLT Corporation (McDonald's Training Center
	Solo Cup (Closing)
	Streamline Towers Mixed Use Project
	Sullivan Square Mixed Use Project
	VA Hospital
	Valley Hospital Expansion
	World Jewelry Center
	World Market Center additional phases
Douglas	
Included	Brownstone Gold
	Minden Gateway Center
	Raley's Expansion
	Riverwood Phase I
	Waterloo
Not Included	American AVK
	Beverly Hillbillies Casino

County	Project
	COD Garage in Minden
	Copper Peak
	Greater NV Credit Union
	Sullivan Square
Elko	
Included	Carlin Hotel Casino
	Liebber Equipment
	Lowe’s
	Pacific Steel and Recycling
	Snyder Transportation
	West Wendover Montego Bay
Not Included	Cummins Diesel Engine Sales
	Elko Towne Center
	Fire Science Academy Lost Grant
	Jackpot Spanish Bite Resort and Casino
	Love's Truck Stop in Well
	Ruby Pipeline Construction
	Sierra Pacific Jackpot Wind Farm
	TG Power
	The Rock Group
	Wells Love' Travel Truck Stop
	West Wendover New City Hall
	West Wendover New Manufacturing
	West Wendover New Retail
	West Wendover Rainbow
	West Wendover SliverHorse
	West Wendover Sliverleaf
	West Wendover Tuscano
Humboldt	
Included	Carry-On Trailer
Lincoln County	
Included	SNWA Water Pipeline
Lincoln County	

County	Project
Not Included	Nevada Wind
	Toquop Power Plant
Lyon	
Included	Fernley Wal-Mart
	Nevada Cement
	Western Dairy Specialties
Not Included	Black Bear Diner
	Sonterra Master Planned Community including Industrial and Commercial Uses
	Eden Research
	Fernley Nugget Casino and Restaurant
	Fernley Red Rock Commercial District
	Silver Springs Grocery Store
Mineral	
Not Included	Airport for Depot
	Day and Zimmerman Merger exploring possible expansion as training facility
	HWAS set to expire possible expansion as training facility
	New Motel
	Sky View Academy
Nye	
Included	Bechtel SAIC Lay Offs
	Home Depot
	National Security Tech Lay Offs
	Pahrump Correction Corp of America
	Pahrump Terrible Town Casino
	Pahrump Valley Speedway Auto Center
	Pahrump Valley Speedway Restaurant
	Sandia Lay Offs
	Spring Mountain Motor Sports Ranch
Not Included	Assisted Living Facility
	Beatty Hotel Renovation
	Childcare
	Closing Tonopah Test Range

County	Project
	Gamix Bio-Technologies
	Holiday Inn Express and Buffalo Southwest Grill
	K-7 Pahrump
	Pahrump Front Site Development
	Tonopah Test Range Closing
	Willow Creek Golf Course Hotel Casino
Pershing	
Not Included	Electronics Assembly Plant
	PAV Pacific Hydro-phonic Fish Farming
Storey	
Included	Pets Smart
	PPG Industries
Not Included	ProLogis
	Silverland Ramada Casino Addition
	Tahoe Regional Industrial Center Overall Jobs
	Truck Stop
	Wal-Mart
Washoe	
Included	Legends Hotel and Spa
	Legends Retail Commercial Scheel's and Center
	Legends Retail Commercial Target and Other
	Pets Smart Relocating to Tahoe Regional Industrial Center
Not Included	Tahoe Crystal Bay Casino
	Wind Farm Construction
	Wind Farm Operations
White Pine	
Not Included	2 Resort Hotels
	Addition Hotel Rooms @ 5 a year
	Babcock and Brown Spring Valley Wind Farm (Phase One)
	Babcock and Brown Spring Valley Wind Farm (Phase One)
	Border Inn Expansion
	Ely Energy Center

County	Project
	Ely Energy Center
	Ely Express/Buffalo Grill Bar
	LS Power
	LS Power Plant Construction
	LS Power Plant Operations
	Northern Nevada Railway
	Sierra Pacific
	Sierra Pacific
	Sierra Pacific Ely Energy Sector
	Ski Resort East of Ely
	SP Power Plant Construction
	SP Power Plant Operations
	Spring Valley Wind
	Wind Farm Construction
	Wind Farm Operations