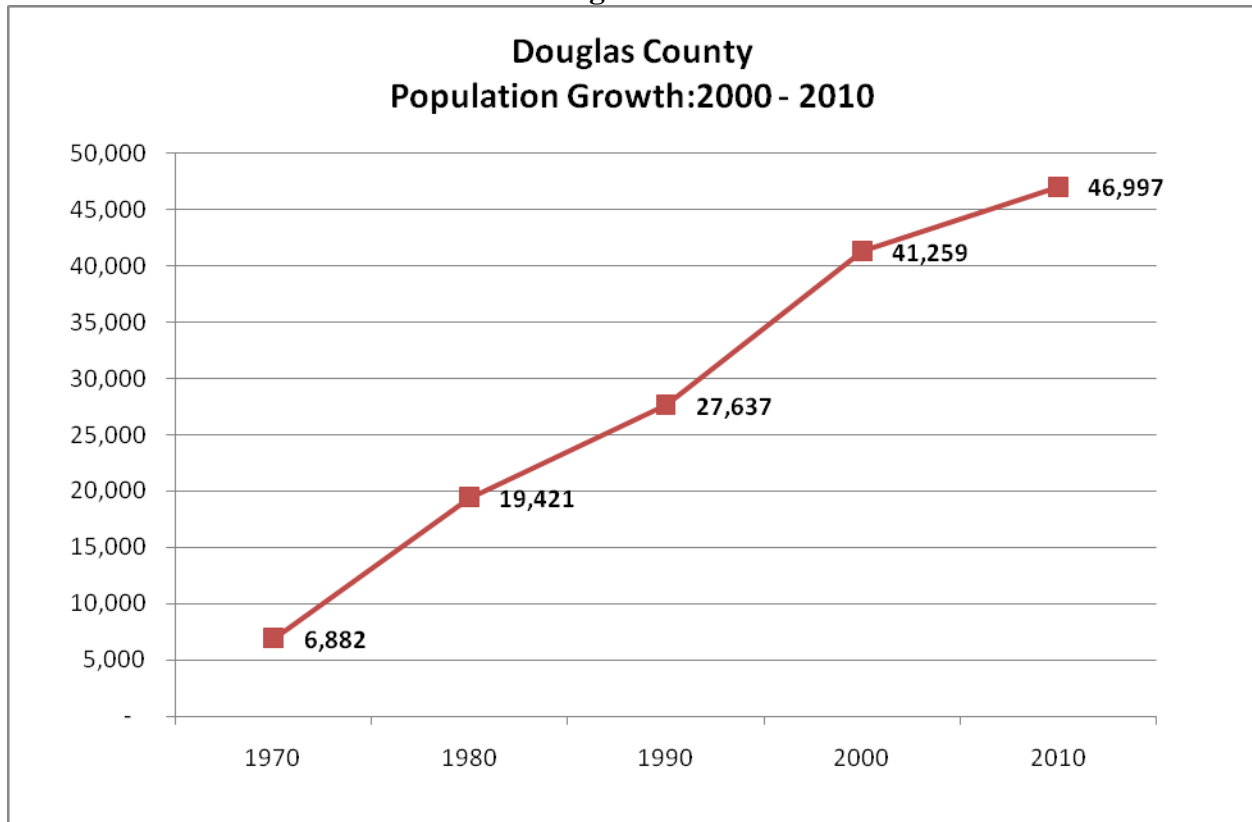


## Chapter 2 Population

### Population Growth

Over the past 40 years, the population of Douglas County has increased significantly. From 1970 to 2010, the population of Douglas County increased by 582.9 percent. Douglas County's population growth over the last 40 years is shown in Figure 2.1. The fastest rate of growth occurred between 1970 and 1980 and 1990 and 2000. From 2000 to 2010 population growth slowed significantly, increasing by just 5,738 people during the last 10 years.

Figure 2.1



The majority of growth in Douglas County between 2000 and 2010 occurred in and around urbanized areas in the Carson Valley, especially in Gardnerville, Indian Hills, and Johnson Lane. In Lake Tahoe, the full-time permanent population actually declined between 2000 and 2010. The declines were primarily due to increases in the level of second and vacation home ownership. The increase in vacation rental permits at Lake Tahoe is one indication of this trend. Douglas County now has 395 active vacation home rentals at Lake Tahoe and the number of permits is expected to increase.

Population change within Douglas County between 2000 and 2010 and the County's Census Designated Places (CDP's) are depicted in Figure 2.2.

**Figure 2.2**  
**Population Change in Douglas County and Douglas County**  
**Census Designated Places (CDP's), 2000 to 2010**

<b>Area</b>	<b>2000</b>	<b>2010</b>	<b>2000-2010 Change</b>	<b>Percentage Change</b>
Douglas County	41,259	46,997	5,738	13.9%
<i>CDP's in Carson Valley Regional Plan</i>				
Minden CDP	2,836	3,001	165	5.8%
Gardnerville CDP	3,357	5,656	2,299	68.5%
Indian Hills CDP	4,407	5,627	1,220	27.7%
Johnson Lane CDP	4,837	6,490	1,653	34.2%
Gardnerville Ranchos CDP	11,054	11,312	258	2.3%
<i>CDP's in Tahoe Regional Plan</i>				
Kingsbury	2,624	2,152	(472)	-18.0%
Stateline CDP	1,215	842	(373)	-30.7%
Zephyr Cove/Roundhill CDP	1,649	1,324	(325)	-19.7%
<i>CDP's in Topaz Lake Regional Plan</i>				
Topaz Ranch Estates CDP	na	1,501		
Topaz Lake CDP	na	157		

Source: 2010 Census, CDP-Census Designated Place. In 2000, Topaz Ranch Estates and Topaz Lake CDP's did not exist. CDP's do not have the same geographies as the Douglas County Community Plans.

Several factors account for this pattern of population growth in Douglas County:

- Public facilities and services are concentrated in Minden, Gardnerville, Indian Hills, Gardnerville Ranchos, and Johnson Lane, allowing higher density residential development.
- Much of the growth corresponds to receiving areas for transfer of development rights.
- Environmental constraints such as floodplains, slopes, as well as farm and ranch operations, will continue to shape growth patterns in the County.
- Proximity to regional employment opportunities. The northern areas of Douglas County are in closer proximity to regional employment centers including those in Carson City and southern Washoe County.

This pattern of population distribution and growth is likely to continue into the future with a few notable exceptions. Lake Tahoe will likely continue to trend toward fewer permanent residents

over the long-term. Employment gains at Lake Tahoe due to redevelopment efforts along the U.S. 50 Corridor are unlikely to provide population growth unless workforce housing initiatives increase. Wages paid in the general services, tourism, and retail trade sectors of the economy are unlikely to provide a level of compensation needed to buy housing in the Douglas County portion of the Lake Tahoe Basin. As a result, additional employment at Stateline may only serve to drive population gains outside the Douglas County portion of Lake Tahoe.

Race and Ethnicity

The race and ethnicity of Douglas County is shown in Table Figure 2.3. Overall, the racial composition of the County has changed little over the last ten years. However, there have been increases in the number of Hispanics in Douglas County. In 2010, the Hispanic population made up just over 10 percent of the Douglas County population. Statewide, Hispanics comprise the largest ethnic group reaching nearly 27 percent of the population in 2010.

**Figure 2.3**  
**Douglas County**  
**Race and Ethnicity: 2000 and 2010**

<b>Race</b>	<b>2000</b>		<b>2010</b>	
White	38,732	93.9%	43,524	92.6%
Black	210	0.4%	402	0.9%
American Indian/Alaska	1,015	2.5%	1,469	3.1%
Asian	789	1.9%	1,176	2.5%
Native Hawaiian	146	0.4%	212	0.5%
Other Race	1,334	3.2%	1,819	3.9%
Ethnicity				
Hispanic	3,057	7.4%	5,103	10.9%

Source: 2010 Census

Douglas County Demographic Characteristics

Recent population growth has influenced the demographic composition of Douglas County. Several distinct attributes are evident starting with the age of the population.

*Age of Population*

Figure 2.4 shows the percentage of the population in Douglas County which is age 65 and older. The percentage of the population in Douglas County age 65 and older is substantially higher than the State of Nevada, the United States, and other western Nevada communities. Not only is the Douglas County population older, but the percentage of the population age 65 and older increased more between 2000 and 2010 than other communities included in Figure 2.4.

**Figure 2.4**  
**Population Age 65 and Older in Douglas County, Adjacent Counties, Nevada, and United States, 2000 and 2010**

<b>Area</b>	<b>2010</b>	<b>2000</b>
Douglas County	20.2%	15.2%
Carson City	16.5%	14.9%
Washoe County	12.1%	10.5%
Lyon County	15.8%	13.7%
Nevada	12.0%	11.0%
United States	13.0%	12.4%

Source: 2010 and 2000 U.S. Census

Figure 2.5 shows the median age of the population in Nevada counties. From 1990 to 2010 the median age of Douglas County residents increased by 11.2 years, from 36.2 to 47.4 years. The median age in Carson City and Washoe County for 2010 is 41.7 and 37.0, respectively.

**Figure 2.5**  
**Median Age by County in the State of Nevada: 1990, 2000 and 2010**

<b>County</b>	<b>1990</b> years of age	<b>2000</b> years of age	<b>2010</b> Years of age
<b>Carson City</b>	36.6	38.7	41.7
<b>Churchill</b>	33.0	34.7	39.0
<b>Clark</b>	33.1	34.4	35.5
<b>Douglas</b>	36.2	41.7	47.4
<b>Elko</b>	29.4	31.2	33.4
<b>Esmeralda</b>	35.8	45.1	52.9
<b>Eureka</b>	33.3	38.3	42.4
<b>Humboldt</b>	30.6	33.4	36.2
<b>Lander</b>	28.7	34.1	37.1
<b>Lincoln</b>	33.4	38.8	39.9
<b>Lyon</b>	36.4	38.2	40.9
<b>Mineral</b>	33.9	42.9	49.2
<b>Nye</b>	36.5	42.9	48.4
<b>Pershing</b>	31.7	34.4	41.0
<b>Storey</b>	37.6	44.5	50.5
<b>Washoe</b>	33.6	35.6	37.0
<b>White Pine</b>	33.8	37.7	40.8
<b>State Of Nevada</b>	33.3	35.0	36.3
<b>U.S.</b>	32.9	35.3	37.2

Source: U.S. Department of Commerce. "Census 2000 and 2010 Redistricting Data (PL-94-171) Summary File, Table PL1 and 1990 Census." Bureau of Census: Washington D.C. 2010, 2000 and 1990.

The median age in the United States increased from 35.3 in 2000 to 37.2 in 2010, with the proportion of older Americans increasing. The 1.9-year increase between 2000 and 2010 was a more modest increase than the 2.4-year increase in median age that occurred between 1990 and 2000. The aging of the baby boom population, along with stabilizing birth rates and longer life expectancy, have contributed to the increase in median age nationally.

Certain factors have contributed to the aging of the population in Douglas County. Strong population growth over the past several decades means that the influx of the population into Douglas County is disproportionately older than the existing population. As shown in Figure 2.6, family households with children in Douglas County declined substantially between 2000 and 2010 whereas family households with children in the State of Nevada changed very little as a percentage of the population. Another distinguishing characteristic in Douglas County is the percentage of husband and wife households only. In 2010, the percentage of Douglas County households with a husband and wife only was almost 10 percent higher than the State of Nevada (55.5% vs. 46.0%).

From 2000 to 2010 the percentage of family households and family households with children under 18 also declined in Douglas County. Family households with children in Douglas County represented only 24 percent of all households in 2010. In fact, the number of Douglas County households with children actually declined from 5,031 households in 2000 to 4,714 households in 2010.

**Figure 2.6**  
**Households in Douglas County and Nevada, 2000 and 2010**

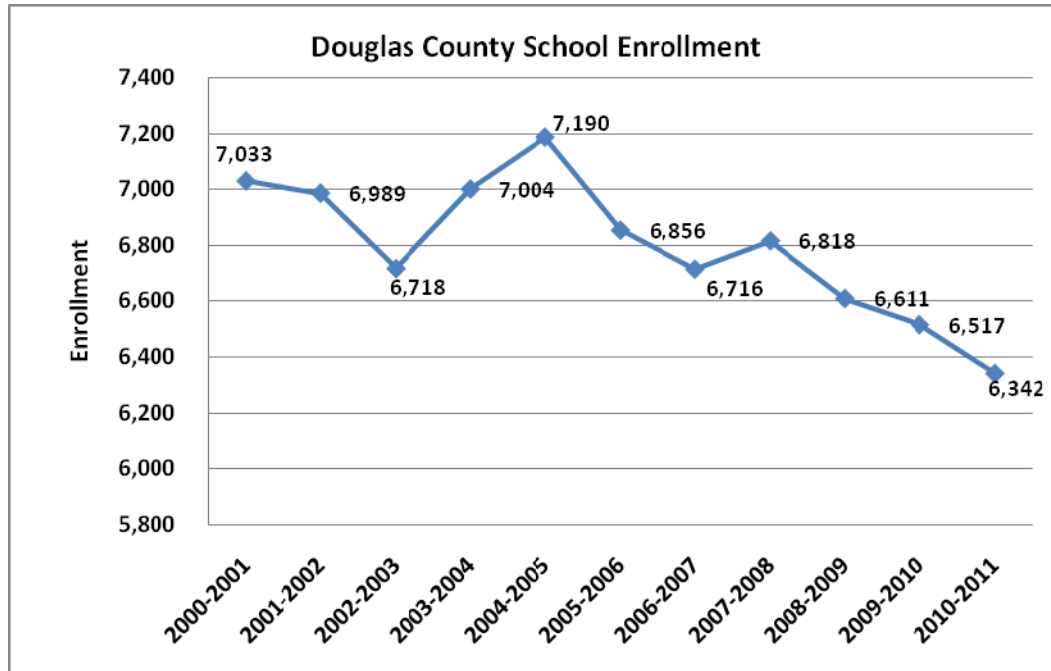
Type of Household	State of Nevada				Douglas County			
	2010		2000		2010		2000	
Total households	1,006,250	100.0%	751,165	100.0%	19,638	100.0%	16,401	100.0%
Family households (families) [7]	656,621	65.3%	498,333	66.3%	13,519	68.8%	11,894	72.5%
With own children under 18 years	301,400	30.0%	238,846	31.8%	4,714	24.0%	5,031	30.7%
Husband-wife family	462,509	46.0%	373,201	49.7%	10,905	55.5%	9,930	60.5%
With own children under 18 years	197,148	19.6%	166,072	22.1%	3,322	16.9%	3,767	23.0%
Male householder, no wife present	66,525	6.6%	41,650	5.5%	876	4.5%	645	4.0%
With own children under 18 years	33,343	3.3%	22,099	3.0%	466	2.4%	394	2.4%
Female householder, no husband present	127,587	12.7%	83,482	11.1%	1,738	8.9%	1,319	8.0%
With own children under 18 years	70,909	7.0%	50,675	6.7%	926	4.7%	870	5.3%
Non-Family Households	349,629	34.7%	252,832	33.7%	6,119	31.2%	4,507	27.5%
Average Household Size	2.65		2.62		2.38		2.5	
Average Family Size	3.20		3.14		2.8		2.88	

Source: 2000 and 2010 Census.

Reductions in family households with children and the loss of permanent population in the Lake Tahoe Basin contributed to the decline of Douglas County public school enrollment. Changes in school enrollment further highlight the demographic trends in Douglas County. One factor influencing school enrollment is the continuing transition of the Lake Tahoe area from permanent to part-time ownership thereby reducing the number of children enrolling in Douglas County schools.

In 2000, students enrolled in Douglas County schools accounted for 17 percent of the population. By 2010, students enrolled in Douglas County schools only accounted for 13.5 percent of the County's population. Douglas County school enrollment includes chartered schools as well. Figure 2.7 depicts the Douglas County school enrollment figures from 2000 to 2011. Enrollment has declined from 7,033 students in 2000-2001 to 6,342 students in 2010-2011.

**Figure 2.7**  
**Douglas County School Enrollment, 2000 to 2011**



Source: Nevada Department of Education 2000-2010.

### Economic Activity

Economic development and regional job creation influences local population demographics by attracting a larger number of working age (19 to 55) people to Douglas County communities. The working age population have more children and depending upon overall wage levels have an influence on housing markets and the types of facilities and services provided by local governments. Areas within Nevada with high levels of job creation over the last ten years, such as Washoe and Clark counties, as well as the northeastern Nevada mining communities, have more children, a higher average household size, lower median age, and a higher percentage of family households. As a result, economic activity can substantially influence local population demographics.

Figure 2.8 provides comparative economic measures. Again, Douglas County has a small average household size, the smallest employment per population, one of the lowest average weekly wage levels, but the highest per capita income in Nevada. According to the Fiscal Year (FY) 2011 U.S. Department of Housing and Urban Development (HUD) Median Family Income figures for Nevada, Douglas County has the second highest median family income at \$75,900 in the State. The employment per population ratio again demonstrates that Douglas County has the fewest number of workers per population.

**Figure 2.8  
 Comparative Economic Measures**

	<b>Douglas Co.</b>	<b>Carson City</b>	<b>Washoe Co.</b>	<b>Nevada</b>
<b>HUD Median Family Income, FY 2011</b>	\$75,900	\$68,300	\$70,500	N/A
<b>Per Capita Income-2009</b>	\$55,080	\$40,218	\$42,499	\$37,670
<b>Average Weekly Wage-2010</b>	\$763/wk.	\$844/wk.	\$815/wk.	\$818/wk.
<b>Employment/Population</b>	.395	.445	.449	.426
<b>Avg. Household Size</b>	2.38	2.41	2.55	2.65

Source: Bureau of Labor Statistics, Nevada Department of Employment and Rehabilitation U.S. Census, U.S. Department of Housing and Urban Development. The HUD Median Family Income figures for Washoe Co. are for the Reno-Sparks MSA

Future Population Growth

A number of socioeconomic forces including national demographic trends shape the composition of the Douglas County population. The Douglas County population is older with declining family household formations, lower school enrollments, and smaller household size. Three general factors have probably contributed to such conditions:

1. Retail trade, tourism and support services are relatively low paying sectors in the State of Nevada. Although Douglas County has the highest per capita income among all Nevada, the wage level in the County is below the State of Nevada’s average weekly wage for all industries.
2. The recent “Housing Bubble” resulted in an in-migration of affluent retirees and accelerated the transition from full-time permanent residents at Lake Tahoe to more seasonal and part-time residents and second home ownership. At the same time, relatively high housing prices in Douglas County created an economic barrier for many younger working age households, particularly those with children.
3. General trends in national demographics with lower household formation rates, fewer children and more single persons, smaller households, and fewer married coupled households with children also influence Douglas County.

Changing the demographic trends of Douglas County will depend largely upon the ability of the area to attract business activity and employment in higher paying industrial sectors. Economic development in the Lake Tahoe Basin is not likely to contribute in a significant way to reversing or slowing the changes in the permanent population without initiatives to increase the availability of moderate priced housing in the Basin. Consistent with historic trends, Douglas County will continue to see retiree in-migration. Regional transportation improvements (US Highway 395

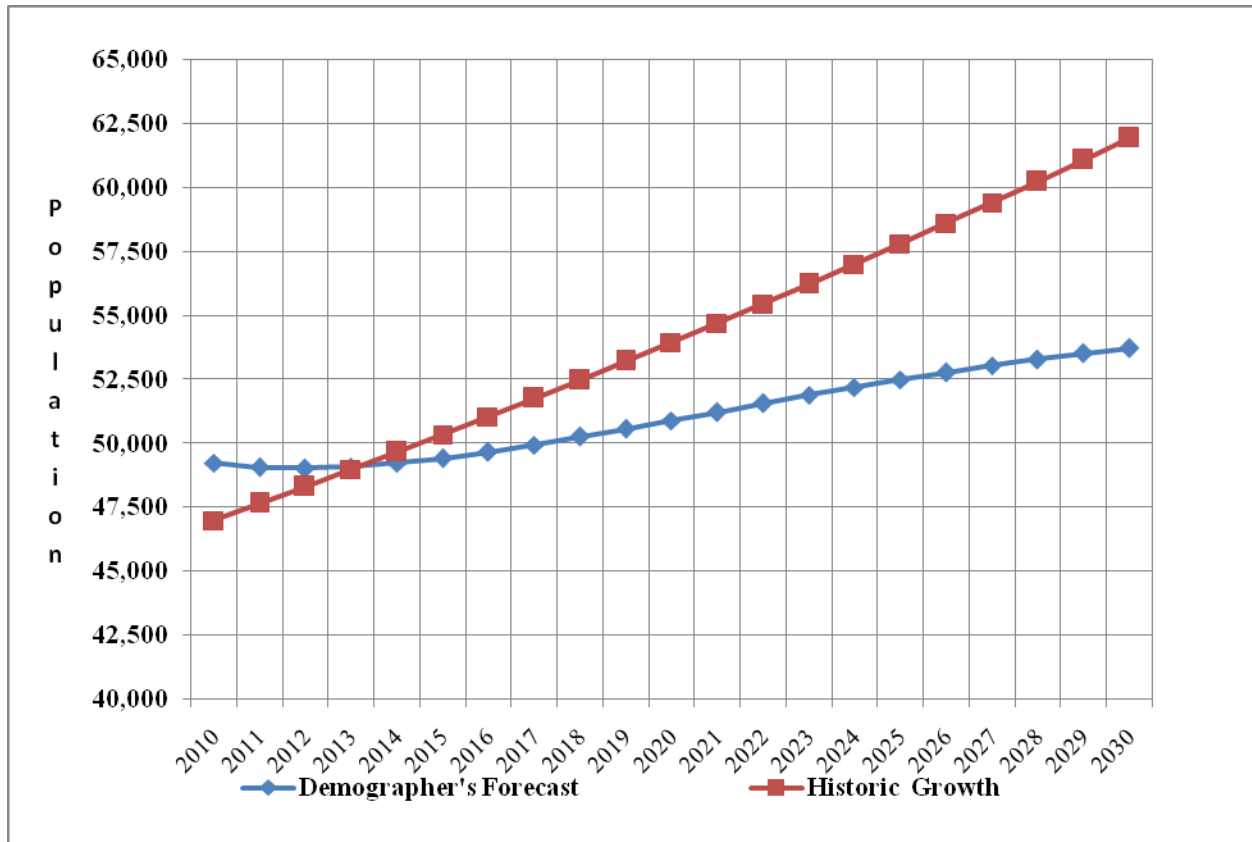


extension) will make Douglas County more accessible to surrounding employment centers, including southern Washoe County, which may contribute to population gains in the future.

*Population Forecasts*

Population forecasts for Douglas County include a historic growth rate based on the 1.39 percent growth rate between 2000 and 2010 and the State Demographer’s annual forecast. Figure 2.9 shows both the historic growth rate and the August 2011 State Demographer’s forecast.

**Figure 2.9**  
**Douglas County Population Forecasts: 2010-2030**



**Historic growth rate.** Douglas County’s population continues to grow at a level commensurate with historic patterns. In order for this situation to occur, new employment is needed both locally and regionally, particularly jobs with higher wage levels which will serve to attract more working age households with children to Douglas County. In the near-term (2-3 years), national economic conditions will likely limit growth. The historic growth rate is set at 1.39 percent annual average increase which represents the Douglas County growth rate from 2000 to 2010.

**State Demographer’s Forecasts.** Annually, the Nevada State Demographer develops local area population forecasts. The most recent forecast for Douglas County shows limited population growth over a twenty year period. With a continuation of relatively high housing prices, retiree

in-migration, declining family households with children, and limited economic development and job creation; the State Demographer's forecasts represents a realistic scenario for Douglas County. Over the last ten years, the rate of growth in Douglas County slowed. The August 31, 2010, projections from the State Demographer show Douglas County reaching a total population of 53,724 by 2030.