Monitoring Program

- Economic
- Fiscal
- Social
- Environmental
- Public Safety
General Overview

• The Monitoring Program
  – Yucca Mountain Project impacts
  – Early-warning system
  – Assessment baseline

• Began in 2004

• Significant revisions during 2005

• Lessons learned
Integration Diagram
The Process

Step 1: Identification of Key Issues and Trends

March 2006
Integration Diagram

The Process

Step 1: Identification of Key Issues and Trends

→

Step 2: Review of Departmental Strategic Plans

March 2006
Integration Diagram
The Process

Step 1: Identification of Key Issues and Trends
Step 2: Review of Departmental Strategic Plans
Step 3: Focused Interviews with Clark County Agency Personnel
Integration Diagram
The Process

Step 1: Identification of Key Issues and Trends

Step 2: Review of Departmental Strategic Plans

Step 3: Focused Interviews with Clark County Agency Personnel

Step 4: Analysis of Interview Findings
The Process

Step 1: Identification of Key Issues and Trends

Step 2: Review of Departmental Strategic Plans

Step 3: Focused Interviews with Clark County Agency Personnel

Step 5: Development of Monitoring Program

Step 4: Analysis of Interview Findings

March 2006
Integration Diagram

The Process

Step 1: Identification of Key Issues and Trends

Step 2: Review of Departmental Strategic Plans

Step 3: Focused Interviews with Clark County Agency Personnel

Step 4: Analysis of Interview Findings

Step 5: Development of Monitoring Program

Step 6: Review and Pilot Testing of the Monitoring Program

March 2006
The Process

Step 1: Identification of Key Issues and Trends

Step 2: Review of Departmental Strategic Plans

Step 3: Focused Interviews with Clark County Agency Personnel

Step 4: Analysis of Interview Findings

Step 5: Development of Monitoring Program

Step 6: Review and Pilot Testing of the Monitoring Program

Step 7: Implementation of Monitoring Program

Integration Diagram

March 2006
**Integration**

**Visioning**
Monitoring data used to establish key relationships and measure key trends

**Planning**
Monitoring data used to establish goal, determine outcome objectives, evaluate alternatives, and assess alternative strategies

**Assessment**
Program used to determine strategy effectiveness, affects of outside influence, unanticipated consequences and resulting impact

**Implementing**
Monitoring program used to establish and track benchmarks, track changes, and identify causalities
Key Program Enhancements

• Indicators expansion: +32%

• Qualitative Indicators
  – Public opinion survey
  – Relative considerations: Yucca Mtn.
  – Service importance/performance
  – Economic conditions
  – Quality of life

• Community-wide integration

• Improved data dissemination
The Clark County Monitoring Program (the “Program”) was established in 2005 to provide a foundation for ongoing policy discussions and a baseline from which economic, fiscal or social changes could be monitored over time.

The Program is comprised of indicators in several core areas, including, without limitation, environmental, economic, community well-being, fiscal, developmental and public health and safety. The Program is not intended to provide a comprehensive clearinghouse for all economic, fiscal and social measures; rather, its purpose is to highlight and monitor the most meaningful indicators of performance and perception in key service areas.

While there is a substantial amount of information posted to and routinely updated on the Program site, it remains a work in progress. Additional information becomes available almost daily, and we are working to refine, expand or improve upon its usability and analytic structure. Users may find some sections are incomplete or have changed between visits. We appreciate your patience while we strive to bring this important project online.
### INDUSTRIAL DIVERSITY INDEX - NOVEMBER 2005

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Resources &amp; Mining</td>
<td>400</td>
<td>400</td>
<td>9.3</td>
</tr>
<tr>
<td>Construction</td>
<td>106,500</td>
<td>107,200</td>
<td>94,000</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>23,200</td>
<td>23,100</td>
<td>23,800</td>
</tr>
<tr>
<td>Utilities</td>
<td>3,000</td>
<td>3,000</td>
<td>98.4</td>
</tr>
<tr>
<td>Wholesale</td>
<td>22,100</td>
<td>22,100</td>
<td>29,000</td>
</tr>
<tr>
<td>Retail</td>
<td>98,200</td>
<td>97,200</td>
<td>94,300</td>
</tr>
<tr>
<td>Trans &amp; Warehousing</td>
<td>29,300</td>
<td>29,400</td>
<td>27,700</td>
</tr>
<tr>
<td>Information</td>
<td>10,200</td>
<td>10,100</td>
<td>10,100</td>
</tr>
<tr>
<td>Financial Activities</td>
<td>51,100</td>
<td>51,000</td>
<td>47,100</td>
</tr>
<tr>
<td>Professional &amp; Business Services</td>
<td>108,100</td>
<td>109,000</td>
<td>97,800</td>
</tr>
<tr>
<td>Education &amp; Health Services</td>
<td>59,400</td>
<td>59,200</td>
<td>55,500</td>
</tr>
<tr>
<td>Leisure &amp; Hospitality</td>
<td>267,100</td>
<td>267,000</td>
<td>249,800</td>
</tr>
<tr>
<td>Other Services</td>
<td>26,900</td>
<td>26,800</td>
<td>25,000</td>
</tr>
<tr>
<td>Government</td>
<td>90,900</td>
<td>90,600</td>
<td>87,400</td>
</tr>
<tr>
<td><strong>Total/Average</strong></td>
<td><strong>898,800</strong></td>
<td><strong>897,000</strong></td>
<td><strong>887,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Resources &amp; Mining</td>
<td>10.7</td>
<td>10.7</td>
<td>10.7</td>
</tr>
<tr>
<td>Construction</td>
<td>205.1</td>
<td>205.1</td>
<td>205.1</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>26.4</td>
<td>26.4</td>
<td>26.4</td>
</tr>
<tr>
<td>Utilities</td>
<td>92.4</td>
<td>92.4</td>
<td>92.4</td>
</tr>
<tr>
<td>Wholesale</td>
<td>56.2</td>
<td>56.2</td>
<td>56.2</td>
</tr>
<tr>
<td>Retail</td>
<td>97.8</td>
<td>97.8</td>
<td>97.8</td>
</tr>
<tr>
<td>Trans &amp; Warehousing</td>
<td>102.0</td>
<td>102.0</td>
<td>102.0</td>
</tr>
<tr>
<td>Information</td>
<td>51.3</td>
<td>51.3</td>
<td>51.3</td>
</tr>
<tr>
<td>Financial Activities</td>
<td>92.7</td>
<td>92.7</td>
<td>92.7</td>
</tr>
<tr>
<td>Professional &amp; Business Services</td>
<td>93.1</td>
<td>93.1</td>
<td>93.1</td>
</tr>
<tr>
<td>Education &amp; Health Services</td>
<td>51.0</td>
<td>51.0</td>
<td>51.0</td>
</tr>
<tr>
<td>Leisure &amp; Hospitality</td>
<td>322.9</td>
<td>322.9</td>
<td>322.9</td>
</tr>
<tr>
<td>Other Services</td>
<td>79.3</td>
<td>79.3</td>
<td>79.3</td>
</tr>
<tr>
<td>Government</td>
<td>62.8</td>
<td>62.8</td>
<td>62.8</td>
</tr>
</tbody>
</table>

**Index Value:** 60.4

**Notes:** (1) Location Quotient measures the local concentration of an industry in comparison to the industry's share of U.S. employment. A Location Quotient of 1.0, for example, indicates that the industry in question accounts for 1 percent more of the region's employment than does the same industry for all employment nationwide. The index value is a mathematical formula that measures the average distance from the mean for each industrial sector. Higher scores indicate greater diversity; a perfectly diversified economy would return an index score of 1.0.

March 2006
Financial situation change last 12-months (n=600)

- Better: 32%
- About the Same: 50%
- Worse: 18%

Financial situation expectations 12-months from now (n=600)

- Better: 45%
- About the Same: 44%
- Worse: 11%

March 2006
Relative Importance

“What is the most important change that could improve the quality of life in Clark County?”

- Less traffic congestion
- Lower crime rates
- Improve K-12 education
- Slow growth
- Stop Yucca Mountain
- More affordable housing
- More efficient government
- Stop growth
- Improve higher education
- Increased access to health care
- Better jobs/training
- No change
- Better services for the homeless
- DK/No answer
- Improve water quality
- Improve air quality
- Greater tax relief
- Stop illegal immigration

N=600

March 2006
Relative Importance

“What is the most important change that could improve the quality of life in Clark County?”

- Less traffic congestion
- Lower crime rates
- Improve K-12 education
- Slow growth
- Stop Yucca Mountain
- More affordable housing
- More efficient government
- Stop growth
- Improve higher education
- Increased access to health care
- Better jobs/training
- No change
- Better services for the homeless
- DK/No answer
- Improve water quality
- Improve air quality
- Greater tax relief
- Stop illegal immigration

N=600

March 2006
“I’m going to read you a list of things that may or may not affect the value of residential (homes) property in Clark County. For each item please tell me whether you believe it would decrease, have no affect or increase the property value of nearby, privately owned homes.”

Trend Analyses

High-level nuclear waste transportation route

March 2006
“I’m going to read you a list of things that may or may not affect the value of residential (homes) property in Clark County. For each item please tell me whether you believe it would decrease, have no affect or increase the property value of nearby, privately owned homes.”

Trend Analyses

Share of Respondents Anticipating a Decline (%)
### Community-wide Integration
#### Office Market - Q4 2005 Performance

<table>
<thead>
<tr>
<th></th>
<th>Las Vegas Valley</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Buildings</td>
<td>1,349</td>
</tr>
<tr>
<td>Inventory (SF)</td>
<td>37,494,594</td>
</tr>
<tr>
<td>Vacancy (SF)</td>
<td>3,136,177</td>
</tr>
<tr>
<td>Vacancy (%)</td>
<td>8.4%</td>
</tr>
<tr>
<td>New Inventory (SF)</td>
<td>1,327,905</td>
</tr>
<tr>
<td>Net Absorption (SF)</td>
<td>1,137,416</td>
</tr>
<tr>
<td>Under Construction (SF)</td>
<td>4,754,929</td>
</tr>
<tr>
<td>Planned Construction (SF)</td>
<td>3,452,442</td>
</tr>
</tbody>
</table>

March 2006
## Community-wide Integration
Office Market - Q4 2005 Performance

<table>
<thead>
<tr>
<th></th>
<th>Unincorp. Clark County</th>
<th>City of Las Vegas</th>
<th>City of Henderson</th>
<th>City of North LV</th>
<th>Las Vegas Valley</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Buildings</td>
<td>623</td>
<td>479</td>
<td>205</td>
<td>42</td>
<td>1,349</td>
</tr>
<tr>
<td>Inventory (SF)</td>
<td>16,350,721</td>
<td>15,591,791</td>
<td>4,879,904</td>
<td>672,178</td>
<td>37,494,594</td>
</tr>
<tr>
<td>Vacancy (SF)</td>
<td>1,428,334</td>
<td>1,039,543</td>
<td>562,174</td>
<td>106,126</td>
<td>3,136,177</td>
</tr>
<tr>
<td>Vacancy (%)</td>
<td>8.7%</td>
<td>6.7%</td>
<td>11.5%</td>
<td>15.8%</td>
<td>8.4%</td>
</tr>
<tr>
<td>New Inventory (SF)</td>
<td>469,776</td>
<td>322,152</td>
<td>473,077</td>
<td>62,900</td>
<td>1,327,905</td>
</tr>
<tr>
<td>Net Absorption (SF)</td>
<td>383,484</td>
<td>250,029</td>
<td>487,322</td>
<td>16,581</td>
<td>1,137,416</td>
</tr>
<tr>
<td>Under Construction (SF)</td>
<td>2,642,269</td>
<td>946,550</td>
<td>838,024</td>
<td>328,086</td>
<td>4,754,929</td>
</tr>
<tr>
<td>Planned Construction (SF)</td>
<td>1,682,683</td>
<td>720,908</td>
<td>782,545</td>
<td>266,306</td>
<td>3,452,442</td>
</tr>
</tbody>
</table>

March 2006
Community-wide Integration
Office Market Inventory Composition, Q4 2005

- City of Las Vegas: 42%
- City of Henderson: 13%
- City of North Las Vegas: 2%
- Unincorporated Clark County: 43%

March 2006
Community-wide Integration
Office Under Construction Space, Q4 2004

- City of Las Vegas: 37%
- City of Henderson: 22%
- City of North Las Vegas: 2%
- Unincorporated Clark County: 38%

March 2006
Community-wide Integration
Office Under Construction Space, Q4 2005

- City of Las Vegas: 20%
- City of Henderson: 18%
- City of North Las Vegas: 2%
- Unincorporated Clark County: 55%
Community-wide Integration
Vacancy Rates, 2004 vs. 2005

March 2006
Economic:

While remaining remarkably strong, the Southern Nevada economy appeared to enter a period of possible transition during the third quarter of 2005. Clear skies became a bit cloudier as signals of slowing emerged in some key sectors and apprehension over sustainability and growth dependence became more pronounced.

These changes were not unexpected. The pace of expansion set during the preceding 18 months was spirited but untenable. Although incoming data highlighted some downside risks, Southern Nevada’s economy has evolved to become more diversified, more productive and more efficient during the current business cycle. The economy is configured for growth; however, its ability to adapt to changing conditions may be the greater test of its resiliency.

Clark County continued to lead similarly-sized economies in terms of population and employment growth. At 2.6 percent, Nevada also ranked first in the nation in terms of personal income growth between the first and second quarters of 2005. Personal income gains appear to have a greater relationship to the volume of consumers as opposed to the wealth of existing consumers. During the past 12 months, incomes increased by slightly more than 6.0 percent, less than the 7.6 percent gain in employment and just one point greater than the rate of population expansion.

Population increases remain robust after peaking during mid-2004. Driver’s license surrenders, a key gauge of population expansion, are five percent off 2004’s pace. In August 2005, the most recent data available, surrenders were off a higher-than-expected 15 percent. Importantly, the August comparison was against the single-largest monthly value reported in history (August 2004). Escalating dependency on the construction and real estate sectors suggests that a material slowdown in population growth may lead to broader instability. While warranting a watchful eye, conditions at present are more indicative of a soft landing than a systemic infirmity.

The economy is adding an average of 5,200 jobs per month and the region’s core industry, hospitality and leisure, has rarely, if ever, been stronger. Visitor volumes are approaching 40 million annually and have reported improved growth rates in the wake of Wynn Las Vegas opening in late-April 2005. Gross gaming revenues posted double-digit growth rates as have hotel room rates, airport traffic and convention attendance. Projects with announced completion dates total more than $15 billion worth of new investment, underscoring the industry’s confidence in present conditions as well as the market’s growth potential.

The hotel-gaming industry’s performance is undoubtedly impacted by the health and stability of the global economy. The national condition appeared to weaken during the quarter as energy costs continued to rise as did the unemployment rate and consumer confidence fell by the greatest margin in 15 years. Blame for these trends is commonly credited to hurricanes Katrina and Rita; however, evidence that the momentum in household and business spending was dissipating existed prior to these events. It is more likely that they intensified the soft patch as opposed to creating it.

In addition to softer domestic economic conditions, the emergence of the Avian flu, construction costs’ inflation and a workforce housing shortage all intensified as hotel-gaming industry challenges during the quarter. Though we recognize their existence, they have had little measurable affect on the industry’s performance and there is no indication that it has weakened fundamentally.

Clark County’s construction industry is the region’s fastest-growing sector. Expanding at an annual rate of 15 percent, more than one out of every four new jobs created during the past 12 months have been a construction-related job. While demonstrating some signs of resurgence
### Improved Data Dissemination

#### Email Distributions

<table>
<thead>
<tr>
<th>Community Indicator</th>
<th>Highlights</th>
<th>Link to More Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial Diversity Index (August 2005)</td>
<td>While the rate of economic growth is strong, the rate of diversity appears to be slowing. Leisure and hospitality and construction sectors combine to account for 40.5 percent of all employment and 49 percent of all new jobs created during the past 12 months.</td>
<td>Industrial Diversity Index</td>
</tr>
<tr>
<td>Relative Cost of Living Index (Q2 2005)</td>
<td>Cost of living in Las Vegas metropolitan area is 13.4 percent higher than the national average. Local costs are 7.7 percent lower than those in the top 10 states of newcomer origin. When California is omitted, costs are 3 percent higher than top states of newcomer origin.</td>
<td>Relative Cost of Living Index</td>
</tr>
<tr>
<td>Transportation System Congestion Index (2003)</td>
<td>Based on 2003 Urban Mobility Report data, traffic congestion is getting worse in almost all categories. Las Vegas metropolitan area now among the 10 worst in the nation in terms of travel times delays.</td>
<td>Transportation System Congestion Index</td>
</tr>
<tr>
<td>Transportation System Utility Index (2003)</td>
<td>Based on 2003 Urban Mobility Report data, Las Vegas drivers travel substantially fewer miles per capita per day than do drivers in comparable metropolitan areas. Gap decreased during 2003. Public transit miles traveled reported a significant decline.</td>
<td>Transportation System Utility Index</td>
</tr>
<tr>
<td>Transportation Infrastructure Index (2003)</td>
<td>Based on 2003 Urban Mobility Report data, Las Vegas metropolitan area has substantially fewer freeway, arterial and total system lane miles per 1,000 residents than to other large metropolitan areas. Figures all declined during 2003. Daily uncompensated transit trips also report material decline.</td>
<td>Transportation Infrastructure Index</td>
</tr>
<tr>
<td>Minority Unemployment Disparity Index (2004)</td>
<td>Unemployment declined substantially overall and within most demographic groups. Unemployment decreased among women and those of Hispanic origin were particularly strong during the year.</td>
<td>Minority Unemployment Disparity Index</td>
</tr>
</tbody>
</table>

If you have any questions or require any additional information, please do not hesitate to contact Dr. Sheila Conway at (702) 862-7596 or myself at (702) 967-3333.

Sincerely,

Jeremy
Lessons Learned

• Communication is vital
• Flexibility key
• Cannot be everything to everyone
• Qualitative variables are necessary
• Independence is important
• Significant commitment
Monitoring Program

Economic
Fiscal
Social
Environmental
Public Safety

CLARK COUNTY

APPLIED ANALYSIS

Comprehensive Planning
Nuclear Waste Division

Urban Environmental Research, LLC
March 2006