

## CHAPTER 6.0

### CPA POPULATION ESTIMATES AND PROJECTIONS

#### Introduction

This is the first urban growth study where population estimates and projections at the Community Planning Area (CPA) level have been included. Thus, unlike the coverage for PIAs, the historical population reporting for CPAs starts in 1970 and yearly estimates begin from July 1, 1990. However, like the population forecasts for PIAs, the CPA level population projections cover the period from July 1, 1999, to July 1, 2010.

This chapter is divided into three sections: historical population growth patterns, population estimates, and population projections. The first section discusses historical patterns of population growth at the CPA level based on the three most recent Decennial Censuses (1970, 1980 and 1990). The second section presents the population estimates for the CPAs for the period July 1, 1990, to July 1, 1998, and provides a discussion of population levels and trends. The final section of the chapter presents the population projections for the CPAs for the period July 1, 1999, to July 1, 2010 and offers a discussion of major demographic trends.

#### Historical Population Levels and Trends

Table 6.1 shows the population size and average annual growth rate of each CPA based on the Censuses of 1970, 1980, and 1990. In 1970, almost three-fourths (73.1%) of the total CPA population were concentrated in four CPAs -- Central Albuquerque, Near Heights, and South Valley -- located in the mid-section of the City of Albuquerque. The center of population gravity was the Near Heights where close to 30 percent (70,115) of the total CPA population lived. Within the boundaries of this CPA are found major educational institutions, like the University

Table 6.1

Historical Population and Average Annual Population Growth Rate of Community Planning Areas  
 Census 1970, 1980, 1990

CPA Name	Census Year			Annual Growth Rate (Percent)	
	1970	1980	1990	1970-1980	1980-1990
West Side	2,958	13,379	32,225	15.09	8.79
North Valley	43,644	48,629	48,862	1.08	0.05
North Albuquerque	2,196	22,920	32,015	23.45	3.34
Mid-Heights	15,287	82,379	88,529	16.84	0.72
Foothills	9,539	26,577	40,051	10.25	4.10
Southwest Mesa	14,953	25,008	31,340	5.14	2.26
Central Albuquerque	24,001	21,589	20,475	-1.06	-0.53
Near Heights	70,115	73,628	74,437	0.49	0.11
East Gateway	19,456	42,019	48,262	7.70	1.39
South Valley	37,035	42,513	41,056	1.38	-0.35
Total	239,184	398,641	457,252	5.11	1.37

of New Mexico, TV-I, and the Albuquerque Public Schools central administration, and large medical facilities, including the UNM Medical Center and Lovelace, Presbyterian, and the Veterans Administration hospitals.

Approximately 44 percent of the total CPA population in 1970 lived in three areas: the North Valley (43,644), the South Valley (37,035), and Central Albuquerque (24,001). Less than 30 percent of the total CPA population in 1970 were in the remaining six CPAs. The West Side (2,958) and North Albuquerque (2,196) were the most sparsely populated. Together they contributed less than 3 percent to the total CPA population.

During the 1970s, the Mid-Heights experienced a very rapid population growth. Exploding at an average rate of close to 17 percent annually, this CPA added almost 70 thousand people, an increase of nearly 440 percent, between 1970 and 1980. (See Table 6.1.) During the following decade, however, the Mid-Heights CPA increased its population at an annual rate of only 0.7 percent (6,150 people). Nevertheless, the Mid-Heights remained the most populous CPA through the end of the 20th century. (See Table 6.2.)

Central Albuquerque, which covers downtown Albuquerque and the South Broadway neighborhood, has consistently lost population over the last 20 years. As can be seen in Table 6.2, Central Albuquerque slipped from being the fourth most populous CPA in 1970 to last place in 1990. By far the smallest of the CPA's in terms of land area, Central Albuquerque is forecast to continue to be the least populated CPA in the first decade of the 21st century.

Table 6.1 shows that the North Valley and the South Valley registered moderate annual average population growth (1.08% and 1.38%, respectively) between 1970 and 1980. However, the population levels in these CPAs changed very little between 1980 and 1990. As a result, their share in the total CPA population declined dramatically. In the case of the North Valley, the

Table 6.2  
 Historical Population and Average Annual Population Growth Rate by Community Planning Areas  
 Census 1970, 1980, 1990

Rank	CPA	1970	CPA	1980	CPA	1990
1	Near Heights	70,115	Mid-Heights	82,379	Mid-Heights	88,529
2	North Valley	43,644	Near Heights	73,628	Near Heights	74,437
3	South Valley	37,035	North Valley	48,629	North Valley	48,862
4	Central Albuquerque	24,001	South Valley	42,513	East Gateway	48,262
5	East Gateway	19,456	East Gateway	42,019	South Valley	41,056
6	Mid-Heights	15,287	Foothills	26,577	Foothills	40,051
7	Southwest Mesa	14,953	Southwest Mesa	25,008	West Side	32,225
8	Foothills	9,539	North Albuquerque	22,920	North Albuquerque	32,015
9	West Side	2,958	Central Albuquerque	21,589	Southwest Mesa	31,340
10	North Albuquerque	2,196	West Side	13,379	Central Albuquerque	20,475
	Total	239,184	Total	398,641	Total	457,252

share of total CPA population fell from 18 percent in 1970 to 11 percent in 1990, while the South Valley share decreased from 15 percent to 9 percent.

Tables 6.1 and 6.2 also show rapid expansion in other CPAs located in the northeast parts of the city. For example, the North Albuquerque CPA registered just over two thousand people in the 1970 Census. By 1990, this CPA's population had swelled to 32 thousand people and the CPA had moved from being the 10th most populous CPA to 8th place. This CPA's most explosive growth occurred in the 1970 decade. The average annual growth in population between 1970 and 1980 for this CPA (23.5%) was four and a half times the rate for all the CPAs (5.1%).

Another Northeast area CPA that experienced rapid growth is the Foothills CPA. In the 1970s, this CPA had an estimated annual growth rate of more than 10 percent (10.25%). This CPA grew almost threefold, from 10 thousand people in 1970 to approximately 27 thousand in 1980. By 1990, the Foothills CPA had a population of 40 thousand people.

Tables 6.1 and 6.2 indicate that the East Gateway CPA more than doubled its population in only 10 years and moved its rank up one step to sixth place. The 1970 Census counted close to 20 thousand people in the East Gateway CPA. The 1980 Census showed 42 thousand residents in this CPA. During the 1980s, about 6 thousand people were added to the population, resulting in an average annual growth rate of 1.4 percent.

The West Side CPA population also expanded from just under 3 thousand in 1970 to 32 thousand in 1990. Table 6.3, which ranks the 10 CPAs according to annual growth rates for 1970-80 and for 1980-90, indicates that during the 1970's, the West Side CPA had the third fastest growth rate (15.09%), after the North Albuquerque and the Mid-Heights CPAs. In the following decade, however, this CPA grew the fastest, at an annual average rate of almost 9

Table 6.3  
 Historical Average Annual Population Growth Rate by Community Planning Area  
 Census 1970, 1980, 1990

Rank	1970 - 1980	1980 - 1990		
1	North Albuquerque	23.45	West Side	8.79
2	Mid-Heights	16.84	Foothills	4.10
3	West Side	15.09	North Albuquerque	3.34
4	Foothills	10.25	Southwest Mesa	2.26
5	East Gateway	7.70	East Gateway	1.39
6	Southwest Mesa	5.14	Mid-Heights	0.72
7	South Valley	1.38	Near Heights	0.11
8	North Valley	1.08	North Valley	0.05
9	Near Heights	0.49	South Valley	-0.35
10	Central Albuquerque	-1.06	Central Albuquerque	-0.53
	Total	5.11	Total	1.37

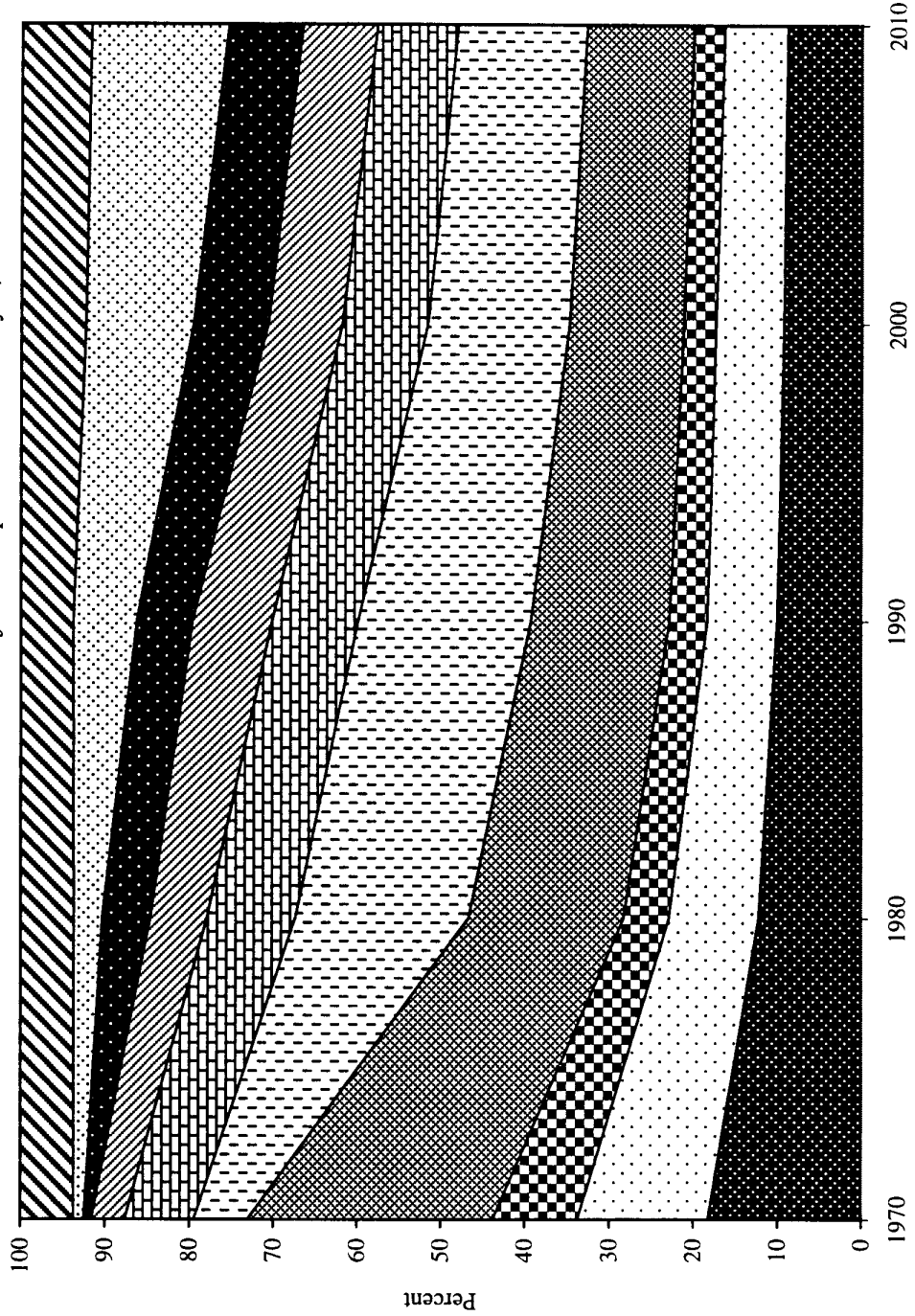
percent. The second fastest growing CPA during this decade, the Foothills, grew at less than half this pace.

As Table 6.3 shows, the older CPAs located in the central section of Albuquerque registered the slowest rates of growth, while the CPAs located at the east and west sides of the city experienced a population explosion. Population in all the CPAs grew at a compound annual rate of over 5 percent during the 1970s. This rapid growth was achieved when the economy was growing at a fast clip. The CPAs that expanded the fastest during this period were, in descending order, North Albuquerque (23.45%), Mid-Heights (16.84%), West Side (15.09%), Foothills (10.25%), and East Gateway (7.7%). The availability of large tracks of land for development with minimum or no constraints contributed to this rapid population growth in CPAs located on the periphery of the city. The CPAs that are more centrally located grew more slowly or lost population. Thus, the Near Heights grew at an average annual rate of 0.5 percent, while Central Albuquerque experienced an average annual decline of 1.1 percent.

As the pace of economic growth moderated during the 1980s, population growth in the CPAs decelerated to a compound annual rate of 1.4 percent. The South Valley (-.35%) and Central Albuquerque (-0.53%) both lost population between 1980 and 1990. The West Side (8.79%), Foothills (4.1%), and North Albuquerque (3.34%) had strong growth but at rates significantly lower than the previous decade.

Figure 6.1 shows that the shift in the center of gravity of the CPA population from the older CPAs (Central Albuquerque, Near Heights, Mid-Heights, South Valley, and North Valley) to the younger CPAs (Southwest Mesa, West Side, North Albuquerque, East Gateway, and Foothills) gained momentum in the 1980s. This trend is expected to continue through the first decade of this century.

Figure 6.1  
 Historical and Projected Percent Share by Community Planning Area  
 Censuses 1970, 1980, 1990 and Projected Populations from July 1, 2000 - 2010





### Population Estimates for July 1, 1990 to July 1, 1998

The housing stock derived from the 1990 Census plus the yearly residential building permits and mobile/manufactured homes calibrated for occupancy and average persons per household, as shown in Table 6.4, served as the bases for estimating the yearly CPA population from July 1, 1990 to July 1, 1998. Please refer to Chapter 3.0 for detailed discussion of this housing unit method of population estimation.

Table 6.5 presents the population estimates for July 1, 1991 through 1998. The final three columns of the table give the calculated compound annual growth rates respectively from 1990 to 1998, from 1990 to 1995 and from 1995 to 1998. During the first eight years of the 1990 decade, the overall CPA population increased by about 60 thousand people, or 13 percent. The compound average annual growth was 1.51 percent, up from 1.37 percent during the 1980s. There is clear evidence of a deceleration of growth over the 1990s decade. The estimated average annual population growth rate ranged from a high of 1.98 percent between July 1, 1991, and July 1, 1992, to a low of 1.14 percent between July 1, 1997, and July 1, 1998.

The growth rates in Table 6.5 indicate that population growth in the CPAs was highly uneven in the 1990s. Many CPAs either had minimal growth or they experienced a decline in their population. With relatively moderate growth across all the CPAs, the period 1990 to 1998 is marked by a redistribution of population across the CPAs that continues the shifts evident in Figure 6.1.

Between 1990 and 1998, population became more concentrated in the West Side, North Albuquerque, and Southwest Mesa CPAs. These three areas alone picked up 50 thousand of the 59 thousand net addition to the total population in the CPA's. With this addition, these CPAs

Table 6.4

Number of Housing Units, Occupancy Rate, and Persons Per Household by CPA  
1990 Census

CPA Name	Type of Housing Unit			Total Housing Units
	Single Family	Multi-Family	Mobile Home	
<b>I. Number of Housing Unit</b>				
Central Albuquerque	5,313	3,864	160	9,337
East Gateway	11,425	6,210	2,869	20,504
Foothills	11,958	5,346	126	17,430
Mid-Heights	23,943	15,866	699	40,508
Near Heights	17,160	17,831	1,101	36,092
North Albuquerque	8,676	1,812	2,181	12,669
North Valley	14,320	2,073	2,935	19,328
South Valley	10,879	996	2,203	14,078
Southwest Mesa	7,297	1,021	2,036	10,354
West Side	10,004	2,306	132	12,442
Total	120,975	57,325	14,442	192,742
<b>II. Occupancy Rate</b>				
Central Albuquerque	89.9	83.2	90.6	87.1
East Gateway	96.9	85.8	94.4	93.2
Foothills	96.8	79.7	81.9	94.6
Mid-Heights	97.6	87.3	93.4	93.5
Near Heights	95.8	85.7	85.6	90.5
North Albuquerque	96.4	90.3	95.0	95.3
North Valley	94.1	86.8	88.1	92.4
South Valley	92.8	78.8	92.8	91.8
Southwest Mesa	94.4	75.5	90.3	91.8
West Side	95.6	88.5	98.5	94.3
Total	95.6	85.4	95.4	92.5
<b>III. Persons Per Household</b>				
Central Albuquerque	2.76	1.80	2.74	2.52
East Gateway	2.80	2.18	2.05	2.53
Foothills	2.80	1.69	1.77	2.43
Mid-Heights	2.63	1.83	1.94	2.34
Near Heights	2.42	1.93	2.11	2.28
North Albuquerque	2.87	1.76	2.36	2.65
North Valley	2.77	2.40	2.52	2.74
South Valley	3.20	2.70	3.11	3.18
Southwest Mesa	3.36	2.74	3.28	3.30
West Side	2.88	1.88	2.75	2.75
Total	2.79	1.93	2.55	2.56

Table 6.5

April 1, 1990 (Census) and Population Estimates as of July 1, 1991-1998 and Compound Annual Average Growth Rate Between Selected Time Periods

CPA Name	Census 4/1/1990*	Population Estimate as of July 1, ...										Compound Annual Growth Rates			
		1991	1992	1993	1994	1995	1996	1997	1998	1990 - 98	1990 - 95	1995 - 98			
West Side	32,225	34,169	35,822	38,523	42,123	47,038	52,599	56,963	62,120	7.94	7.14	9.27			
North Valley	48,862	46,923	47,588	48,282	48,800	48,791	48,575	48,619	48,741	-0.03	-0.03	-0.03			
North Albuquerque	32,015	34,183	37,700	39,434	41,917	42,970	43,434	44,302	45,732	4.35	5.72	2.08			
Mid-Heights	88,529	93,008	92,391	90,768	90,766	90,506	89,162	88,956	88,277	-0.06	0.41	-0.83			
Foothills	40,051	42,961	42,816	44,071	44,979	45,458	46,117	46,516	46,367	1.70	2.33	0.66			
Southwest Mesa	31,340	31,200	32,399	33,099	33,900	34,496	36,169	37,977	39,176	2.72	1.81	4.24			
Central Albuquerque	20,475	20,002	20,156	20,338	20,340	20,330	20,088	20,082	20,089	-0.22	-0.12	-0.40			
Near Heights	74,437	73,862	73,982	73,313	73,408	72,967	72,693	72,352	71,560	-0.50	-0.40	-0.65			
East Gateway	48,262	48,790	51,018	52,878	53,814	53,852	53,957	54,005	53,752	1.30	2.12	-0.06			
South Valley	41,056	41,349	41,921	42,460	42,664	42,741	42,991	42,570	42,383	0.41	0.82	-0.28			
Total	457,252	466,447	475,792	483,167	492,712	499,149	505,786	512,340	518,197						
Annual Growth Rate	-	1.59	1.98	1.54	1.96	1.30	1.32	1.29	1.14	1.51	1.67	1.25			

\*Growth rates based on BBER estimates for July 1, 1990, using the 1990 Census figures for April 1, 1990.

accounted for close to 30 percent of the total CPA population in 1998. This represents a tremendous increase from the 8 percent that these CPAs contributed to the total CPA population in 1970.

The Mid-Heights and the Near Heights CPAs lost population virtually every year during the first eight years of the 1990s. Population in the Central Albuquerque CPA varied up and down but by 1998 was slightly below the level at the beginning of the decade. The South Valley CPA experienced some very modest growth between 1990 and 1998, while the North Valley ended the period with roughly the same population as the beginning of the decade. The East Gateway CPA population grew at an annual rate (1.30) somewhat below the average for all the CPA, while the Foothills CPA grew at a rate (1.70) somewhat above the average of 1.51 percent. The growth was far more modest than what occurred in the two west side CPAs and in North Albuquerque.

#### Components of Population Change 1990 to 1998

Chapter 3.0 provides a discussion of the methodology and data sources used in analyzing the components of population change. Basically, using the Population Balancing Equation total population change can be split into a natural increase component and a migration component. The natural increase component is estimated by taking the difference births and deaths. In older populations, as in the case of retirement communities, the number of deaths may exceed the number of births resulting in a natural decrease.

Migration as an element of change is a residual that is estimated by transposing the Population Balancing Equation. The difference between in-migration and out-migration is called net migration. Positive net migration typically occurs because new homes are being built in an

area. If the newcomers are purchasing or renting existing homes, there is usually some out-migration of existing residents, who may or may not share the same demographic characteristics. Net-migration may be positive or negative.

Table 6.6 exhibits the summed components of population change into natural increase and net migration from 1990 to 1998. Tables 6.7 to 6.14 disaggregate the components of population change for each individual year between 1990 and 1998. Table 6.6 indicates that in the period 1990-98, natural increase was a slightly more important source (51.8%) of overall CPA population growth than migration. Table 6.15 indicates the relative importance of natural increase and migration in each of the years 1991 to 1998. At the beginning of the decade, natural increase contributed more than 60 percent to the total CPA population. This reached a low of 45 percent between July 1, 1993 and July 1, 1994 when migration to the Albuquerque CPAs was high. The robust economy attracted migrants to the Albuquerque area, where they found a range of attractive housing options, as developers responded to the strong housing market and opened up new subdivisions.

After 1995, the economy slowed down and migration as a source of population growth also diminished in importance. By July 1, 1998, natural increase reclaimed its prominence as the major source of CPA population growth. Close to two-thirds of the total change of approximately six thousand people between July 1, 1997 and July 1, 1998 was due to natural increase. (See Table 6.15.)

Some CPAs had a much higher rate of natural increase from July 1, 1990, to July 1, 1998, than others. The four CPAs with the highest rate of natural increase over the 1990 population, in descending order, were Southwest Mesa (14.9%), West Side (13.0%), North Albuquerque

Table 6.6  
Population Estimates, Components of Change, and Compound Average Annual  
Growth Rate, by Community Planning Areas: July 1, 1990 - July 1, 1998

CPA Name (1)	Population Estimate		Total Change (4)=(2)-(3)	Components of Change			Growth Rate (9)	
	July 1, ...			Births (5)	Deaths (6)	Natural Increase (7)=(5)-(6)		Net Migration (8)=(4)-(7)
	1998 (2)	1990 (3)						
West Side	62,120	32,911	29,209	5,594	1,324	4,270	24,939	7.94
North Valley	48,741	48,868	-127	3,322	1,741	1,580	-1,707	-0.03
North Albuquerque	45,732	32,279	13,453	9,257	5,577	3,680	9,773	4.35
Mid-Heights	88,277	88,688	-411	9,000	5,853	3,146	-3,557	-0.06
Foothills	46,367	40,455	5,912	3,811	2,369	1,441	4,470	1.70
Southwest Mesa	39,176	31,515	7,661	6,229	1,541	4,687	2,973	2.72
Central Albuquerque	20,089	20,448	-359	3,360	1,740	1,620	-1,979	-0.22
Near Heights	71,560	74,457	-2,898	5,632	3,028	2,604	-5,501	-0.50
East Gateway	53,752	48,428	5,324	6,207	2,593	3,613	1,710	1.30
South Valley	42,383	41,020	1,363	6,582	2,604	3,979	-2,615	0.41
<b>Total</b>	<b>518,197</b>	<b>459,070</b>	<b>59,127</b>	<b>58,993</b>	<b>28,371</b>	<b>30,621</b>	<b>28,506</b>	<b>1.51</b>

Table 6.7

Population Estimates, Components of Change, and Compound Average Annual Growth Rate,  
by Community Planning Area: July 1, 1990-July 1, 1991

CPA Name (1)	Population Estimate		Total Change (4)=(2)-(3)	Components of Change			Growth Rate (9)	
	1991 (2)	July 1... 1990 (3)		Births (5)	Deaths (6)	Natural Increase (7)=(5)-(6)		Net Migration (8)=(4)-(7)
West Side	34,169	32,911	1,259	616	130	486	773	3.75
North Valley	46,923	48,868	-1,945	410	173	237	-2,182	-4.06
North Albuquerque	34,183	32,279	1,904	1,587	658	929	975	5.73
Mid-Heights	93,008	88,688	4,320	1,147	673	474	3,846	4.76
Foothills	42,961	40,455	2,505	462	240	222	2,283	6.01
Southwest Mesa	31,200	31,515	-315	689	160	530	-845	-1.01
Central Albuquerque	20,002	20,448	-446	424	206	218	-663	-2.20
Near Heights	73,862	74,457	-595	784	365	419	-1,014	-0.80
East Gateway	48,790	48,428	362	823	282	541	-180	0.74
South Valley	41,349	41,020	329	820	282	538	-209	0.80
Total	466,448	459,070	7,378	7,762	3,170	4,593	2,785	1.59

Table 6.8

Population Estimates, Components of Change, and Compound Average Annual Growth Rate,  
by Community Planning Area: July 1, 1991-July 1, 1992

CPA Name (1)	Population Estimate		Total Change (4)=(2)-(3)	Components of Change			Growth Rate (9)	
	July 1...			Births (5)	Deaths (6)	Natural Increase (7)=(5)-(6)		Net Migration (8)=(4)-(7)
	1992 (2)	1991 (3)						
West Side	35,822	34,169	1,652	628	126	502	1,151	4.72
North Valley	47,588	46,923	665	390	183	207	458	1.41
North Albuquerque	37,700	34,183	3,516	1,608	653	955	2,562	9.79
Mid-Heights	92,391	93,008	-617	1,168	687	480	-1,098	-0.67
Foothills	42,816	42,961	-144	439	250	189	-333	-0.34
Southwest Mesa	32,399	31,200	1,199	720	174	546	653	3.77
Central Albuquerque	20,156	20,002	154	419	221	198	-44	0.77
Near Heights	73,982	73,862	120	773	365	408	-288	0.16
East Gateway	51,018	48,790	2,228	844	294	549	1,679	4.47
South Valley	41,921	41,349	572	827	297	530	42	1.37
<b>Total</b>	<b>475,792</b>	<b>466,448</b>	<b>9,344</b>	<b>7,814</b>	<b>3,250</b>	<b>4,564</b>	<b>4,780</b>	<b>1.98</b>



Table 6.9

Population Estimates, Components of Change, and Compound Average Annual Growth Rate,  
by Community Planning Area: July 1, 1992-July 1, 1993

CPA Name (1)	Population Estimate		Total Change (4)=(2)-(3)	Components of Change			Growth Rate (9)	
	1993 (2)	July 1... 1992 (3)		Births (5)	Deaths (6)	Natural Increase (7)=(5)-(6)		Net Migration (8)=(4)-(7)
West Side	38,523	35,822	2,702	643	141	502	2,200	7.27
North Valley	48,282	47,588	694	388	188	200	494	1.45
North Albuquerque	39,434	37,700	1,734	1,596	689	907	827	4.50
Mid-Heights	90,768	92,391	-1,622	1,163	679	484	-2,106	-1.77
Foothills	44,071	42,816	1,255	461	269	193	1,063	2.89
Southwest Mesa	33,099	32,399	700	750	180	571	130	2.14
Central Albuquerque	20,338	20,156	182	443	229	214	-32	0.90
Near Heights	73,313	73,982	-669	745	363	382	-1,051	-0.91
East Gateway	52,878	51,018	1,860	842	317	525	1,335	3.58
South Valley	42,460	41,921	539	826	309	517	22	1.28
<b>Total</b>	<b>483,167</b>	<b>475,792</b>	<b>7,375</b>	<b>7,858</b>	<b>3,364</b>	<b>4,494</b>	<b>2,881</b>	<b>1.54</b>

Table 6.10

Population Estimates, Components of Change, and Compound Average Annual Growth Rate,  
by Community Planning Area: July 1, 1993-July 1, 1994

CPA Name (1)	Population Estimate		Total Change (4)=(2)-(3)	Components of Change			Growth Rate (9)	
	1994 (2)	July 1, 1993 (3)		Births (5)	Deaths (6)	Natural Increase (7)=(5)-(6)		Net Migration (8)=(4)-(7)
West Side	42,123	38,523	3,600	655	164	492	3,108	8.93
North Valley	48,800	48,282	518	415	209	206	312	1.07
North Albuquerque	41,917	39,434	2,483	1,531	744	787	1,696	6.11
Mid-Heights	90,766	90,768	-2	1,132	742	390	-393	0.00
Foothills	44,979	44,071	908	509	285	223	684	2.04
Southwest Mesa	33,900	33,099	801	769	189	581	220	2.39
Central Albuquerque	20,340	20,338	2	447	225	221	-219	0.01
Near Heights	73,408	73,313	95	714	356	357	-262	0.13
East Gateway	53,814	52,878	936	796	325	471	464	1.75
South Valley	42,664	42,460	204	847	321	526	-322	0.48
Total	492,712	483,167	9,545	7,815	3,560	4,256	5,289	1.96

Table 6.11

Population Estimates, Components of Change, and Compound Average Annual Growth Rate,  
by Community Planning Area: July 1, 1994-July 1, 1995

CPA Name (1)	Population Estimate		Total Change (4)=(2)-(3)	Components of Change			Growth Rate (9)	
	July 1...			Births (5)	Deaths (6)	Natural Increase (7)=(5)-(6)		Net Migration (8)=(4)-(7)
	1995 (2)	1994 (3)						
West Side	47,038	42,123	4,915	712	174	538	4,377	11.04
North Valley	48,791	48,800	-9	428	239	189	-198	-0.02
North Albuquerque	42,970	41,917	1,053	1,515	741	774	280	2.48
Mid-Heights	90,506	90,766	-260	1,102	779	323	-584	-0.29
Foothills	45,458	44,979	479	521	312	210	270	1.06
Southwest Mesa	34,496	33,900	596	738	208	531	66	1.74
Central Albuquerque	20,330	20,340	-10	417	214	204	-214	-0.05
Near Heights	72,967	73,408	-442	688	388	300	-741	-0.60
East Gateway	53,852	53,814	38	757	331	426	-388	0.07
South Valley	42,741	42,664	77	869	330	539	-462	0.18
<b>Total</b>	<b>499,149</b>	<b>492,712</b>	<b>6,437</b>	<b>7,746</b>	<b>3,714</b>	<b>4,033</b>	<b>2,405</b>	<b>1.30</b>

Table 6.12  
Population Estimates, Components of Change, and Compound Annual Average  
Growth Rate, by Community Planning Areas: July 1, 1995-July 1, 1996

CPA Name (1)	Population Estimate July 1...		Total Change (4)=(2)-(3)	Components of Change			Growth Rate (9)	
	1996 (2)	1995 (3)		Births (5)	Deaths (6)	Natural Increase (7)=(5)-(6)		Net Migration (8)=(4)-(7)
West Side	52,599	47,038	5,562	762	200	562	4,999	11.18
North Valley	48,575	48,791	-216	452	243	209	-425	-0.44
North Albuquerque	43,434	42,970	463	1,447	724	723	-259	1.07
Mid-Heights	89,162	90,506	-1,344	1,097	766	332	-1,675	-1.50
Foothills	46,117	45,458	659	510	326	183	476	1.44
Southwest Mesa	36,169	34,496	1,673	787	216	571	1,102	4.74
Central Albuquerque	20,088	20,330	-242	404	209	195	-437	-1.20
Near Heights	72,693	72,967	-274	656	415	241	-514	-0.38
East Gateway	53,957	53,852	106	730	342	388	-283	0.20
South Valley	42,991	42,741	250	825	348	477	-227	0.58
<b>Total</b>	<b>505,786</b>	<b>499,149</b>	<b>6,637</b>	<b>7,669</b>	<b>3,788</b>	<b>3,881</b>	<b>2,757</b>	<b>1.32</b>

Table 6.13

Population Estimates, Components of Change, and Compound Average Annual Growth Rate, by Community Planning Areas: July 1, 1996-July 1, 1997

CPA Name (1)	Population Estimate		Total Change (4)=(2)-(3)	Components of Change				Growth Rate (9)
	July 1, ...			Births (5)	Deaths (6)	Natural Increase (7)=(5)-(6)	Net Migration (8)=(4)-(7)	
	1997 (2)	1996 (3)						
West Side	56,963	52,599	4,364	788	199	589	3,775	7.97
North Valley	48,619	48,575	44	433	252	181	-137	0.09
North Albuquerque	44,302	43,434	868	1,385	683	702	166	1.98
Mid-Heights	88,956	89,162	-206	1,104	764	340	-547	-0.23
Foothills	46,516	46,117	399	459	340	119	280	0.86
Southwest Mesa	37,977	36,169	1,807	890	209	682	1,126	4.88
Central Albuquerque	20,082	20,088	-6	408	216	191	-198	-0.03
Near Heights	72,352	72,693	-342	631	391	240	-581	-0.47
East Gateway	54,005	53,957	47	703	350	353	-305	0.09
South Valley	42,570	42,991	-421	783	361	422	-843	-0.98
<b>Total</b>	<b>512,340</b>	<b>505,786</b>	<b>6,554</b>	<b>7,584</b>	<b>3,766</b>	<b>3,818</b>	<b>2,736</b>	<b>1.29</b>

Table 6.14

Population Estimates, Components of Change, and Compound Average Annual Growth Rate, by Community Planning Areas: July 1, 1997-July 1, 1998

CPA Name (1)	Population Estimate		Total Change (4)=(2)-(3)	Components of Change			Growth Rate (9)	
	July 1, ...			Births (5)	Deaths (6)	Natural Increase (7)=(5)-(6)		Net Migration (8)=(4)-(7)
	1998 (2)	1997 (3)						
West Side	62,120	56,963	5,157	790	190	600	4,557	8.67
North Valley	48,741	48,619	122	407	255	152	-30	0.25
North Albuquerque	45,732	44,302	1,431	1,411	684	727	704	3.18
Mid-Heights	88,277	88,956	-679	1,087	764	323	-1,002	-0.77
Foothills	46,367	46,516	-149	450	347	103	-252	-0.32
Southwest Mesa	39,176	37,977	1,199	885	208	677	522	3.11
Central Albuquerque	20,089	20,082	7	399	220	179	-172	0.03
Near Heights	71,560	72,352	-792	642	384	258	-1,050	-1.10
East Gateway	53,752	54,005	-253	712	353	359	-612	-0.47
South Valley	42,383	42,570	-187	786	356	430	-617	-0.44
<b>Total</b>	<b>518,197</b>	<b>512,340</b>	<b>5,857</b>	<b>7,569</b>	<b>3,761</b>	<b>3,808</b>	<b>2,050</b>	<b>1.14</b>

Table 6.15

Migration and Natural Increase as Percentage of Total Population Growth in All CPAs  
From July 1 to July 1...

Components of Change	Year Ending...							
	1991	1992	1993	1994	1995	1996	1997	1998
Natural Increase	62%	49%	61%	45%	63%	58%	58%	65%
Migration	38%	51%	39%	55%	37%	42%	42%	35%
Total	100%	100%	100%	100%	100%	100%	100%	100%

(11.4%), and South Valley (9.7%). Those CPA's with the lowest rate of natural increase were Foothills (3.6%), Mid-Heights and Near Heights (both 3.5%), and North Valley (3.2%).

The impact of migration on individual CPAs is highly variable. Three CPAs -- West Side, North Albuquerque, and Southwest Mesa -- grew tremendously because of the influx of migrants. In the 1990s, the most popular migrant destination was the West Side CPA. In 1998, close to 90 percent of this CPAs population growth was the result of migration. The corresponding figures for North Albuquerque and Southwest Mesa CPAs are approximately 50 percent and 45 percent, respectively. Meanwhile, the remaining seven CPAs lost population from out-migration. Their gains from natural increase were not large enough to compensate for their large losses from out-migration.

By mid-decade, a population exodus had occurred in six CPAs. Ranked by size of population loss from negative net migration July 1, 1990 to July 1, 1995, these CPAs are the Near Heights (-3,356), Central Albuquerque (-1,172), North Valley (-1,115), South Valley (-929), and Mid-Heights (-334). Between July 1, 1995 and July 1, 1998, there were six CPAs which experienced negative net migration: Mid-Heights (-3,224), Near Heights (-2,145), South Valley (-1,696), East Gateway (-1,200), Central Albuquerque (-806), and North Valley (-591). The West Side CPA consistently had a large positive in-migration of newcomers. This CPA captured a large percentage of new-comers to the areas as well as residents from other CPAs. The Southwest Mesa was the only other CPA to have positive net migration in every year from 1995 to 1998,

Neighborhoods may go through a cycle of maturation and decline that is related to the changing age structure of the population and new housing starts, which in turn depend on availability of developable land. Take, for example, a CPA with a new major subdivision. The



cycle would begin as the new subdivision attracts young home-buyers who move in and raise their families in the neighborhood. The CPA's population will increase due to in-migration as well as to a large number of births. Since the residents are generally young, there are relatively few deaths, so there is a high rate of natural increase. As the area builds out, in-migration will slow, curbing migration's contribution to population growth in the CPA. Over the years, if many residents remain, age profiles of the neighborhood will show the gradual aging of the adult population. The natural rate of increase will slow as many of the adults move beyond their child-bearing years and there are fewer births and probably more deaths. In addition, in a mobile society, there may be net out-migration as many of the children grow up and leave for college or to an apartment or a house of their own. As the original residents mature, the number of deaths may further reduce the population. Finally, as existing residents die or move out, perhaps to live with their children elsewhere, their homes will be sold.

Many of the CPAs which experienced population stagnation or decline throughout much of the 1990s had in common that they were established areas with more limited opportunities for new housing development. These CPAs typically also had an older population with a lower rate of natural population increase. (The South Valley with its high rate of natural increase is an exception. There, the high rate of natural increase is offset by substantial out-migration.)

While abundant opportunities might seem to exist in some of these areas for infill development on vacant land or through re-use, there are frequently obstacles to such development. The obstacles include problems in gaining access to properties for roads and utility easements, inadequate existing infrastructure, necessitating large up-front outlays (e.g. storm drainage), inappropriate zoning, and neighborhood opposition.

During the 1990s, the West Side CPA, which includes Taylor Ranch, Paradise Hills, the Cottonwood Mall/Seven Bar area and Ventana Ranch, offered attractive opportunities for builders and for buyers. Large tracks of land were available, and some, like Seven Bar from the Resolution Trust Corporation, were priced well below market. The land on the westside was cheaper there than on the eastside of the river and the public infrastructure was either in-place or in-the-works. There are also economies of scale that can be realized in large parcel development at the fringe. New homes could be built and offered at prices often considerably below those commanded for homes in more established neighborhoods on the east side of town. For a more complete discussion of these residential trends, see Chapter 8.0.

The surge of homebuilding in the West Side CPA led to an influx of new residents. However, these new residents were also younger, with a likely higher rate of natural increase. The sharp increase in population in the West Side CPA thus reflects high fertility, low mortality, and high positive net migration. Taylor Ranch grew rapidly during the early half of the 1990s but slowed after 1995 with approaching build-out. Nevertheless, population growth within the West Side CPA accelerated after 1995, spurred by the development of Ventana Ranch and a surge of single family and multifamily housing in the Cottonwood Mall area.

Recently, the combination of lower land prices on the Southwest Mesa, low interest rates, and innovative construction strategies, like those of Artistic Homes, have made it possible for developers to offer built homes at prices within the more affordable price range of \$70,000 to \$90,000. Many of the buyers are purchasing homes for the first time and had previously rented. The opening up of these affordable units is undoubtedly part of what boosted apartment vacancy rates and may have contributed to the exodus from older communities with a large number of apartment complexes. The Near Heights CPA, which lost significant numbers of people due to

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out-migration, has a high concentration of multi-family housing. Other areas with significant numbers of apartment buildings include the Mid-Heights, Foothills, East Gateway, and Central Albuquerque CPAs.

### Population Projections

This section presents the projected CPA populations from July 1, 1999, to July 1, 2010. For discussion of the population projection methodology please refer to Chapter 3.0. This section also analyzes the future direction of population growth in the 10 CPAs covered in this study. Eight CPAs, namely, West Side, Southwest Mesa, Foothills, North Albuquerque, East Gateway, Near Heights, Mid-Heights, and Central Albuquerque, are within the city limits. Two CPAs, the North Valley and the South Valley, are largely outside the incorporated boundaries of the City of Albuquerque. The CPAs do not include the areas covered by Mesa del Sol, and the western boundary of the CPAs is coincident over some range with the alignment of Paseo Volcan. Moreover, as with the PIA boundaries, American Indian Reservations are excluded from this study.

The population projections for the CPAs and for Bernalillo County for 1999 to 2010 are presented in Table 6.16 and the corresponding average annual growth rates are found in Table 6.17. Note that Table 6.16 indicates that CPAs' share of total Bernalillo County population is expected to remain constant at 95 percent. In the next 10 years the total population within the CPAs will grow to 581 thousand. From the 528 thousand people projected to live in the CPA's in 2000, population will grow by 25 thousand between 2000 and 2005 and by another 27 thousand before the end of the decade. Across the CPAs, the average annual population growth rate will decline from 1.25 percent estimated for the July 1, 1995, to July 1, 1998, period to average

Table 6.16

Population Projections by CPA: July 1, 1999, to July 1, 2010

CPA Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
West Side	64,780	67,307	69,934	72,530	74,993	77,649	80,398	83,201	86,013	88,837	91,715	94,542
North Valley	48,856	49,042	49,232	49,423	49,615	49,809	50,003	50,201	50,400	50,599	50,802	51,011
North Albuquerque	46,320	46,842	47,360	47,860	48,360	48,856	49,352	49,852	50,357	50,872	51,386	51,906
Mid-Heights	88,774	88,863	88,947	89,024	89,096	89,146	89,178	89,209	89,240	89,271	89,302	89,334
Foothills	46,650	47,110	47,574	48,042	48,515	48,993	49,476	49,963	50,455	50,952	51,454	51,960
Southwest Mesa	39,676	40,589	41,285	41,951	42,628	43,315	44,014	44,724	45,445	46,178	46,923	47,680
Central Albuquerque	20,196	20,309	20,420	20,564	20,689	20,836	20,972	21,102	21,234	21,366	21,499	21,632
Near Heights	71,692	71,773	71,914	72,110	72,293	72,490	72,677	72,845	73,005	73,151	73,292	73,403
East Gateway	53,848	54,019	54,193	54,383	54,568	54,754	54,941	55,128	55,316	55,504	55,693	55,883
South Valley	42,469	42,550	42,631	42,712	42,793	42,875	42,956	43,038	43,120	43,202	43,284	43,366
Total	523,261	528,404	533,490	538,598	543,550	548,722	553,966	559,262	564,584	569,931	575,349	580,716
Bernalillo County	549,280	554,955	560,656	566,411	572,167	577,958	583,796	589,689	595,630	601,629	607,681	613,791
CPA share in County	95.3%	95.2%	95.2%	95.1%	95.0%	94.9%	94.9%	94.8%	94.8%	94.7%	94.7%	94.6%

Table 6.17  
Compound Annual Average Population Growth Rate: 1999-2010

CPA Name	As of July 1...											
	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
West Side	4.19	3.83	3.83	3.64	3.34	3.48	3.48	3.43	3.32	3.23	3.19	3.04
North Valley	0.24	0.38	0.38	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.40	0.41
North Albuquerque	1.28	1.12	1.10	1.05	1.04	1.02	1.01	1.01	1.01	1.02	1.01	1.01
Mid-Heights	0.56	0.10	0.09	0.09	0.08	0.06	0.03	0.03	0.03	0.03	0.03	0.03
Foothills	0.61	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Southwest Mesa	1.27	2.28	1.70	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60
Central Albuquerque	0.53	0.56	0.54	0.70	0.61	0.71	0.65	0.62	0.62	0.62	0.62	0.62
Near Heights	0.18	0.11	0.20	0.27	0.25	0.27	0.26	0.23	0.22	0.20	0.19	0.15
East Gateway	0.18	0.32	0.32	0.35	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
South Valley	0.20	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19
Total	0.97	0.98	0.96	0.95	0.92	0.95	0.95	0.95	0.95	0.94	0.95	0.93
Bernalillo County		1.03	1.02	1.02	1.01	1.01	1.01	1.00	1.00	1.00	1.00	1.00

slightly less than one percent (.94%) for the first decade of the twenty-first century. The expected deceleration of population growth reflects an anticipated national decline in the natural rate of population increase due to the aging of the population.

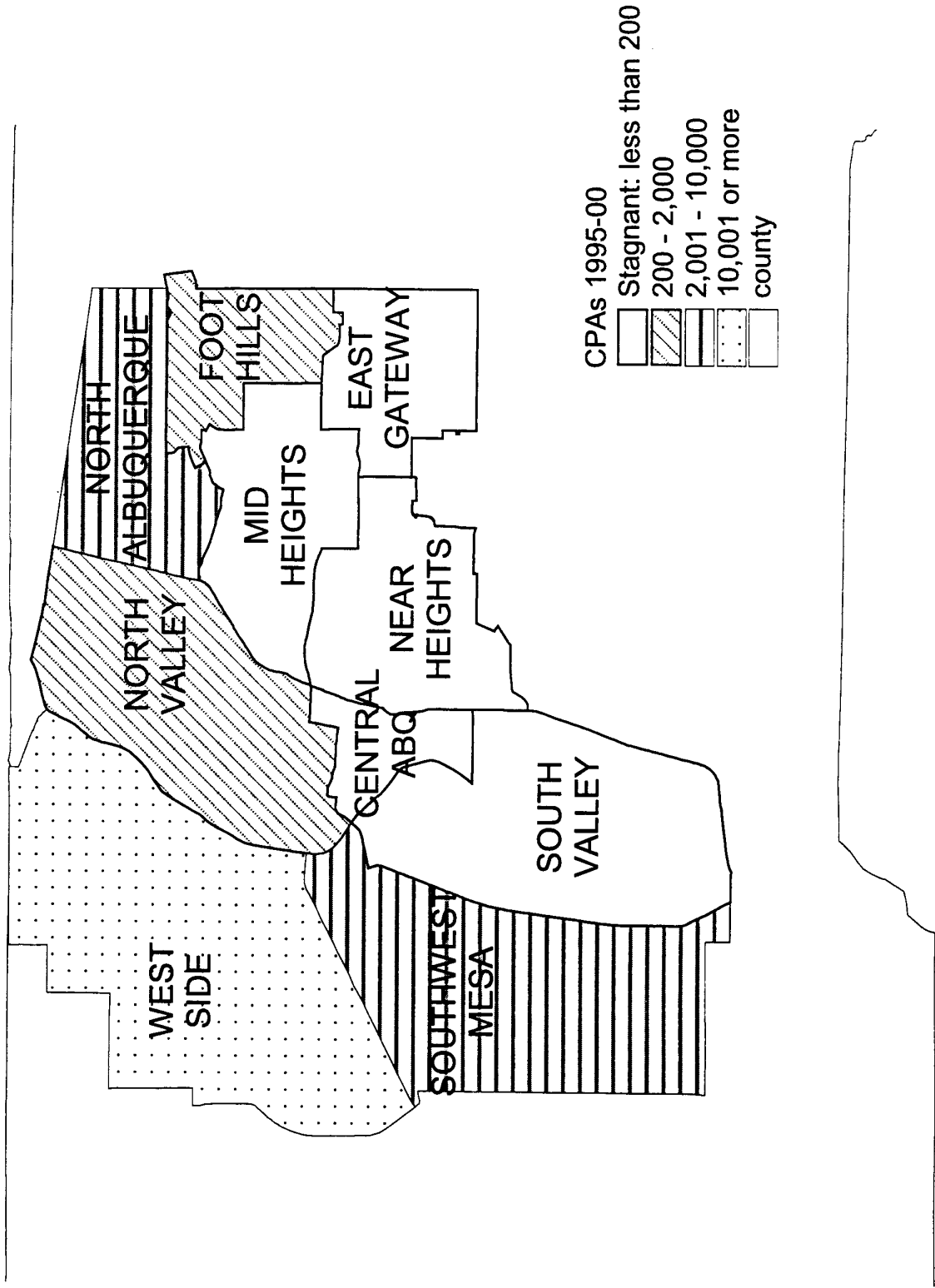
Maps 6.1, 6.2 and 6.3 present the net population change projected to occur during the three five year periods beginning with 1995. As expected, the CPAs with the largest net increases in population will be the West Side, the Southwest Mesa, and the North Albuquerque CPAs. The West Side CPA is projected to capture more than half (51.8%) of all the population growth across the CPAs. The Southwest Mesa will capture almost 14 percent, North Albuquerque, about 10 percent, and the Foothills CPA, a little more than 9 percent.

The top three – West Side, North Albuquerque, and Southwest Mesa -- combined will comprise 33 percent of the total CPA population in the year 2010. One quarter (142,221) of the overall CPA population in the year 2010 will be in the West Side and Southwest Mesa CPAs.

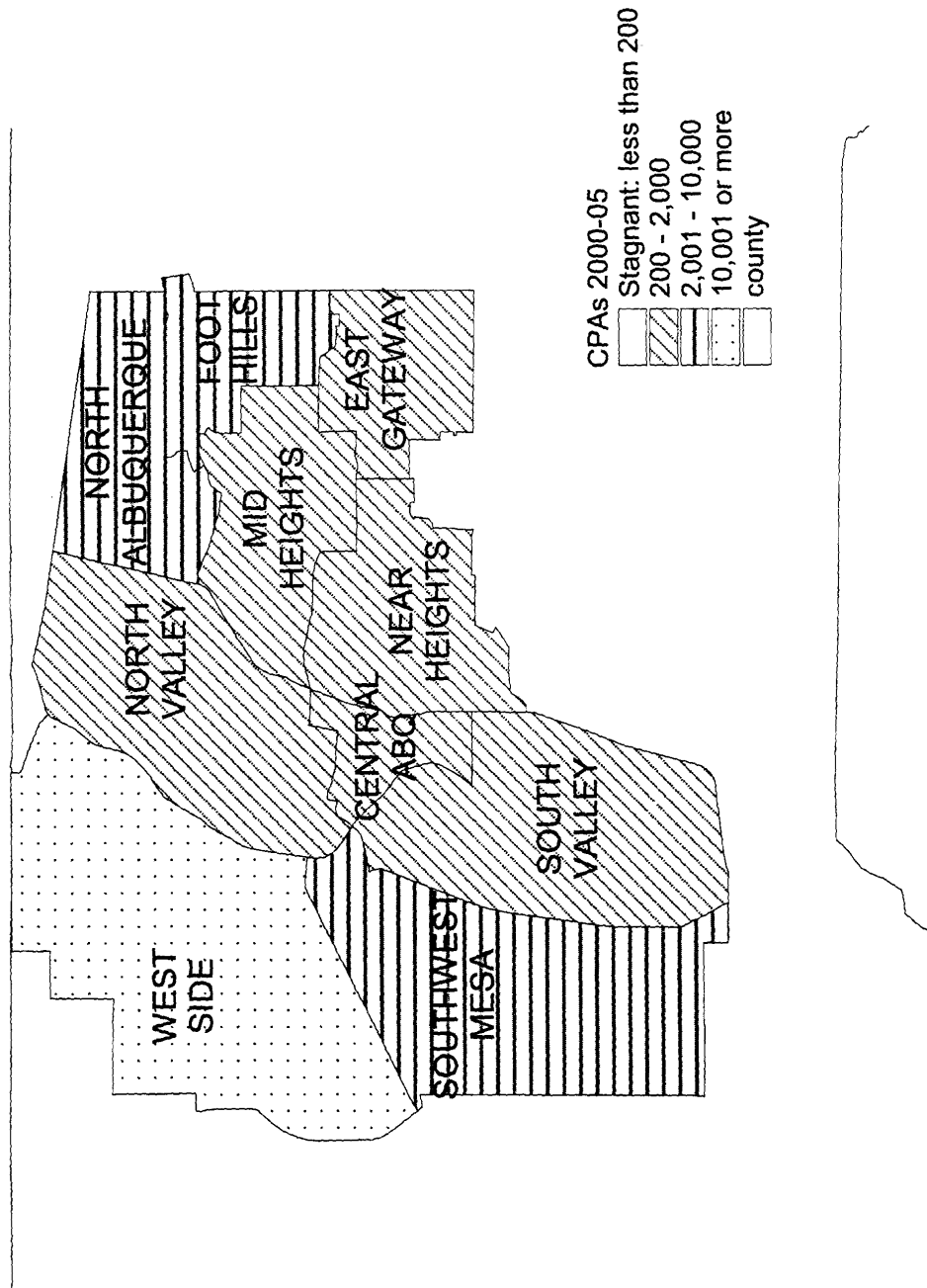
These population projections for the CPAs indicate a continuation of the dominant trend in the spacial distribution of the population evident in the 1990s; a stagnant to slightly declining population in the large population centers on the eastside of the Rio Grande and south of the North Albuquerque CPA, and a burgeoning population in the West Side, the Southwest Mesa, and North Albuquerque CPAs.

Table 6.18 presents the relative ranking of each CPA by total population, and serves as further evidence of these growth trends. By the year 2010, the most populous CPA will be the West Side with a population of about 95 thousand people. The Mid-Heights CPA (89,334) is the second most populous CPA, followed by Near Heights CPA (73,403), East Gateway (55,883), and Foothills CPA (51,960) complete the top five CPAs. A consistent low population growth will keep the CPAs of Central Albuquerque (21,632) and the South Valley (43,366) at the

Map 6.1  
 Net Population Growth by CPA: 1995-2000



Map 6.2  
 Net Population Growth by CPA: 2000-2005





Map 6.3  
 Net Population Growth by CPA: 2005-2010

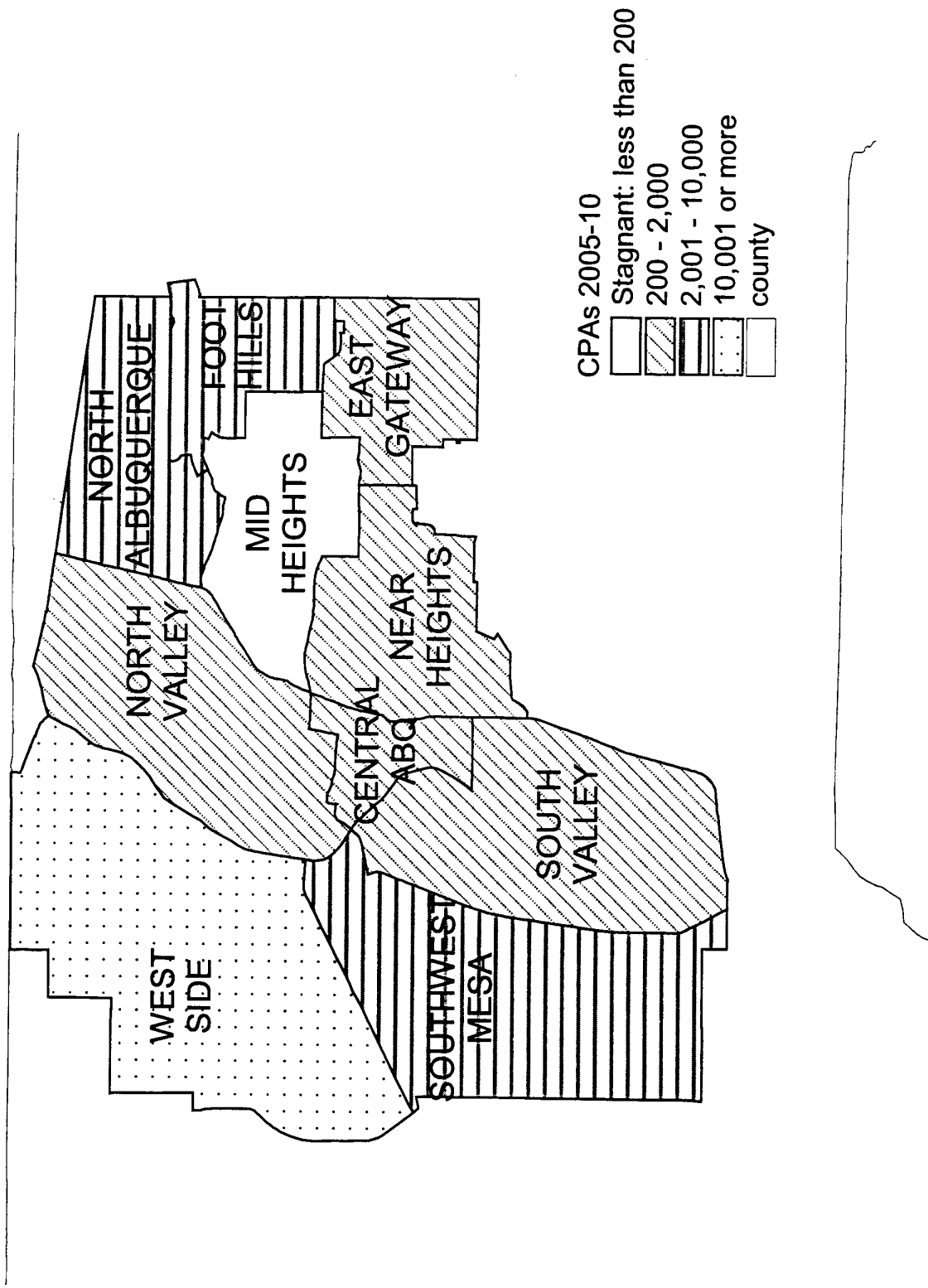


Table 6.18

CPA's Ranked by Population Size: 1995, 2000, 2005, 2010

Rank Number	CPA Name	Estimated 7/1/95	CPA Name	Projected 2000	CPA Name	Projected 2005	CPA Name	Projected 2010
1	Mid-Heights	90,506	Mid-Heights	88,863	Mid-Heights	89,178	West Side	94,542
2	Near Heights	72,967	Near Heights	71,773	West Side	80,398	Mid-Heights	89,334
3	East Gateway	53,852	West Side	67,307	Near Heights	72,677	Near Heights	73,403
4	North Valley	48,791	East Gateway	54,019	East Gateway	54,941	East Gateway	55,883
5	West Side	47,038	North Valley	49,042	North Valley	50,003	Foothills	51,960
6	Foothills	45,458	Foothills	47,110	Foothills	49,476	North Albuquerque	51,906
7	North Albuquerque	42,970	North Albuquerque	46,842	North Albuquerque	49,352	North Valley	51,011
8	South Valley	42,741	South Valley	42,550	Southwest Mesa	44,014	Southwest Mesa	47,680
9	Southwest Mesa	34,496	Southwest Mesa	40,589	South Valley	42,956	South Valley	43,366
10	Central Albuquerque	20,330	Central Albuquerque	20,309	Central Albuquerque	20,972	Central Albuquerque	21,632

bottom of the list. Table 6.18 shows that the North Valley CPA will drop from its 5<sup>th</sup> place position in 2000 to 7<sup>th</sup> by the year 2010.

The Mid-Heights CPA currently has the largest population but is projected to gain only about five hundred people over the decade. The Mid-Heights CPA is unlikely to attract much new residential development. As indicated in Chapter 8.0, single family construction in this CPA is forecast to be less than 10 units throughout the decade, while multi-family construction will be limited to a couple projects. As the population in this area gets older, the natural rate of increase will be barely sufficient to offset negative net migration.

For similar reasons, the Near Heights CPA, which includes the near Northeast Heights, the university area, and the Southeast Heights (which has a forecasted population of almost 72,000 in 2000), will see relatively minor growth during the first decade of this century.

The more mature CPAs, which include the Mid-Heights, Near Heights, and Central Albuquerque, will grow over the forecast period, albeit at lower than average rates. With the focus on revitalizing downtown, the Central Albuquerque CPA is projected to see a reversal of the population decline experienced during the 1990s as it attracts single and small-scale multi-family housing development. The net gain in population over the decade is projected to be about thirteen hundred people.

The North Valley is likely to continue to attract higher income homebuyers, a trend that is also emerging in the South Valley. Allowable densities are lower in the North Valley due to adopted plans to preserve agricultural lands. Housing development in the North Valley CPA has been limited by these plans as well as by other factors limiting the availability of developable land. The Vista del Norte development now proceeding between Edith and I-25 is a large scale development that will contribute to population growth in the North Valley during this decade.

Even with this development, however, the North Valley CPA will maintain a slow pace of population growth due to their rapidly aging population.

The South Valley CPA is expected to grow very slowly during this decade. New housing development in the South Valley will be limited. Out-migration is expected to offset the high rate of natural increase.

The rate of population growth in the East Gateway CPA over this decade will be only about one-third of the average for all the CPAs. This CPA saw some housing development in 1999 with the construction of the Willow Wood project near the Eubank gate of Kirtland AFB. While this development should continue for a couple years, the lack of developable land will discourage future single family housing projects in the area.

The projected rate of population growth for the Foothills is slightly above that for the CPAs as a group, and, as has already been mentioned, this area is expected to capture over 9 percent of the population growth within the CPAs. This area, which includes the High Desert development, should continue to offer attractive options for high end housing this decade.

Looking at the CPAs expected to capture most of the growth it is apparent that in the first decade of this century the Southwest Mesa should continue to offer an abundance of relatively inexpensive land to build affordable, entry-level homes. Transportation access to this area has been enhanced by the recent improvements to Rio Bravo.

The vast area of the West Side CPA stretching west to Paseo de Vulcan, North to Rio Rancho, east to the Rio Grande and South to I-40 includes the areas being developed by the Westland Corporation and the Oxbow residential development near St. Pius X High School. There are vast stretches of undeveloped land in this CPA. In some cases development will be constrained by a topography that will make the land difficult and expensive to develop and

provide with necessary infrastructure. Transportation has been and will continue to be an issue. Water is also an issue as there are large tracks of land outside the Water Service Area (WSA). The WSA only includes up through Water Pressure Zone W2 and excludes areas above the escarpment. Many properties controlled by Westland are outside the WSA. However, an agreement between the Utility and Westland will allow investment by Westland to develop the water infrastructure in Water Pressure Zones 3W and 4W in the Westland North Sector, and to include this area in the WSA.

The North Albuquerque CPA, which stretches from Osuna and San Antonio on the South to the Sandia Indian Reservation on the North, west to I-25, and east to the mountains continues to have an abundance of undeveloped land. The density of development in this CPA is generally lower than elsewhere. Housing prices are higher and the area has attracted more affluent homebuyers who are typically older.

Table 6.19 presents the relative ranking of each CPA in terms of their projected growth rate over this decade. The West Side, Southwest Mesa, and North Albuquerque will continue to be the fastest growing areas in Albuquerque, while the Near Heights, South Valley and Mid-Heights will continue exhibiting the slowest growth.

Table 6.19 also indicates that even the fastest growing CPAs will slow in pace in the coming decade. To some extent, this slower growth in population, even in these CPAs, may be attributed to an economic forecast that anticipates job growth below the historical trend of the past twenty years. Growth in the West Side, Southwest Mesa and North Albuquerque CPAs will eventually be constrained by the limited availability of suitable land for development. During the next decade, however, these areas, along with the Foothills CPA, should continue to grab some 85% of the population growth within the CPAs.

Table 6.19  
 CPAs Ranked by Compound Annual Average Growth Rate: 1995 - 2010

Rank Number	CPA Name	1995-2000	CPA Name	2000-2005	CPA Name	2005-2010
1	West Side	7.17	West Side	3.55	West Side	3.24
2	Southwest Mesa	3.25	Southwest Mesa	1.62	Southwest Mesa	1.60
3	North Albuquerque	1.73	North Albuquerque	1.04	North Albuquerque	1.01
4	Foothills	0.71	Foothills	0.98	Foothills	0.98
5	North Valley	0.10	Central Albuquerque	0.64	Central Albuquerque	0.62
6	East Gateway	0.06	North Valley	0.39	North Valley	0.40
7	Central Albuquerque	-0.02	East Gateway	0.34	East Gateway	0.34
8	South Valley	-0.09	Near Heights	0.25	Near Heights	0.20
9	Near Heights	-0.33	South Valley	0.19	South Valley	0.19
10	Mid-Heights	-0.37	Mid-Heights	0.07	Mid-Heights	0.03