

CHAPTER 2.0

STUDY AREA DEFINITION AND HISTORICAL DESCRIPTION

PIA Introduction

The Planning Information Areas' study area includes most of Bernalillo County and Rio Rancho and Corrales in Sandoval County. This chapter provides a description of each Planning Information Area (PIA), including a brief summary and accompanying table showing employment, population, and housing trends during the 1977-98 time period. At the beginning of each summary the approximate geographic definition of each PIA is noted. Please refer to Map 2.1 for an overview of the study area and the geographic boundaries of each PIA. Appendix A to this report presents a technical, geographic description of the PIAs by 1990 census boundaries.

In addition to the major employers listed for each PIA, there are also other large employers (mostly government) which are not listed, but which should be acknowledged. The City of Albuquerque is a significant employer in many PIAs and the Albuquerque Public Schools is a major employer in most all PIAs. The federal government is a large employer in some PIAs, primarily those PIAs where there is a U.S. Post Office. US West Communications maintains several service link facilities throughout the study area. Due to limited space only the largest employers were listed for each PIA, but a few PIAs did not have any large employers (defined as at least 75 or more employees.)

PIA Study Area Definition

The PIA study area, as defined in this report, includes most of Bernalillo County, and the City of Rio Rancho and the Village of Corrales in southern Sandoval County. The Bernalillo County portion, including PIAs 1 through 20 plus PIA 23, which is Kirtland AFB, is seen on Map 2.1.

PIA 20, which is the area east of I-25 and south of the Albuquerque Airport in Bernalillo County, is now included as part of the study area. This area is largely uninhabited, but includes Mesa del Sol and the privately owned Valle del Sol development. Excluded from the study area within Bernalillo County are the Isleta Pueblo, Sandia Pueblo, Laguna Pueblo, and Canoncito Navajo Indian Reservation.

In 1990 it is estimated that 99.0 percent of Bernalillo County employment is within the Albuquerque study area. Although a part of the study area, PIAs 16, 17, 20, and 21 are excluded from the discussion within this chapter because there is little employment and population to warrant inclusion. The descriptions of each PIA follow.

PIA 1

PIA 1 includes downtown Albuquerque, bounded on the north by I-40 and on the south by Bridge Street. This area's eastern border is I-25, and to the west is the Rio Grande.

PIA 1 is the fourth largest employment center in the study area with 34,987 jobs in 1998 and 10.8 percent of total study area employment. Downtown Albuquerque is a center for government (local, federal, state), services (legal, business, and health), and utility companies' headquarters. Government generally maintained a steady employment level between 1977 and 1995. However, government lost 672 jobs during the 1995-1998 time period and constitutes 26.9 percent of PIA 1 employment in 1998. Services generated 4,331 jobs between 1984 and 1998, and makes up one-third of PIA 1 employment. Retail trade expanded by 782 jobs and construction also added jobs. Meanwhile, wholesale trade, manufacturing, FIRE¹, and transportation and utilities lost actual jobs. PIA 1 lost significant government jobs between 1988 and 1990 due to a migration of government jobs to other PIAs in 1990 and an actual decline in government employment for some agencies.

¹ Finance, Insurance and Real Estate.

PIA 1 population declined by 1,268 from 1990 and was estimated at 24,014 in 1998. By population, it ranked 12th in size among the 23 PIAs and contained 4.0 percent of the study area population in 1998. Population during the 1980s and 1990s has fallen in PIA 1 reflecting the maturity of this area and its primary role as an employment center.

The housing stock within PIA 1 increased from 10,650 in 1980 to 11,227 units in 1998. There has been little new housing construction in PIA 1 since 1990 except for a few single-family housing units each year. See Table 2.1 for more details.

PIA 2

PIA 2 encompasses Albuquerque's North Valley and is bounded to the north by the Bernalillo County line and to the south by I-40. Its eastern border is between I-25 and North Edith and its western border is the Rio Grande.

Employment in PIA 2 was 13,762 in 1998, increasing by about 4,900 jobs since 1977. Services and retail trade accounted for most of the increase. Employment is evenly distributed across several sectors: retail trade, services, wholesale, construction, and government.

The North Valley is a largely residential area with many semi-rural neighborhoods. In 1998 PIA 2 population is estimated at 41,849, the 5th most populous PIA within the Albuquerque study area. During the 1980s, PIA 2's population growth was slightly negative, but it has resumed growth in the 1990s. The housing stock of 14,974 in 1998 is mostly single family. Since 1990 residential development has been mostly single family with an average of 120 new units per year. (See Table 2.2 for more details.

PIA 3

PIA 3 includes the north I-25 corridor and north San Mateo Boulevard area, extending to the Bernalillo County line and Sandia Pueblo to the north, Montgomery Boulevard to the south, Wyoming Boulevard to the east, and between I-25 and North Edith to the west.

Between 1977 and 1998 PIA 3 employment grew sharply from 8,804 to 47,865 with PIA 3 emerging as a new employment center within the study area. The North I-25 corridor has evolved into a manufacturing center, with almost 35.0 percent of the study area's manufacturing jobs. Moreover, about a quarter of study area jobs in construction, agriculture, and wholesale trade were in PIA 3 in 1998.

All sectors experienced a healthy number of new jobs with manufacturing, services, and retail trade adding the most jobs. Several big high-tech electronics companies are located along North I-25. PIA 3 during the 1977-98 period was the fastest growing employment center in Albuquerque. In addition to electronics firms, this area has attracted several corporate support facilities, new hotels and retail (car dealers) establishments. Health services have an important footing and, due to its proximity to I-25, the area is a distribution center.

In 1998 PIA 3 population is estimated at 36,834 making it the sixth most populous PIA within the Albuquerque study area. The housing stock increased a strong 33.1 percent between 1980 and 1990 from 9,821 to 13,073. During this time housing construction was increasingly concentrated in multi-family housing. Since 1990, there has been little multi-family development, but there has been some single-family residential building. In 1998 the housing stock stood at 14,478. (See Table 2.3 for more details.)

PIA 4

PIA 4 includes Uptown Albuquerque and is bounded on the north by Montgomery Boulevard, on the south by I-40, on the east by Wyoming Boulevard and on the west by North Edith and Broadway.

PIA 4 includes the Winrock and Coronado retail centers, a growing office area in Uptown, substantial strip development, and an industrial/wholesaling area between Menaul and Candelaria west of Carlisle to I-25. It is the study area's second largest employment center with 52,336 jobs in 1998, accounting for 16.1 percent of study area employment.

In 1998 21.2 percent of the jobs in PIA 4 were in retail trade. Services in 1998 became this PIA's most important sector with 17,863 jobs, accounting for 17.4 percent of total PIA jobs. Total employment increased rapidly in PIA 4, adding 25,338 jobs between 1977 and 1998. Job growth had slowed in the late 1980s in PIA 4. The FIRE sector lost jobs due to troubles with the city's S&L industry that was located in PIA 4. Retail trade had also weakened because of increased competition from malls in other PIAs and because of a national decline in the importance of traditional retail department stores. Since 1990, job growth in PIA 4 has resumed, particularly in services, which makes up 34.1 percent of PIA employment.

PIA 4 is a mature residential area with negative population growth since 1980. In 1998 PIA 4 population was 34,154 making it the seventh most populous PIA. The housing stock in 1990 was 15,645 and less than 1,000 new housing units were added between 1980 and 1990. Most of this new building was apartments, but single family housing still accounts for about two-thirds of the housing stock. There has been little residential development since 1990. (See Table 2.4 for more details.)

PIA 5

PIA 5 in the near Northeast Heights and the city's Southeast quadrant extends to I-40 to the north, Gibson Boulevard and Kirtland AFB to the south, Wyoming Boulevard to the east, and I-25 to the west.

PIA 5, the largest employment center in the study area, is dominated by jobs in services (health, in particular) and government, which together accounted for 71.2 percent of the 64,195 jobs in 1998. Notably, this area contains five large hospitals and Albuquerque's two largest educational institutions (UNM and TVI). However, because of the maturity of PIA 5, recent job growth has been below that of the study area. Its total share of study area employment has fallen from 28.9 percent in 1977 to a still high 19.8 percent in 1998.

The near Northeast Heights and Southeast Heights is also a mature residential area with the study area's second largest population at 73,089 in 1998. Population growth during the 1980s was essentially stagnant, and has declined in the 1990s, losing about 4,500 people since 1990. The housing stock of 36,089 in 1990 contains the highest concentration of multi-family housing in the study area. In 1998 apartments make up 51.2 percent of all housing units in PIA 5; 27.8 percent of all apartments in the Albuquerque study area are located in PIA 5. (See Table 2.5 for more details.) Note that population and housing within Kirtland AFB's base housing area north of Gibson SE between Carlisle and Maxwell has been excluded from PIA 5 in this report and included instead in Kirtland AFB PIA 23.

PIA 6

PIA 6 has Bridge Street as its northern boundary, and roughly the junction of I-25 and South Broadway and as its southern boundary. PIA 6 is bordered by I-25 to the east and by the Rio Grande to the west.

PIA 6 has a small employment base of only 6,066 in 1998, concentrated in manufacturing and government, which together comprise 57.2 percent of total jobs. Manufacturing employment increased in 1990 due to the inclusion of all employees at the GE aircraft engine parts plant. In previous years GE's employment was split between PIA 1 and PIA 6. This sparsely populated industrial area has a 1998 population of 3,515. The housing stock, which numbers only 678 in 1990 and 776 in 1998, is composed mostly of single family residences. (See Table 2.6 for more details.)

PIA 7

PIA 7 is the Upper South Valley, with West Central Avenue as its northern border, Rio Bravo Boulevard as the southern boundary, the Rio Grande on the east and South Coors Boulevard on the west. The upper South Valley is mostly residential and lacks larger employers. Total employment was only 4,339 in 1998 and has increased by only 1,100 jobs since 1977. Government, retail trade, and services account for the bulk of the jobs in PIA 7.

PIA 7 has a large population of 25,501 in 1998, making it the 11th most populous PIA in the study area. Population in the 1980s actually fell slightly but has been stable in the 1990s. The housing stock numbered 8,400 in 1998. (See Table 2.7 for more details.)

PIA 8

PIA 8 is the lower South Valley and is bounded by Rio Bravo Boulevard on the north, the Isleta Reservation on the south, the Rio Grande on the east, and South Coors Boulevard on the west.

The lower South Valley, much of which lies outside Albuquerque's city limits, is mostly semi-rural with small farms and scattered subdivisions and houses. Three sectors account for most of the 983 jobs in 1998: government, retail trade, and services. The lower South Valley has had little population growth since 1980. In 1998 population was 13,273 compared to 12,539 in 1980. Large

tracts of open land adjacent to the city ought to make this area a good candidate for future growth as rising land values cause farmers to sell their tracts for residential or commercial development. Housing is predominantly single family with 3,274 total housing units in 1990. The housing stock increased to 3,562 units in 1998. (See Table 2.8 for details.)

PIA 9

PIA 9 is the study area's Southwest Mesa, bordered by West Central and I-40 on the north, the Isleta Reservation on the south, South Coors to the east, and roughly the top of the mesa to the west. PIA 9 lies principally outside the Albuquerque City limits within Bernalillo County.

PIA 9 employment was only 2,286 in 1998. Three sectors dominate employment: retail, government, and construction. PIA 9 is mostly residential (Westgate Heights), with a small number of construction firms along West Central and South Coors.

Most of the population resides in Westgate Heights, an area that offers less expensive housing. Population in 1998 is estimated at 28,773 in PIA 9; recent population growth has been well above the study area average. Most of the housing is single family with few apartments. Beginning in 1995 there has been a strong increase in construction of entry level, affordable single family homes in PIA 9. The housing stock was 4,665 in 1990 and grew to 7,184 in 1998. (See Table 2.9 for more details.)

PIA 10

PIA 10 has the escarpment as its northern border, West Central and I-40 as its southern border, and the Rio Grande to the east, and roughly the top of the mesa to the west. Total employment in 1998 was 6,490. Jobs are concentrated in retail trade and services, yet are balanced across sectors.

The population in PIA 10 grew about three times faster than in the study area from 1980 to 1990, mainly to the west of Coors Boulevard in the Ladera area. Population grew from 11,216 in 1980 to 16,250 in 1990. By 1998, population reached 28,421. The housing mix has changed during the decade with almost a quarter of the housing stock in multi-family in 1990 compared to 14 percent in 1980. The total housing stock at 5,958 in 1990 increased 65.6 percent since 1980, with especially strong growth occurring in new apartments. Single family residential development has expanded since 1990 in PIA 10 with some new apartments, as well. There are 10,783 housing units in 1998, an 81.0 percent gain since 1990, and the second largest growth rate of the 23 PIAs. (See Table 2.10 for more details.)

PIA 11

PIA 11 includes Taylor Ranch and the area east of North Coors and west of the Rio Grande. Paseo del Norte is its northern border, I-40 its southern border, and Atrisco its western border. PIA 11 encompasses part of Taylor Ranch and St. Pius High School is housed on the former University of Albuquerque campus beginning in the Fall of 1988.

PIA 11 is a growing residential area, and retail trade and services employment, with 75.0 percent of total jobs, are following the people. Employment fell from 1,458 in 1977 to 1,165 in 1988. However, by 1998 employment has risen to 3,355 with strong increases in retail trade and services.

Population growth in PIA 11 was the second strongest within the study area and about tripled from 6,800 in 1980 to 18,188 in 1990. Population growth continued in the 1990s, reaching 25,797 in 1998. Between 1980 and 1990 the housing stock in PIA 11 increased 185.9 percent from 2,327 to 6,654. Housing is concentrated in single family units, but more apartments are being built as land

values rise in this maturing residential area. The housing stock increased to 9,964 units in 1998. (See Table 2.11 for more details.)

PIA 12

PIA 12 includes Paradise Hills and extends north to the Bernalillo County line, south to Paseo del Norte, east to the Rio Grande and west to the volcanoes.

Employment in 1998 was 7,578 and has seen very strong growth since 1985. Retail trade and services are the leading sectors, together accounting for 80.1 percent of employment. Rapid job growth has occurred since the opening of Cottonwood Mall in 1996. PIA 12 has become the retail center for Albuquerque's westside. The services sector is dominated by health services, reflecting the location of the St. Joseph's West Mesa Hospital.

Healthy population growth at more than twice the study area rate occurred in the Paradise Hills area between 1980 and 1990. The Paseo del Norte Bridge, completed in 1988, has its western terminus here. Population grew from 6,230 in 1980 to 9,222 in 1990. Population reached an estimated 22,760 in 1998. The total housing stock increased 69.4 percent between 1980 and 1990 to 3,648, as over 1,300 apartments were built between 1984 and 1986. New housing construction accelerated within PIA 12 in 1994 and 1995, both single family and multi-family types. In 1998 alone 1,244 apartment units were permitted in PIA 12. The total housing stock of 6,552 units climbed 179.6 percent, which was the largest gain among all PIAs. (See Table 2.12 for more details.)

PIA 13

PIA 13 is Albuquerque's Far Northeast Heights, bounded by the Sandia Pueblo and the Cibola National Forest to the north and east. Its southern boundary is Montgomery Boulevard and its

western boundary is Wyoming Boulevard. It includes the La Cueva High School, Albuquerque Academy's High Desert project, and North Albuquerque Acres.

Job growth exploded to serve a burgeoning population in Albuquerque's Far Northeast Heights. About 11,000 new jobs were added from 1977 to 1998, primarily in retail trade and services, which combined make up three-fourths of total jobs. Employment in PIA 13 stood at 11,836 in 1998.

PIA 13 has the study area's highest income and most expensive housing in an area that includes the exclusive developments of Tanoan, Sandia Heights, and Glenwood Hills North. The population grew four times faster than in the study area in this last area of developable land in the Northeast quadrant of Albuquerque. Population in 1980 was 20,087 and increased to 56,855 in 1998.

New apartment complexes and shopping centers sprung up on North Eubank and Tramway. The total housing stock more than doubled between 1980 and 1990, as more than 10,303 additional units were built. A third of this new housing activity was in apartment building in the mid-1980s. However, single family housing in 1990 made up 75.4 percent of PIA 13 total housing stock, which numbered 17,305 in 1990. Since 1990, there has continued to be rapid residential development within PIA 13, both single family and multi-family types. In 1998 the housing stock measured 24,833 units.

PIA 14

PIA 14 is in the traditional Northeast Heights and is bordered by Montgomery Boulevard on the north, I-40 on the south, the Cibola National Forest and Sandia Mountains to the east and Wyoming Boulevard to the west.

Retail trade and services dominate employment in the eastern region of the Northeast Heights. Strip commercial development and numerous neighborhood shopping centers line the area's boulevards. Employment in 1998 was 18,990 and represents 5.8 percent of the study area total.

Employment growth between 1977 and 1998 was generated by retail trade and services, which expanded to meet the needs of a growing population base.

PIA 14 was a hot growth area from the late 1950s to early 1970s and by 1990 had the largest population (78,282) in the study area. It experienced slower than average population growth in the 1980s, a sign of a mature area. However, at 79,084 its population in 1998 is still the highest of any PIA. The housing stock rose 15.7 percent from 1980 to 1990 with much of this growth in apartment. In 1990 the total housing stock was 32,205, with 72.0 percent in the single-family home category. The housing stock in 1998 increased to 33,173 units.

PIA 15

PIA 15 includes part of East Central and the Four Hills area and is bordered on the north by I-40, on the south by Kirtland AFB, on the east by Tijeras Canyon and on the west by Wyoming Boulevard.

Prior to 1990 employment trends in PIA 15 were flat due to downsizing and then closure of the GTE Lenkurt/Siemens plant. Employment grew substantially between 1990 and 1998, particularly in retailing with the power center stores on the southeast corner of I-40 and Eubank and shopping centers near Four Hills. In 1998 employment stood at 7,807. Retail trade is the largest sector, having 41.0 percent of the jobs in PIA 15.

This area had above average population growth during the 1980s with a 1990 population estimated at 19,564. Population has grown to 21,896 by 1998. The total housing stock in 1990 was 6,231. Single family residential building accelerated in PIA 15 in 1994 and 1995 with intensive development south of Central between Eubank and Juan Tabo. The housing stock in 1998 is 7,254 units.

PIAs 16 and 17

There is little population or employment base to warrant discussion of these geographically large PIAs located West of Albuquerque's escarpment and Volcano Cliffs area. No tables are provided for PIAs 16 and 17 in this chapter.

PIA 18

PIA 18 is the East Mountain area that is north of I-40 in Tijeras Canyon and includes Cedar Crest. To the west, PIA 18 is limited by the Sandia Mountain's eastern slope. This area roughly follows New Mexico Highway 14 north to the Bernalillo County line.

Over half of the total jobs in PIA 18 are in retail trade and services, located in small strip centers along New Mexico Highway 14. Total employment was just 848 in 1998. This mostly undeveloped side of Bernalillo County has just begun to see more commercial activity that serves the area's small, but growing population, which between 1980 and 1990 increased at double the study area's rate of growth. The 1998 population was 9,656. The area's housing stock grew by about 60.0 percent between 1980 and 1990, all of it in single family housing. Single family residential development has continued since 1990 with 3,387 total units in 1998.

PIA 19

PIA 19 is the East Mountain area south of I-40 in Tijeras Canyon, including the villages of Tijeras and Chilili. I-40 is its northern border, the Manzano Mountains are to the west, and the Bernalillo County line to the east and south. This area roughly follows New Mexico Highway 337 (old Highway 14 South) as it winds south.

Total employment in 1998 was only 640. This area is mostly rural, contains a few villages, and much of the land is national forest property, which is bisected by New Mexico Highway 337.

Population grew four times the study area rate during the 1980s, with 1998 population now estimated at 7,701. Housing is predominantly single family residences, which totaled 1,492 units in 1990. The housing stock rose to 2,145 units in 1998.

PIA 20 and 21

No tables are provided for PIAs 20 and 21 in this chapter.

Kirtland AFB-PIA 23

The boundaries of this area are Kirtland Air Force Base, including the residential area for base housing on the north side of Gibson Boulevard between Maxwell and Carlisle streets. The northern border is the Albuquerque International Sunport and Gibson Boulevard. The base extends far to the south.

Kirtland Air Force Base is a primary employer whose presence greatly increases employment throughout the study area by the supporting jobs it creates. Total employment at Kirtland AFB was 21,459 in 1998. Since 1988, PIA 23 has seen a gradual decline in employment due to federal cutbacks. Nearly 70.0 percent of the jobs are civilian; military employment (6,627) includes part-time reserve personnel. The services sector (mainly Sandia National Labs) is the largest with about 8,313 jobs and 38.7 percent of the PIA total. Population in 1998 was 6,802 people living in government-provided base housing, down substantially from 8,589 in 1990. The housing stock in 1990 was 2,372 units. However, the housing stock fell –12.1 percent to 2,085 units by 1998 due to demolition of older housing on the base.

Rio Rancho - PIA 24

The incorporated city limits of Rio Rancho in Sandoval County defines the geographic area of the Rio Rancho PIA 24. The Sandoval County line is the southern border and the Village of Corrales is Rio Rancho's eastern border.

Explosive employment, population, and housing growth characterized Rio Rancho. Employment grew from 940 in 1977 to 17,977 in 1998. Manufacturing accounts for a very large 41.6 percent of all jobs, reflecting the importance of three Intel plants. Government employment also grew substantially after Rio Rancho incorporated in 1984 and the city formed its own school district in 1994. Retail trade accounts for a quarter of Rio Rancho's employment.

Both population and job growth in Rio Rancho were the highest among all PIAs, as the number of residents and the housing stock more than tripled between 1980 and 1990. In 1980 Rio Rancho population was 10,131; by 1998 population had increased to 52,201. Rio Rancho is now the fourth most populous PIA within the study area. The Rio Rancho housing stock expanded from 4,069 in 1980 to 12,238 in 1990--mostly in single family housing. Single family residential development has continued since 1990 at a similar historical pace. In 1998 there are 19,938 total housing units. Rio Rancho's heady pace of growth has moderated in the last few years.

Corrales - PIA 25

The Corrales PIA 25 is defined by census tract 106 in Sandoval County and includes the village of Corrales. Total employment in 1998 was 911, mostly retail trade, construction, government and services jobs. In 1990 PIA 25 population totaled 4,917, while the total housing stock was 1,603. Housing is primarily single family homes, with a 46.3 percent increase in housing between 1980 and 1990. In the 1980s population increased at about double the study area pace within the Corrales PIA. The population reached 6,998 and housing stock 2,546 in 1998.

TABLE 2.1

PIA 1 SUMMARY

Major Employers:

City of Albuquerque	Hyatt Hotel
Public Service Co. of New Mexico	Compro
U.S. Government	Bradbury & Stamm
Bank of America	21 st Century Resources, Inc.
US West Communications	Fast Labor Inc.
St. Joseph's Medical Center	Youth Development, Inc.
New Mexico State Government	

Population:		% Change	% of Study Area
1980	26,586		6.2
1990	25,282	-4.9	4.9
1995	25,350	0.2	4.4
1998	24,014	-5.3	4.0

Employment:	Jobs	% Change	% of Study Area
1977	29,033		19.7
1985	34,541	19.0	17.5
1988	36,681	6.2	16.5
1990	33,527	- 8.6	13.4
1995	36,883	10.0	12.0
1998	34,987	- 5.1	10.8

Housing:	Units	% Change	% Single Family	% Multi Family
1980	10,650		70.1	29.9
1990	10,953	2.8	61.8	38.2
1998	11,227	2.5	62.6	37.4

TABLE 2.2

PIA 2 SUMMARY

Major Employers:

Sparkle Maintenance
 Jamar Industries Inc.
 Albuquerque Public Schools

Presbyterian Healthcare
 Jaynes Corporation

Population:		% Change	% of Study Area
1980	40,899		9.6
1990	40,294	-1.5	7.8
1995	41,524	3.1	7.3
1998	41,849	0.8	7.0

Employment:	Jobs	% Change	% of Study Area	
1977	8,847		6.0	
1985	11,136	25.9	5.6	
1988	11,907	6.9	5.4	
1990	11,850	- 0.5	4.7	
1995	14,469	22.1	4.7	
1998	13,762	- 4.9	4.2	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	13,001		82.3	17.7
1990	13,852	6.5	87.5	12.5
1998	14,974	8.1	88.2	11.8

TABLE 2.3

PIA 3 SUMMARY

Major Employers:

Honeywell, Inc./Allied Signal
 America Online, Inc.
 CTS Wireless
 Citicorp Credit Services, Inc.
 Sunrise Health Care
 Albuquerque Publishing Co.
 Allegiance Health Care

City of Albuquerque (warehouse & water)
 BF Goodrich Aerospace Data Systems
 ABF Freight
 Res-Care New Mexico, Inc.
 Adelante Development Center, Inc.
 Adecco Employment Services, Inc.
 Philips Semiconductors, Inc.

Population:		% Change	% of Study Area
1980	29,508		6.9
1990	35,466	20.2	6.9
1995	36,878	4.0	6.5
1998	36,834	-0.1	6.1

Employment:	Jobs	% Change	% of Study Area	
1977	8,804		6.0	
1985	19,244	118.6	9.8	
1988	27,618	43.5	12.4	
1990	31,821	15.2	12.7	
1995	44,197	38.9	14.4	
1998	47,865	8.3	14.7	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	9,821		66.2	33.8
1990	13,073	33.1	50.6	49.4
1998	14,478	10.7	52.9	47.1

TABLE 2.4

PIA 4 SUMMARY

Major Employers:

Coronado Mall (Sears, Macys)	Compteam, Inc. (CompUSA)
Winrock Mall (Dillards)	Nobel, Inc.
Atlas Resources, Inc.	United Parcel Service
Value RX Pharmacy Program	Three Fountains, Inc.
Price Club	Career Blazers, Inc.
American Furniture Co.	RVS Presbyterian Healthcare
Wal-Mart Stores	Comforce Technical Services, Inc.

Population:		% Change	% of Study Area
1980	35,851		8.4
1990	34,865	-2.8	6.8
1995	35,899	3.0	6.3
1998	34,154	-4.9	5.7

Employment:	Jobs	% Change	% of Study Area	
1977	26,998		18.3	
1985	38,858	43.9	19.7	
1988	41,140	5.9	18.5	
1990	40,361	-1.9	16.1	
1995	48,257	19.6	15.7	
1998	52,336	8.5	16.1	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	14,985		69.5	30.5
1990	15,645	4.4	61.9	38.1
1998	15,745	0.6	61.8	38.2

TABLE 2.5

PIA 5 SUMMARY

Major Employers:

University of New Mexico	Science Application International
Albuquerque T-VI	Ethicon Endo-Surgery, Inc.
Albuquerque Public Schools	U.S. Indian Health Service Hospital
Presbyterian Hospital	TAD PGS, Inc.
Lovelace Medical Center	U.S. Social Security Admin.
UNM Medical Center	City of Albuquerque (Sun Tran)
U.S. Veterans Admin. Medical Center	Southwest Airlines Reservation Center

Population:		% Change	% of Study Area
1980	75,634		17.7
1990	75,517	-0.15	14.6
1995	77,591	2.7	13.6
1998	73,089	-5.8	12.2

Employment:	Jobs	% Change	% of Study Area	
1977	42,707		28.9	
1985	53,001	24.1	26.9	
1988	54,139	2.1	24.4	
1990	55,416	2.4	22.1	
1995	62,194	12.2	20.3	
1998	64,195	3.2	19.8	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	34,950		60.9	39.1
1990	36,089	3.3	48.9	51.1
1998	36,726	1.8	48.8	51.2

TABLE 2.6

PIA 6 SUMMARY

Major Employers:

General Electric Co., Aircraft Engine Division
 U.S. Army 377th Medical Group
 Albuquerque Underground, Inc.
 City of Albuquerque (Wastewater Utility)
 El Encanto, Inc. (Bueno Foods)

Population:		% Change	% of Study Area
1980	3,021		0.7
1990	3,357	11.1	0.7
1995	3,490	4.0	0.6
1998	3,515	0.7	0.6

Employment:	Jobs	% Change	% of Study Area	
1977	3,348		2.9	
1985	4,242	26.7	2.2	
1988	3,694	-12.9	1.7	
1990	5,111	38.4	2.0	
1995	3,892	-23.9	1.3	
1998	6,066	55.9	1.9	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	719		85.0	15.0
1990	678	-5.7	96.3	3.7
1998	776	14.5	96.8	3.2

TABLE 2.7

PIA 7 SUMMARY

Major Employers:

Albuquerque Public Schools
 N.M. State Government
 K-Mart
 Herrera School Buses and Coaches

Population:		% Change	% of Study Area
1980	28,989		6.3
1990	25,261	-6.4	4.9
1995	25,559	1.2	4.5
1998	25,501	-0.2	4.3

Employment:	Jobs	% Change	% of Study Area	
1977	3,221		2.2	
1985	3,448	7.0	1.7	
1988	3,545	2.8	1.6	
1990	3,530	-0.4	1.4	
1995	3,915	10.9	1.3	
1998	4,339	10.8	1.3	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	8,410		79.9	20.1
1990	7,931	- 5.7	88.3	11.7
1998	8,400	5.9	87.7	12.3

TABLE 2.8
PIA 8 SUMMARY

Major Employers:

Albuquerque Public Schools

Population:		% Change	% of Study Area	
1980	12,539		2.9	
1990	12,536	-0.02	2.4	
1995	13,051	4.1	2.3	
1998	13,273	1.7	2.2	

Employment:	Jobs	% Change	% of Study Area	
1977	670		0.5	
1985	829	23.7	0.4	
1988	1,003	21.0	0.5	
1990	1,178	17.4	0.5	
1995	1,462	24.1	0.5	
1998	983	-32.8	0.3	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	3,130		89.6	10.4
1990	3,274	4.6	98.7	1.3
1998	3,562	8.8	98.4	1.6

TABLE 2.9
PIA 9 SUMMARY

Major Employers:

Albuquerque Public Schools

Population:		% Change	% of Study Area
1980	14,698		3.4
1990	20,650	40.5	4.0
1995	23,421	13.4	4.1
1998	28,773	22.9	4.8

Employment:	Jobs	% Change	% of Study Area	
1977	999		0.7	
1985	1,235	23.6	0.6	
1988	1,084	-12.2	0.5	
1990	1,407	29.8	0.6	
1995	1,819	29.3	0.6	
1998	2,286	25.7	0.7	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	3,663		91.0	9.0
1990	4,665	27.4	96.8	3.2
1998	7,184	54.0	94.2	5.8

TABLE 2.10

PIA 10 SUMMARY

Major Employers:

Honeywell, Inc./Allied Signal
 Amerace Corp.- Elastimold Div.
 Roadrunner Trucking, Inc.
 Albuquerque Public Schools
 Desert Hills

Yellow Freight Systems
 Crest Outsourcing, Inc.
 The Bell Group
 Coca Cola Bottling

Population:		% Change	% of Study Area
1980	11,216		2.6
1990	16,250	44.9	3.1
1995	23,312	43.5	4.1
1998	28,421	21.9	4.7

Employment:	Jobs	% Change	% of Study Area	
1977	2,672		1.8	
1985	3,376	26.3	1.7	
1988	4,371	29.5	2.0	
1990	4,004	-8.4	1.6	
1995	6,339	58.3	2.1	
1998	6,490	2.4	2.0	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	3,598		86.4	13.6
1990	5,958	65.6	75.9	24.1
1998	10,783	81.0	79.2	20.8

TABLE 2.11

PIA 11 SUMMARY

Major Employers:

Albuquerque Public Schools
 Archdiocese of Santa Fe
 St. Pius High School
 U.S. Bureau of Indian Affairs (Southwest Indian Polytechnic)
 Americare Ladera

Population:		% Change	% of Study Area
1980	6,800		1.6
1990	18,188	167.5	3.5
1995	23,816	30.9	4.2
1998	25,797	8.3	4.3

Employment:	Jobs	% Change	% of Study Area	
1977	1,458		1.0	
1985	862	-40.9	0.4	
1988	1,165	35.2	0.5	
1990	1,953	67.6	0.8	
1995	3,327	70.4	1.1	
1998	3,355	0.8	1.0	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	2,327		94.5	5.5
1990	6,654	185.9	88.7	11.3
1998	9,964	49.7	87.5	12.5

TABLE 2.12

PIA 12 SUMMARY

Major Employers:

Cottonwood Mall	Reliable Chevrolet
Bealls	West Side Jeep Eagle
Foleys	Target
Albuquerque Public Schools	Wal Mart Stores
St. Joseph's Hospital West Mesa	The Home Depot

Population:		% Change	% of Study Area
1980	6,230		1.5
1990	9,222	48.0	1.8
1995	11,822	28.2	2.1
1998	22,760	92.5	3.8

Employment:	Jobs	% Change	% of Study Area	
1977	1,548		1.0	
1985	1,594	3.0	0.8	
1988	2,526	58.5	1.1	
1990	3,425	35.6	1.4	
1995	4,578	33.7	1.5	
1998	7,578	65.5	2.3	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	2,154		91.1	8.9
1990	3,648	69.4	72.8	27.3
1998	6,552	179.6	65.0	35.0

TABLE 2.13

PIA 13 SUMMARY

Major Employers:

- MCI Telecommunications Corp.
- Odyssey Resource Management, Inc.
- Sandia Peak Ski Co.
- Wal Mart Stores
- Albuquerque Academy
- Albuquerque T-VI
- U.S. Federal Aviation Admin.

Population:		% Change	% of Study Area
1980	20,087		4.7
1990	41,402	106.1	8.0
1995	52,309	26.3	9.2
1998	56,855	8.7	9.5

Employment:	Jobs	% Change	% of Study Area	
1977	848		0.6	
1985	3,142	270.5	1.6	
1988	4,816	53.5	2.2	
1990	5,386	11.8	2.1	
1995	9,629	78.8	3.1	
1998	11,836	22.9	3.6	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	7,002		88.1	11.9
1990	17,305	147.1	75.4	24.6
1998	24,833	43.5	72.0	28.0

TABLE 2.14

PIA 14 SUMMARY

Major Employers:

- Advantage Temporary Service
- Blue Cross and Blue Shield of New Mexico
- N.M. State Government (Dept. of Human Services)
- Albuquerque Public Schools
- Target

Population:		% Change	% of Study Area
1980	75,829		17.8
1990	78,282	3.2	15.2
1995	80,189	2.4	14.1
1998	79,084	-1.4	13.2

Employment:	Jobs	% Change	% of Study Area	
1977	9,839		6.7	
1985	13,737	39.6	7.0	
1988	16,769	22.1	7.5	
1990	17,048	1.7	6.8	
1995	20,659	21.2	6.7	
1998	18,990	- 8.1	5.8	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	27,839		77.8	22.2
1990	32,205	15.7	72.0	28.0
1998	33,173	3.0	72.7	27.3

TABLE 2.15

PIA 15 SUMMARY

Major Employers:

Wal Mart Stores
 Jack Henderson Construction Co., Inc.
 Helweg and Farmer
 Shube Manufacturing Co., Inc.

Population:		% Change	% of Study Area
1980	15,917		3.7
1990	19,564	22.9	3.8
1995	21,562	10.2	3.8
1998	21,896	1.5	3.7

Employment:	Jobs	% Change	% of Study Area	
1977	5,623		3.8	
1985	4,300	-23.5	2.2	
1988	5,405	25.7	2.4	
1990	5,298	- 2.0	2.1	
1995	7,523	41.9	2.5	
1998	7,807	3.8	2.4	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	4,808		66.8	33.6
1990	6,231	29.6	53.6	46.4
1998	7,254	16.4	60.1	39.9

TABLE 2.16

PIA 18 SUMMARY

Major Employers:

None

Population:		% Change	% of Study Area
1980	4,759		1.1
1990	7,096	49.1	1.4
1995	8,721	22.9	1.5
1998	9,656	10.7	1.6

Employment:	Jobs	% Change	% of Study Area	
1977	na		na	
1985	358	na	0.2	
1988	604	68.7	0.3	
1990	838	38.7	0.3	
1995	871	3.9	0.3	
1998	848	- 2.6	0.3	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	1,485		91.8	8.2
1990	2,344	57.8	98.4	1.6
1998	3,387	44.5	98.9	1.1

TABLE 2.17

PIA 19 SUMMARY

Major Employers:

RioGrande Portland Cement Corp.

Population:		% Change	% of Study Area
1980	2,601		0.6
1990	5,384	106.9	1.0
1995	6,674	24.0	1.2
1998	7,701	15.4	1.3

Employment:	Jobs	% Change	% of Study Area	
1977	na		na	
1985	358	na	0.2	
1988	393	9.8	0.2	
1990	467	18.8	0.2	
1995	633	35.5	0.2	
1998	640	1.1	0.2	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	775		95.4	4.6
1990	1,492	92.5	99.7	0.3
1998	2,145	43.8	99.8	0.2

TABLE 2.18

KIRTLAND AFB PIA 23 SUMMARY

Major Employers:

Sandia National Labs	Atomic Energy Support Agency
U.S. Department of Defense	Allied Signal Technical Services
U.S. Department of Energy	U.S. Army Reserve Unit
N.M. Air National Guard	U.S. Navy Reserve Unit

Population:		% Change	% of Study Area
1980	7,785		1.8
1990	8,589	10.3	1.7
1995	8,778	2.2	1.5
1998	6,802	-22.5	1.1

Employment:	Jobs	% Change	% of Study Area	
1977	na		na	
1985	na	na	na	
1988	22,028	na	9.0	
1990	21,143	-4.0	8.4	
1995	20,327	-3.9	6.6	
1998	21,459	5.6	6.6	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	2,160		86.1	13.9
1990	2,372	9.8	94.6	5.4
1998	2,085	-12.1	94.6	5.4

TABLE 2.19

RIO RANCHO PIA 24 SUMMARY

Major Employers:

Intel	City of Rio Rancho
J.C. Penney Co.	Target
Fulcrum Direct, Inc. (closed in 1998)	Gateway 2000 Technical Support
Victoria's Secret Catalogue	

Population:		% Change	% of Study Area
1980	10,131		2.3
1990	32,883	224.6	6.4
1995	44,050	34.0	7.7
1998	52,201	18.5	8.7

Employment:	Jobs	% Change	% of Study Area	
1977	940		0.6	
1985	2,854	203.6	1.4	
1988	5,384	88.6	2.4	
1990	6,585	22.3	2.6	
1995	14,905	126.3	4.9	
1998	17,977	20.6	5.5	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	4,069		91.1	8.9
1990	12,238	200.8	92.1	7.9
1998	19,938	62.9	88.2	11.8

TABLE 2.20
CORRALES PIA 25 SUMMARY

Major Employers:

None

Population:		% Change	% of Study Area	
1980	3,593		0.8	
1990	4,917	36.8	1.0	
1995	5,989	22.1	1.1	
1998	6,998	16.8	1.2	

Employment:	Jobs	% Change	% of Study Area	
1985	491		0.2	
1988	646	31.6	0.3	
1990	434	-32.0	0.2	
1995	790	82.0	0.3	
1998	911	15.3	0.3	

Housing:	Units	% Change	% Single Family	% Multi Family
1980	1,096		85.1	14.9
1990	1,603	46.3	95.1	4.9
1998	2,546	58.8	96.9	3.1

CPA Introduction

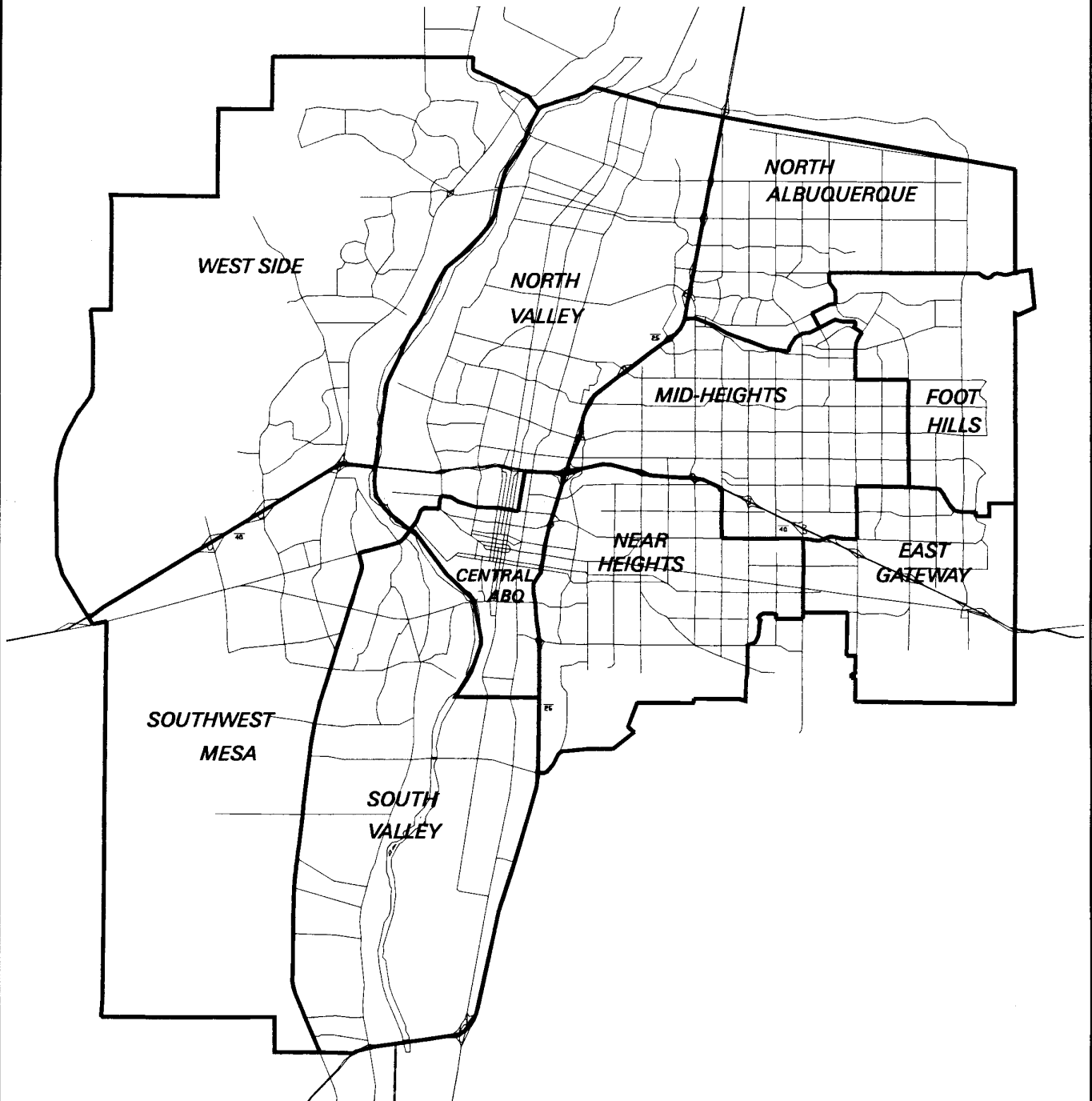
This section provides a descriptive overview for the study area by Community Planning Area (CPA). The discussion begins with the approximate geographic definition of each CPA. Please refer to Map 2.2 for an overview of the geographic boundaries of the CPA study area and each CPA. Tables 2.21 through 2.30 present employment, population, and housing data for the years 1990, 1995, and 1998 for the ten CPAs. Appendix A to this report presents a technical, geographic description of the CPAs by 1990 census boundaries.

In addition to the major employers listed for each CPA, there are also other large employers (mostly government) which may not be listed, but which should be acknowledged. The City of Albuquerque is a significant employer in many CPAs and the Albuquerque Public Schools is a major employer in most all CPAs. The federal government is a large employer in some CPAs, primarily those CPAs where there is a U.S. Post Office. US West Communications maintains several service link facilities throughout the study area. Due to limited space only the largest employers were listed for each CPA, but a few CPAs did not have any large employers (defined as at least 100 or more employees).

CPA Study Area Definition

The ten Community Planning Area (CPA) boundaries differ from those of Planning Information Areas (PIAs). The CPA study area generally conforms to the city limits of the City of Albuquerque and portions of unincorporated Bernalillo County. Excluded areas are Rio Rancho (PIA 24) and Corrales (PIA 25) in Sandoval County, Kirtland AFB (PIA 23), and the eastern mountains of Bernalillo County (PIAs 18 and 19).

Map 2.2 COMMUNITY PLANNING AREAS



Map Printed February 25, 2000

CPA Study Area Employment Summary

The CPA study area in 1998 has 86.8 percent of total employment in the PIA study area. This is down slightly from 89.0 percent in 1990. The total difference in employment levels between the CPA and PIA study areas is 43,050 jobs in 1998. Over 40,000 of these jobs are in Sandoval County (Rio Rancho and Corrales) and at Kirtland AFB. Across sectors the CPA study area has more representation in the retail trade, wholesale trade, construction, FIRE, TPU, and services sectors, although the percentage differences are small. In contrast, there is less representation in manufacturing due to the exclusion of Intel in Rio Rancho and government due to the exclusion of Kirtland AFB.

Between 1990 and 1998 services, retail trade, and construction increased their proportion of total employment in the CPA study area. Over the same period all other sectors experienced declining share of the total. The services sector expanded from 27.0 percent to 32.3 percent of the total during the eight year period.

West Side CPA

The West Side CPA border includes I-40 to the south and encompasses the area west of the Rio Grande to Paseo de Volcan to the west in the settled area up to the Bernalillo County line.

The West Side CPA had 9,997 total jobs in 1998, up from 5,253 jobs in 1990. This represented a strong gain of 90.3 percent increase. The majority of employment growth, however, occurred in the first half of the decade and has slowed since 1995. The opening of the Cottonwood Mall in 1996 spurred growth in retail trade, which in 1998 accounts for over half of total employment with 5,225 jobs. Services provides another 2,483 jobs, a quarter of the total, but employment in this sector has declined in the last few years after growing substantially in the decade's first half. Employment is related to serving the West Side's expanding population.

The population in 1998 nearly doubled to 62,120 from 32,225 in 1990. Booming population growth makes the West Side CPA the fastest growing CPA since 1990 and has become the third most populous CPA with 12.0 percent of the study area population.

The housing stock jumped 110.6 percent over the same period to 25,926 units in 1998. Single-family homes dominate the landscape, as 78.7 percent of the stock was single family in 1998. During the 1990s the West Side CPA has absorbed 45 percent of the study area's single family building and now has the third largest housing stock.

North Valley CPA

The North Valley CPA has as its boundaries I-25 to the east, the Rio Grande to the west, the Sandia Indian Reservation to the north, and generally Mountain Road to the south.

The North Valley CPA has the third largest number of jobs in the study area. Employment increased to 55,129 in 1998, a gain of close to 15,000 jobs since 1990. Job growth was especially rapid in the decade's first half but has moderated since 1995. This area includes primarily high tech industrial plants along the west side of I-25 in the north Albuquerque industrial corridor. It also includes the Journal Center, hotels, auto dealerships, and health service facilities. Services is the leading sector in 1998, replacing manufacturing which has become the second largest sector with 11,277 jobs. Services has provided over 8,000 new jobs in this CPA and accounts for 27.5 percent of total employment. Manufacturing employment, on the other hand, declined a bit since 1990 and its share fell to one-fifth of total jobs. There also are significant wholesale and retail trade sectors.

The North Valley has a mostly residential character with many semi-rural neighborhoods. The population has been stable between 1980 and 1998 and with a 1998 population of 48,741 the North Valley ranks as the fourth most populous CPA, but its share of the study area has declined from 10.7 percent to 9.4 percent.

The housing stock increased from 16,393 to 17,985 units during the 1990-98 period. Single family houses predominate in the North Valley CPA, which has the fourth most single family housing among all CPAs. Single home building has averaged 136 units per year in the 1990s. The North Valley also contains 2,935 mobile homes which is highest of all CPAs and is one of two CPAs that have about one-fifth of the study area's total mobile home count in 1998.

North Albuquerque CPA

North Albuquerque encompasses part of the far northeast heights, the eastern side of the I-25 corridor north of Osuna Road, North Albuquerque Acres, and Sandia Heights.

This emerging employment center, containing 13,421 jobs in 1998, has seen fast growth since 1990. This amounted to an increase of 6,169 jobs, or an 85.1 percent jump in employment. Services and retail trade are the two largest sectors and together provide 58.8 percent of total employment. Government and construction are also significant sectors with over 10 percent each of the employment total, but government had accounted for one-third of all jobs in 1990. Services, retail trade, and construction have all seen healthy job growth over the decade, while government employment fell. In the last few years retail trade, manufacturing, and services have provided most of the 1,800 new jobs.

In 1970 the population of the North Albuquerque CPA was only 2,196 and in 1980 advanced to 22,920. Substantial population growth has continued in the North Albuquerque CPA during the 1990s, with the population increasing from 32,015 in 1990 to an estimated 45,732 in 1998. This resulted in North Albuquerque having the second highest growth rate at 42.8 percent. However, gains in population have slowed since 1995.

The housing stock grew commensurately with population at a 47.6 percent growth rate. North Albuquerque ranked second in single home building during the 1990s. Significant apartment construction has occurred only in the years 1994 and 1997.

Mid Heights CPA

The Mid Heights includes much of the traditional northeast heights. Its borders are the Bear Canyon Arroyo (approximately Academy Road) on the north and about I-40 on the south. The CPA's western limit is I-25 and eastern limit is roughly Juan Tabo, with jogs to Eubank south of Indian School Road to Lomas and north of Montgomery Boulevard to Academy Road.

The Mid Heights CPA has the largest concentration of employment with 72,132 jobs in 1998. Services and retail trade predominate with 68.5 percent of total employment. The Mid Heights includes the Uptown commercial district along with the Coronado and Winrock malls. The FIRE sector is the third largest with 6,330 jobs. This CPA's employment base grew by nearly 17,000 jobs, increasing 30.4 percent from 1990 to 1998. Services has been the only sector to gain in its share of the total, rising from 30 percent to 39 percent over the eight years.

Historically, the Mid Heights population mushroomed between 1970 and 1980, with the 15,287 people residing here in 1970 increasing to 82,379 by 1980. In 1990 the population rose to 88,529, ranking first in the study area, and has been level since. As a result, the Mid Heights share of study area population has fallen from 19.4 percent to 17 percent between 1990 and 1998.

At the same time, the housing stock, which is the largest among CPAs, has stayed at nearly the same level. About 60 percent of the housing stock is single family houses and 40 percent apartments. There was little building activity in the mature Mid Heights.

Foothills CPA

The Foothills CPA encompasses the area bounded by Indian School Road on the south, San Antonio on the north, and Juan Tabo to Eubank/Ventura/Layton streets on the east. The Foothills includes much of the far northeast heights, the High Desert development, and abuts the Cibola National Forest.

The 8,095 people employed in 1998 represents a gain of 2,210 jobs, with a 37.5 percent growth rate during the decade. Services and retail trade are the biggest sectors with 3,031 and 2,478 jobs, respectively, and these two sectors account for 68 percent of total employment in 1998. Both these sectors combined generated about 1,800 new jobs during the eight years. Government is another significant sector with 1,130 employed and local government is the major employer.

In 1990 the Foothills CPAs population stood at 40,051 and rose to an estimated 46,367 in 1998 with most of the increase occurring in the first half of the decade. The Foothills CPA ranks sixth in population and has maintained about 9 percent of the study area population.

The housing stock increased from 17,304 to 20,835 units over the same period. The Foothills has the study area's fourth largest housing stock, as about two-thirds is single homes and one-third apartments. Single home construction has averaged 117 units annually since 1995, less than half the activity level in prior years. A total of 1,766 apartments were added to the housing stock between 1990 and 1998 and significant activity was recorded in each of these years.

Southwest Mesa CPA

The Southwest Mesa is bounded by I-40 to the north, South Coors Road to the east for the most part, the Isleta Indian Reservation to the south, and extends far to the west.

About 4,300 new jobs were generated during the 1990 to 1998 period and employment growth of 86 percent was highest among the CPAs. The majority of job growth has taken place since 1995.

Retail trade is the largest sector, with about a quarter of the 9,330 jobs in 1998, followed by services and government. The largest number of jobs were created in services and retail trade with well over 1,000 jobs each. Expanding trade and services employment mirrors this CPA's growing population due to the recent explosion in entry level affordable home construction in this CPA.

The population in 1990 was 31,340 and increased to 39,176 in 1998 at about twice the study area average. The Southwest Mesa has the second smallest population base in the study area and a substantial proportion of this population resides in Westgate Heights. The housing stock, which is mostly single family homes, measured 8,318 units in 1990 and rose to 11,395 units in 1998. This CPA registered the third highest rate of permit activity, at 2,519 single-family houses, during the last eight years. The Southwest Mesa also has a large number of mobile homes.

Central CPA

The Central CPA includes downtown Albuquerque and extends along South Broadway Street. The CPA's eastern and western boundaries are I-25 and the Rio Grande, respectively. The southern border is Woodward Street and its northern border is generally Mountain Road.

Central Albuquerque ranks fourth in the number of jobs which are concentrated in the services, FIRE, and government sectors and reflects the financial, legal, and governmental role for downtown Albuquerque. Services and government each provide about one-third of the total with over 10,000 jobs each out of a total 30,849 jobs in 1998. Although total employment has been at about the same level since 1990, these two sectors added jobs while most of other sectors experienced absolute job cuts.

During the 1990-98 period Central Albuquerque's population slipped from 20,475 to 20,089. In fact, population in the CPA has declined moderately since 1970 and is now the least populous

CPA. The housing stock has seen little growth since 1990 when it measured 9,177 units, of which almost 60 percent were older single family homes and 40 percent apartments.

Near Heights CPA

The Near Heights CPA includes most of the Southeast Heights and nearer Northeast Heights. Its borders are I-40 to the north and Gibson Boulevard/Kirtland AFB with an extension to the airport's southern boundary to the south. I-25 forms the western limit and the eastern limit jogs from San Pedro Street north of Lomas Boulevard then Wyoming Street south of Lomas Boulevard.

The Near Heights recorded the second highest level of employment with 58,875 jobs in 1998. Job growth has been modest since 1990, when there were 54,497 jobs. The Near Heights contains one-fifth of all study area employment. This CPA has employment concentrations in education and hospitals. It includes the University of New Mexico, TVI, and Albuquerque Public Schools central administration. Health facilities include Lovelace, UNM Medical Center, Presbyterian Hospital, and Veterans Hospital. Services and government together provide over 42,000 jobs in 1998, which is 72.2 percent of total employment. Services has accounted for most of the gain in employment during the 1990-98 period.

The population of the Near Heights CPA is the second largest in the study area. In 1990 the Census count was 74,437, which declined to 71,560 people in 1998. After modest increases between 1970 and 1990 the recent population is just above the 1970 level. The 1990 housing stock was 34,991 units with about half as single family and the other half apartments in this densely populated CPA. Housing growth has been slight during the 1990s.

East Gateway CPA

The East Gateway CPA is bounded by Indian School Road to the north, Wyoming Boulevard to the west, and the Sandia Mountain foothills to the east and south.

There were 13,809 jobs in 1998. Retail trade by far is the largest sector with 5,587 jobs, or 40.5 percent of the total. Services is the next largest sector. Both retail trade and services cater to the CPA's residential population. About 3,000 jobs have been generated since 1990, mainly in retail trade which recorded 2,200 new jobs. Several sectors experienced significant job losses over the decade, including manufacturing and FIRE. While employment growth was substantial between 1990 and 1995, during the last few years only 758 new jobs were created.

Population growth in the East Gateway CPA was rapid in the 1970s. In 1990 48,262 people lived there. In 1998 there were 53,752 residents, up 11.4 percent from 1990. This growth occurred in the first half of the decade but has stalled in recent years. The East Gateway ranks fourth in population in 1998 and has about 10.4 percent of the study area's population.

The housing stock grew 9.7 percent between 1990 and 1998, rising from 17,635 to 19,340. About two-thirds of the housing stock is single-family homes and one-third apartments.

South Valley CPA

The South Valley CPA spans areas on both sides of the Rio Grande and is bounded by Coors Road to the west, I-25 to the east, I-40 to the north, and the Isleta Reservation to the south. This CPA includes the Broadway south industrial area and the traditional South Valley, both the lower and upper portions.

The South Valley is a fairly small but growing employment area. Over 2,000 new jobs were generated during the 1990 to 1998 period, representing a growth rate of 24.7 percent. Most sectors expanded during the decade, notably construction and government, which combined added over

1,500 new jobs. Government, the largest sector with 2,559 jobs in 1998, has seen especially strong growth since 1995. Other significant sectors include retail trade, manufacturing, and construction.

Population levels in the South Valley have been fairly stable since 1980 and only modest growth took place during the 1990s. In 1998 42,833 people lived in the South Valley compared to 41,056 in 1990. The housing stock rose moderately in the 1990s. In 1998 there were 12,722 predominately single-family housing units.

TABLE 2.21

WESTSIDE CPA

Major Employers:

Cottonwood Mall	Desert Hills
Bealls	Jewel-Osco
Foleys	Reliable Chevrolet
Wal Mart Stores	West Side Jeep Eagle
Target	Sun Country Industries
Albuquerque Public Schools	J.C. Penney Co.
St. Joseph's Hospital West Mesa	Crest Outsourcing, Inc.

Population:		% Change	% of Study Area
1990	32,225		7.0
1995	47,038	46.0	9.4
1998	62,120	32.1	12.0

Employment:	Jobs	% Change	% of Study Area
1990	5,253		2.4
1995	9,191	75.0	3.4
1998	9,997	8.8	3.5

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	12,310		81.3	18.7
1998	25,926	110.6	78.7	21.3

TABLE 2.22

NORTH VALLEY CPA

Major Employers:

Honeywell, Inc./Allied Signal
 America Online, Inc.
 CTS Wireless
 Citicorp Credit Services, Inc.
 Sunrise Health Care
 Allegiance Health Care
 Sparkle Maintenance

Philips Semiconductors, Inc.
 BF Goodrich Aerospace Data Systems
 Res-Care New Mexico Inc.
 Albuquerque Public Schools
 Albuquerque Publishing Co.
 City of Albuquerque (solid waste)
 Nobel, Inc.

Population:		% Change	% of Study Area
1990	48,862		10.7
1995	48,791	-0.1	9.8
1998	48,741	-0.1	9.4

Employment:	Jobs	% Change	% of Study Area
1990	40,225		18.0
1995	51,993	29.3	19.4
1998	55,129	6.0	19.6

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	16,393		87.4	12.6
1998	17,985	9.7	86.4	13.6

TABLE 2.23

NORTH ALBUQUERQUE CPA

Major Employers:

MCI Telecommunications Corp.	Albuquerque Public Schools
City of Albuquerque	Albuquerque Academy
Sandia Peak Ski Co.	New Mexico State Government
Wal Mart Stores	Sunsoft Corp.
Earthgrains Baking Co., Inc.	Westway Express, Inc.
Jewel-Osco	U.S. Federal Aviation Admin.

Population:		% Change	% of Study Area
1990	32,015		7.0
1995	42,970	34.2	8.6
1998	45,732	6.4	8.8

Employment:	Jobs	% Change	% of Study Area
1990	7,252		3.2
1995	11,604	60.0	4.3
1998	13,421	15.7	4.8

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	10,488		82.7	17.3
1998	15,480	47.6	83.3	16.7

TABLE 2.24

MID HEIGHTS CPA

Major Employers:

Coronado Mall (Sears, Macy's)	CompUSA
Winrock Mall (Dillards)	TAD PGS Inc.
Atlas Resources, Inc.	United Parcel Service
Three Fountains, Inc.	ABF Freight Systems
Career Blazers, Inc.	Odyssey Resource Mgt., Inc.
Presbyterian Healthcare (Kaseman Hospital)	Wal Mart
Advantage Services, Inc.	Comforce Technical Services, Inc.

Population:		% Change	% of Study Area
1990	88,529		19.4
1995	90,506	2.2	18.1
1998	88,277	-2.5	17.0

Employment:	Jobs	% Change	% of Study Area
1990	55,329		24.8
1995	66,802	20.7	25.0
1998	72,132	8.0	25.6

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	39,809		60.1	39.9
1998	40,144	0.8	59.8	40.2

TABLE 2.25
FOOTHILLS CPA

Major Employers:

Albuquerque Public Schools
Albuquerque T-VI
La Vida Llena, Inc.
Manor Care Health Services
American Auto Association

Marriot Montebello
American Golf Corp. (Tanoan Country Club)
Tortilla, Inc. (Gardunos)
Smiths Food & Drug

Population:		% Change	% of Study Area
1990	40,051		8.8
1995	45,458	13.5	9.1
1998	46,367	2.0	8.9

Employment:	Jobs	% Change	% of Study Area
1990	5,885		2.6
1995	8,513	44.7	3.2
1998	8,095	- 4.9	2.9

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	17,304		69.1	30.9
1998	20,835	20.4	65.9	34.1

TABLE 2.26

SOUTHWEST MESA CPA

Major Employers:

Roadrunner Trucking, Inc	Albuquerque Public Schools
Amerace Corp.- Elastimold Div.	Crest Outsourcing, Inc.
Yellow Freight Systems	The Bell Group
Honeywell, Inc./Allied Signal	Coca Cola Bottling
Youth Development Inc.	Furrs Supermarket
Bernalillo County	Smiths Food & Drug
Flying J Truck Stop	

Population:		% Change	% of Study Area
1990	31,340		6.9
1995	34,496	10.1	6.9
1998	39,176	13.6	7.6

Employment:	Jobs	% Change	% of Study Area
1990	5,016		2.2
1995	5,872	17.1	2.2
1998	9,330	58.9	3.3

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	8,318		87.7	12.3
1998	11,395	37.0	86.1	13.9

TABLE 2.27
CENTRAL CPA

Major Employers:

City of Albuquerque	Hyatt Corp.
Public Service Co. of New Mexico	Wells Fargo Bank
Federal Government	Bradbury & Stamm
U.S. Army 377 th Medical Group	21 st Century Resources, Inc.
US West Communications	Albuquerque Public Schools
St. Joseph's Medical Center & Rehab. Hospital	Bank of America
N.M. State Government	

Population:		% Change	% of Study Area
1990	20,475		4.5
1995	20,330	-0.7	4.1
1998	20,089	-1.2	3.9

Employment:	Jobs	% Change	% of Study Area
1990	30,522		13.7
1995	31,415	2.9	11.7
1998	30,849	-1.8	10.9

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	9,177		57.9	42.1
1998	9,395	2.4	58.7	41.3

TABLE 2.28
NEAR HEIGHTS CPA

Major Employers:

University of New Mexico	Albuquerque Public Schools
Albuquerque T-VI	Ethicon Endo-Surgery, Inc.
Veterans Admin. Medical Center	Arizona Labor Force, Inc.
Presbyterian Hospital	Indian Health Service Hospital
Lovelace Medical Center	D&P Mgt. Co. (Albuquerque Manor)
UNM Medical Center	City of Albuquerque (Suntran, Airport)
U.S. Social Security Admin.	N.M. State Fairgrounds

Population:		% Change	% of Study Area
1980			
1990	74,437		16.3
1995	72,967	-2.0	14.6
1998	71,560	-1.9	13.8

Employment:	Jobs	% Change	% of Study Area
1990	54,497		24.4
1995	58,753	7.8	21.9
1998	58,875	0.2	20.9

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	34,991		49.0	51.0
1998	35,558	1.6	48.9	51.1

TABLE 2.29
EAST GATEWAY CPA

Major Employers:

Wal Mart Stores	Albuquerque Public Schools
N.M. State Government	Target
Blue Cross and Blue Shield of New Mexico	Helweg and Farmer
Jack Henderson Construction Co., Inc.	Jewel-Osco
Shube Manufacturing Co., Inc.	Smiths Food & Drug
CVI Laser Corp.	Home Depot
Ken Zangara's Pride Dodge, Inc.	Regional Lab Corp.

Population:		% Change	% of Study Area
1990	48,262		10.6
1995	53,852	11.6	10.8
1998	53,752	-0.2	10.4

Employment:	Jobs	% Change	% of Study Area
1990	10,983		4.9
1995	14,567	32.6	5.4
1998	13,809	-5.2	4.9

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	17,635		64.8	35.2
1998	19,340	9.7	67.8	32.2

TABLE 2.30

SOUTH VALLEY CPA

Major Employers:

General Electric Co., Aircraft Engine Div.	Albuquerque Underground, Inc.
Albuquerque Public Schools	El Encanto Inc. (Buena Foods)
City of Albuquerque (Wastewater Utility)	ADT Automotive, Inc.
New Mexico State Government (Dept. of Health)	Bernalillo County
Herrera School Buses and Coaches	K Mart Corp.
Youth Development Inc.	Romero Excavating & Trucking

Population:		% Change	% of Study Area
1990	41,056		9.0
1995	42,741	4.1	8.6
1998	42,383	-0.8	8.2

Employment:	Jobs	% Change	% of Study Area
1990	8,195		3.7
1995	8,961	9.3	3.3
1998	10,220	14.0	3.6

Housing:	Units	% Change (90-98)	% Single Family	% Multi Family
1990	11,872		91.6	8.4
1998	12,722	7.2	91.4	8.6