

CHAPTER 7.0

CPA EMPLOYMENT

Introduction

This chapter presents historical and projected employment levels for the Albuquerque study area by Community Planning Area (CPA).¹ Historical employment data by sector are included for the total study area and by CPA for the years 1990, 1995, and 1998. Historical employment data were obtained from the New Mexico Department of Labor for Bernalillo County and were allocated to the CPAs using the U.S. Bureau of the Census' address matching program.²

Projected employment by sector for the study area and each CPA are presented for the years, 1999 through 2010. Projections were developed by the University of New Mexico's Bureau of Business and Economic Research. A discussion of the projection methodology and the presentation and interpretation of findings follows.

CPA Defined and Compared

The ten Community Planning Area (CPAs) boundaries are different from those of PIAs. The CPA study area generally conforms to the City of Albuquerque and portions of unincorporated Bernalillo County. Excluded areas are Sandoval County, Kirtland AFB, and the east mountains of Bernalillo County.

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

¹ See Chapter 2 for more detailed description of the Albuquerque Study Area.

² See Appendix B.

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 Rio Rancho's manufacturing base and in government due to excluding Kirtland AFB. See Table 4.2 and Table 7.1 for a comparison.

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 to 32.3 percent of the total during the eight year period.

Tables 7.1 through 7.11 present the employment data by sector for the years 1990, 1995, and 1998 for the ten CPAs and a CPA study area summary. Four major employment centers exist within the study area. They include the Mid Heights, Near Heights, North Valley, and Central CPAs.

CPA Employment Databases

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 this CPA's 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 total share and rose from 30 to 39 percent over the eight years.

The Near Heights records 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 and has stalled since 1995.

TABLE 7.1

SUMMARY TABLE (CPA's)

Wage and Salary Employment for Study Area *

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	1,262	1,665	1,237	0.6%	0.6%	0.4%
Construction	12,998	18,893	18,813	5.8%	7.1%	6.7%
Manufacturing	21,172	22,924	20,163	9.5%	8.6%	7.2%
Transportation & Utilities	12,627	13,595	12,988	5.7%	5.1%	4.6%
Wholesale	14,147	14,890	15,903	6.3%	5.6%	5.6%
Retail	43,420	53,360	59,403	19.5%	19.9%	21.1%
FIRE	13,602	15,378	15,564	6.1%	5.7%	5.5%
Services & Misc	60,351	82,393	91,082	27.0%	30.8%	32.3%
Government	43,578	44,573	46,706	19.5%	16.7%	16.6%
Total	223,157	267,671	281,858	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande
Council of Governments.

TABLE 7.2

Wage and Salary Employment for
West Side CPA 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	26	32	70	0.5%	0.3%	0.7%
Construction	240	893	360	4.6%	9.7%	3.6%
Manufacturing	178	95	166	3.4%	1.0%	1.7%
Transportation & Utilities	80	167	77	1.5%	1.8%	0.8%
Wholesale	66	49	165	1.3%	0.5%	1.6%
Retail	2,007	2,906	5,225	38.2%	31.6%	52.3%
FIRE	315	388	441	6.0%	4.2%	4.4%
Services & Misc	1,610	3,671	2,483	30.6%	39.9%	24.8%
Government	731	990	1,010	13.9%	10.8%	10.1%
Total	5,253	9,191	9,997	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande Council of Governments.

TABLE 7.3

Wage and Salary Employment for
North Valley CPA 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	449	802	399	1.1%	1.5%	0.7%
Construction	4,479	6,657	6,667	11.1%	12.8%	12.1%
Manufacturing	11,457	14,021	11,277	28.5%	27.0%	20.5%
Transportation & Utilities	1,817	2,741	1,983	4.5%	5.3%	3.6%
Wholesale	6,188	6,484	7,586	15.4%	12.5%	13.8%
Retail	4,892	6,840	7,195	12.2%	13.2%	13.1%
FIRE	1,010	935	1,527	2.5%	1.8%	2.8%
Services & Misc	7,148	10,335	15,182	17.8%	19.9%	27.5%
Government	2,785	3,178	3,314	6.9%	6.1%	6.0%
Total	40,225	51,993	55,129	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande
Council of Governments.

TABLE 7.4

Wage and Salary Employment for
North Albuquerque CPA 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	165	141	177	2.3%	1.2%	1.3%
Construction	397	1,232	1,384	5.5%	10.6%	10.3%
Manufacturing	127	80	647	1.8%	0.7%	4.8%
Transportation & Utilities	268	434	412	3.7%	3.7%	3.1%
Wholesale	298	299	428	4.1%	2.6%	3.2%
Retail	1,156	1,702	3,106	15.9%	14.7%	23.1%
FIRE	341	584	767	4.7%	5.0%	5.7%
Services & Misc	2,120	5,259	4,786	29.2%	45.3%	35.7%
Government	2,380	1,873	1,713	32.8%	16.1%	12.8%
Total	7,252	11,604	13,421	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande Council of Governments.

TABLE 7.5

Wage and Salary Employment for
Mid Heights CPA 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	253	226	232	0.5%	0.3%	0.3%
Construction	3,666	3,976	4,458	6.6%	6.0%	6.2%
Manufacturing	1,451	1,778	1,712	2.6%	2.7%	2.4%
Transportation & Utilities	3,283	3,219	3,103	5.9%	4.8%	4.3%
Wholesale	3,985	4,379	3,639	7.2%	6.6%	5.0%
Retail	17,736	20,184	21,272	32.1%	30.2%	29.5%
FIRE	5,155	5,710	6,330	9.3%	8.5%	8.8%
Services & Mis	16,621	24,285	28,161	30.0%	36.4%	39.0%
Government	3,179	3,045	3,225	5.7%	4.6%	4.5%
Total	55,329	66,802	72,132	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande
Council of Governments.

TABLE 7.6

Wage and Salary Employment for
Foothills CPA 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	83	81	32	1.4%	1.0%	0.4%
Construction	332	410	291	5.6%	4.8%	3.6%
Manufacturing	41	93	157	0.7%	1.1%	1.9%
Transportation & Utilities	36	226	73	0.6%	2.7%	0.9%
Wholesale	66	311	206	1.1%	3.7%	2.5%
Retail	1,901	2,630	2,478	32.3%	30.9%	30.6%
FIRE	580	841	697	9.9%	9.9%	8.6%
Services & Misc	1,816	3,025	3,031	30.9%	35.5%	37.4%
Government	1,030	896	1,130	17.5%	10.5%	14.0%
Total	5,885	8,513	8,095	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande
Council of Governments.

TABLE 7.7

Wage and Salary Employment for
Southwest Mesa CPA 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	16	25	36	0.3%	0.4%	0.4%
Construction	360	726	894	7.2%	12.4%	9.6%
Manufacturing	952	1,076	1,022	19.0%	18.3%	10.9%
Transportation & Utilities	752	567	1,030	15.0%	9.7%	11.0%
Wholesale	207	277	718	4.1%	4.7%	7.7%
Retail	1,138	1,495	2,455	22.7%	25.5%	26.3%
FIRE	91	138	265	1.8%	2.4%	2.8%
Services & Misc	445	626	1,469	8.9%	10.7%	15.7%
Government	1,055	942	1,442	21.0%	16.0%	15.5%
Total	5,016	5,872	9,330	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande
Council of Governments.

TABLE 7.8

Wage and Salary Employment for
Central CPA 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	19	27	52	0.1%	0.1%	0.2%
Construction	913	1,095	896	3.0%	3.5%	2.9%
Manufacturing	2,117	1,219	714	6.9%	3.9%	2.3%
Transportation & Utilities	3,535	2,781	3,237	11.6%	8.9%	10.5%
Wholesale	1,171	893	914	3.8%	2.8%	3.0%
Retail	1,959	2,372	2,063	6.4%	7.6%	6.7%
FIRE	2,990	3,725	2,503	9.8%	11.9%	8.1%
Services & Misc	8,411	9,669	10,348	27.6%	30.8%	33.5%
Government	9,407	9,634	10,123	30.8%	30.7%	32.8%
Total	30,522	31,415	30,849	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande
Council of Governments.

TABLE 7.9

Wage and Salary Employment for
Near Heights CPA, 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	49	83	99	0.1%	0.1%	0.2%
Construction	988	1,071	947	1.8%	1.8%	1.6%
Manufacturing	2,172	1,866	1,681	4.0%	3.2%	2.9%
Transportation & Utilities	2,073	2,477	2,145	3.8%	4.2%	3.6%
Wholesale	1,179	1,222	1,257	2.2%	2.1%	2.1%
Retail	7,717	8,220	8,263	14.2%	14.0%	14.0%
FIRE	1,882	1,668	1,996	3.5%	2.8%	3.4%
Services & Misc	18,813	21,517	21,962	34.5%	36.6%	37.3%
Government	19,624	20,629	20,526	36.0%	35.1%	34.9%
Total	54,497	58,753	58,875	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande
Council of Governments.

TABLE 7.10

Wage and Salary Employment for
East Gate CPA 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	23	50	53	0.2%	0.3%	0.4%
Construction	779	1,771	1,415	7.1%	12.2%	10.2%
Manufacturing	1,106	1,090	998	10.1%	7.5%	7.2%
Transportation & Utilities	269	377	430	2.4%	2.6%	3.1%
Wholesale	320	331	306	2.9%	2.3%	2.2%
Retail	3,386	5,258	5,587	30.8%	36.1%	40.5%
FIRE	1,150	1,260	833	10.5%	8.6%	6.0%
Services & Misc	2,263	2,841	2,523	20.6%	19.5%	18.3%
Government	1,687	1,589	1,664	15.4%	10.9%	12.0%
Total	10,983	14,567	13,809	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande Council of Governments.

TABLE 7.11

Wage and Salary Employment for
South Valley CPA 1990, 1995 and 1998

	Number			Percent of Total		
	1990	1995	1998	1990	1995	1998
Agriculture	179	198	88	2.2%	2.2%	0.9%
Construction	844	1,062	1,502	10.3%	11.9%	14.7%
Manufacturing	1,571	1,606	1,788	19.2%	17.9%	17.5%
Transportation & Utilities	514	606	497	6.3%	6.8%	4.9%
Wholesale	667	645	685	8.1%	7.2%	6.7%
Retail	1,528	1,753	1,759	18.6%	19.6%	17.2%
FIRE	88	129	205	1.1%	1.4%	2.0%
Services & Misc	1,104	1,165	1,137	13.5%	13.0%	11.1%
Government	1,700	1,797	2,559	20.7%	20.1%	25.0%
Total	8,195	8,961	10,220	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor and Middle Rio Grande
Council of Governments.

This CPA has concentrations of employment 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, the Federal Regional Medical Center, and Veterans Hospital. Services and government together provide over 42,000 jobs in 1998, which is 72.2 percent of the total. Services has accounted for most of the gain in employment in the 1990 to 1998 period.

The North Valley CPA has the third largest number of jobs in the CPA 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 northern branches of Presbyterian and St. Joseph's hospitals. Services is the leading sector in 1998, replacing manufacturing which has become the second largest sector with 11,277 jobs. Services have 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. Furthermore, employment gains in manufacturing during the first half of the decade were erased between 1995 and 1998 due to the impact of the Asian financial crisis. There also are significant wholesale and retail trade sectors.

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. Services and government have increased their proportion of total employment since 1990, while other sectors have declined. In fact, most

other sectors have experienced an absolute loss of jobs. Transportation and utilities (Public Service Company of New Mexico and US West) and FIRE also experienced modest job losses since the beginning of the decade.

The East Gateway CPA, bounded by Indian School Road to the north and Wyoming Boulevard to the east, has 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 CPAs 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. The FIRE sector alone eliminated 427 jobs between 1995 and 1998.

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. 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.

Four other CPAs account for the remainder of study area employment: South Valley, West Side, Southwest Mesa, and Foothills. Three of these CPAs are largely located west of the Rio Grande.

The South Valley CPA spans areas on both sides of the Rio Grande and is bounded by Coors Boulevard to the west and I-25 to the east. The southern border is the Isleta Reservation. The northern border is West Central Avenue on the west side of the Rio Grande and just south of Woodward Street on the east side of the river. 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 over the 1990 to 1998 period, representing a growth rate of 24.7 percent. Most sectors have expanded during the decade, particularly construction which provided over 650 new jobs. The largest sector is government with 2,559 jobs, representing a quarter of the total in 1998. Other large sectors include the retail trade and manufacturing sectors, each with 17 percent of the total, and construction with 15 percent. The South Valley CPA includes the General Electric plant.

The West Side CPA's borders are 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 includes the area around Cottonwood Mall. There are 9,997 total jobs in 1998, up from 5,253 jobs in 1990 and represents a 90.3 percent increase. Job growth has been uneven across sectors, however, since 1995. Moreover, the majority of employment growth occurred in the first half of the decade. Retail trade accounts for over half of the total with 5,225 jobs. Services provides another 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. These sectors serve the West Side's and Rio Rancho's expanding population base.

The Southwest Mesa is bounded by I-40 to the north, Coors Road to the east for the most part, and the Isleta Reservation to the south. About 4,300 new jobs were generated during the 1990 to 1998 period and employment growth was 86 percent. The majority of job growth has

taken place since 1995. The retail trade sector is the largest, employing 2,455, with about a quarter of the total. Services and government follow, each with about 1,400 jobs. Manufacturing, mostly located in the Atrisco Industrial Park, and transportation and utilities each employ 1,000. The largest number of new jobs were created in services and retail trade with well over 1,000 jobs each. Wholesale trade and construction also experienced fast growth. Government and transportation and utilities had healthy gains, while manufacturing had mild job growth. Expanding retail trade and services employment mirrors this CPA's growing population due to less expensive housing and land costs.

The Foothills CPA encompasses the area bounded by Indian School Road on the south and San Antonio on the north. 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 and represents 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. 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.

Employment Projection Methodology

Annual projections of employment for each CPA by sector were developed for the 1999-2010 forecast period. The CPA employment projection methodology followed a three-step procedure: (1) a CPA study area projection of total employment was developed and used as a control total in each future year for the individual CPA employment projections; (2) the CPA study area employment forecast was allocated to the ten individual CPAs based upon an assigned

CPA share of the study area total employment; and (3) for each CPA the CPA total employment was then apportioned to sectors such as manufacturing, retail trade, and so on.

The CPA study area total employment projections for 1999-2010 are consistent with and were derived directly from the PIA study area employment projections, which are discussed in Chapter 4.0³. The CPA study area geographically can be defined in terms of the PIAs. The CPA study area is the PIA study area less certain PIAs. Excluded PIAs include PIA 24 (Rio Rancho) and PIA 25 (Corrales) in Sandoval County, PIA 23 which is Kirtland AFB, PIA 18 and PIA19 which are the east mountain areas of Bernalillo County, and PIA 20 which is the Mesa del Sol area just west of the Albuquerque Sunport.

Thus, taking the information in Table 4.29 for the PIA study area and the 23 individual PIAs, the CPA study area total employment forecast for 1999-2010 was set equal to the PIA study area total employment forecast less PIAs 24, 25, 23, 18, 19, and 20. Table 7.12 contains the CPA study area total employment forecast. Readers, who are interested in more details concerning the PIA study area and PIA employment forecast methodology, are referred to Chapter 4.0.

Once the CPA study area total employment forecast was established as a control total, it was allocated to the 10 individual CPAs based upon an assigned share of the study area total for each CPA. The share of the study area total employment allocated to each CPA was based upon the following factors:

1. historical share in the 1990-1998 time period based upon the CPA employment data in Tables 7.1 through 7.11.

³ Readers who wanted a more detailed explanation of the PIA study area employment forecast methodology should review that discussion in Chapter 4.0.

2. expected trends in employment by CPA, e.g., continued expansion of the North Valley CPA as a major employment center, growth in retail trade and services in the West Side CPA as businesses follow the expansion of roof tops and population.
3. vacant land within each CPA by zone classification, which reveals physical constraints to future commercial development.
4. the City of Albuquerque and Bernalillo County capital improvement plans, which provide information on the long-term provision of water, sewer, and transportation services within the study area.
5. assumptions about renewed commercial development in the Mid Heights CPA after 2000 due to the availability of prime developable land in the Uptown area as well as a modest revival in retail trade and services in the Central CPA with current Downtown Albuquerque revitalization efforts.

The final step in the employment projection methodology involved the allocation of each CPA's total employment forecast to the individual business sectors within the CPA. This allocation process was also controlled by a CPA study area total employment by sector. In most cases for each CPA the 1998 sector share of total CPA employment was used to estimate sector employment. However, across most CPAs construction's share was reduced in the 2000-2002 time period due to an expected housing construction slowdown. Government's share of total employment is expected to fall throughout the forecast period, while services share increases. This is consistent with long-term historical trends for the Albuquerque MSA area economy. The manufacturing sector's share of total study area employment also falls slightly in 1999 and 2000 due to recent downsizing at regional electronics manufacturers related to the Asian financial crisis of 1998 as well as expected labor productivity improvements.

Employment Projections – Study Area

Table 7.12 contains the CPA study area employment projections by sector for the 1999-2010 time period. These study area employment projections were used as a control total for the

TABLE 7.12

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

TOTAL BY SECTOR

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	1,259	1,260	1,267	1,273	1,277	1,278	1,281	1,276	1,272	1,267	1,262	1,257
Construction	18,578	18,969	19,475	19,960	20,438	20,882	21,357	21,717	22,083	22,454	22,832	23,215
Manufacturing	20,610	20,863	21,403	21,920	22,427	22,899	23,403	23,780	24,164	24,554	24,950	25,353
TCU	13,190	13,368	13,624	13,860	14,088	14,288	14,506	14,641	14,778	14,916	15,055	15,196
Wholesale	16,159	16,466	16,870	17,256	17,633	17,981	18,353	18,624	18,900	19,180	19,464	19,751
Retail	60,511	61,767	63,396	64,956	66,490	67,916	69,439	70,586	71,751	72,933	74,134	75,354
FIRE	15,852	16,134	16,510	16,867	17,216	17,535	17,878	18,122	18,370	18,622	18,878	19,137
Services & Misc.	93,175	95,435	98,116	100,699	103,249	105,639	108,186	110,155	112,156	114,192	116,262	118,368
Government	47,572	48,059	48,817	49,501	50,145	50,689	51,287	51,592	51,897	52,202	52,507	52,812
Total	286,906	292,321	299,480	306,292	312,962	319,108	325,690	330,494	335,371	340,320	345,344	350,444

Source: UNM Bureau of Business and Economic Research, December, 1999

individual CPA employment forecasts by sector in Tables 7.15 through 7.24. CPA study area employment is expected to increase from 281,858 in 1998 to 350,444 by 2010. This represents a total increase of 68,586 jobs. Employment growth averages in the 2.0 to 2.5 percent range in the 2000-2005 time period, and then slows to 1.5 percent in the second half of the forecast period. The CPA study area employment projections are consistent with the PIA study area employment, as discussed above. For a more detailed discussion of the economic outlook for the Albuquerque study area, the reader is referred to Chapter 4.0.

Employment Projections – Individual CPAs

Table 7.13 summarizes the projections of total employment by individual CPA for the 1999-2010 time period. These CPA employment projections represent the allocation of the study area total to the individual CPAs. Table 7.14 presents the same CPA total employment data with the annual percentage change calculated. Finally, Tables 7.15 through 7.24 contain the employment projections by sector for each individual CPA.

The West Side CPA has a small employment base, concentrated primarily in retail trade services, and government. The employment base there serves the growing population on Albuquerque's westside. Its share of the CPA study area employment is small (3.5 percent in 1998), but has been growing in the 1990s, as population growth has expanded. Much of the new housing development in the study area in the 1999-2010 time period will be concentrated in this CPA. Thus, this CPA will see above-average employment growth, and will continue to expand its share of total study area employment. The Cottonwood Mall area has developed as a retail trade center. Continued commercial development is expected along Coors Road, serving the

TABLE 7.13

EMPLOYMENT PROJECTIONS BY CPA
1999 - 2010

CPA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
West Side	10,472	10,933	11,470	12,007	12,550	13,083	13,646	14,145	14,656	15,178	15,713	16,261
North Valley	56,233	57,500	59,117	60,676	62,217	63,662	65,203	66,396	67,611	68,847	70,105	71,385
North Albuquerque	13,662	14,037	14,501	14,953	15,404	15,834	16,291	16,664	17,044	17,431	17,827	18,230
Mid Heights	73,106	74,618	76,580	78,460	80,309	82,030	83,869	85,254	86,663	88,095	89,551	91,031
Foothills	8,240	8,308	8,421	8,521	8,613	8,686	8,768	8,798	8,827	8,855	8,882	8,908
Southwest Mesa	9,497	9,939	10,452	10,965	11,486	11,998	12,539	13,021	13,515	14,021	14,539	15,069
Central	31,402	31,644	32,059	32,421	32,751	33,012	33,302	33,396	33,487	33,573	33,654	33,730
Near Heights	59,906	60,423	61,274	62,024	62,717	63,279	63,900	64,149	64,391	64,627	64,856	65,077
East Gateway	14,058	14,397	14,824	15,238	15,648	16,035	16,447	16,773	17,104	17,441	17,785	18,135
South Valley	10,329	10,524	10,781	11,027	11,267	11,488	11,725	11,898	12,073	12,252	12,432	12,616
TOTAL	286,906	292,321	299,480	306,292	312,962	319,108	325,690	330,494	335,371	340,320	345,344	350,444

Source: UNM Bureau of Business and Economic Research, December, 1999.

TABLE 7.14

EMPLOYMENT PROJECTIONS BY CPA, % ANNUAL CHANGE
1999 - 2010

CPA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
West Side	4.8%	4.4%	4.9%	4.7%	4.5%	4.3%	4.3%	3.7%	3.6%	3.6%	3.5%	3.5%
North Valley	2.0%	2.3%	2.8%	2.6%	2.5%	2.3%	2.4%	1.8%	1.8%	1.8%	1.8%	1.8%
North Albuquerque	1.8%	2.7%	3.3%	3.1%	3.0%	2.8%	2.9%	2.3%	2.3%	2.3%	2.3%	2.3%
Mid Heights	1.4%	2.1%	2.6%	2.5%	2.4%	2.1%	2.2%	1.7%	1.7%	1.7%	1.7%	1.7%
Foothills	1.8%	0.8%	1.4%	1.2%	1.1%	0.9%	0.9%	0.3%	0.3%	0.3%	0.3%	0.3%
Southwest Mesa	1.8%	4.7%	5.2%	4.9%	4.7%	4.5%	4.5%	3.8%	3.8%	3.7%	3.7%	3.6%
Central	1.8%	0.8%	1.3%	1.1%	1.0%	0.8%	0.9%	0.3%	0.3%	0.3%	0.2%	0.2%
Near Heights	1.8%	0.9%	1.4%	1.2%	1.1%	0.9%	1.0%	0.4%	0.4%	0.4%	0.4%	0.3%
East Gateway	1.8%	2.4%	3.0%	2.8%	2.7%	2.5%	2.6%	2.0%	2.0%	2.0%	2.0%	2.0%
South Valley	1.1%	1.9%	2.4%	2.3%	2.2%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
TOTAL	1.8%	1.9%	2.4%	2.3%	2.2%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%

Source: UNM Bureau of Business and Economic Research, December, 1999.

expected population growth in this CPA. Employment is expected to increase from 9,997 in 1998 to 16,261 in 2010.

The North Valley CPA has emerged as a major employment center, accounting for 19.6 percent of total CPA study area employment in 1998. It is the study area's manufacturing center with over half of all CPA manufacturing jobs. These manufacturing jobs are concentrated in the North I-25 corridor and are expected to continue to expand as the high tech manufacturers recover from their recent bout with the Asian flu. Health services and corporate support facilities are also concentrated in the North Valley CPA. The new Vista del Norte housing development will bring new population and the retail trade jobs to this CPA. There is ample land available for development so that this CPA is expected to have above-average employment growth in the forecast period. Total employment is projected to increase from 55,129 in 1998 to 71,385 in 2010.

The North Albuquerque CPA also has a small employment base, accounting for only 4.8 percent of CPA study area jobs in 1998. Employment is concentrated in services, retail trade, and government, serving the expanding populations of North Albuquerque acres and High Desert. Construction employment is fairly significant, reflecting the level of home building in this CPA. Developable land is becoming scarcer here, as the High Desert development matures. While this CPA has seen its share of total CPA employment rise in the 1990s, it is expected to maintain its current share throughout the forecast period. Employment will increase from 13,421 in 1998 to 18,230 in 2010.

The Mid Heights CPA is now the largest employment center in the CPA study area, accounting for 25.6 percent of all jobs. Services and retail trade are the dominant sectors, including Coronado and Winrock shopping malls. Throughout the 1990s this CPA has increased

its share of total CPA employment. With the expected development of the vacant tracts of land in the Uptown area as well as redevelopment opportunities, this CPA is expected to continued to expand modestly its share of employment in the forecast period. Employment is expected to increase from 72,132 in 1998 to 91,031 in 2010.

The Foothills CPA has a small employment base, which has maintained a relatively constant share (around 2.8 percent) of total CPA employment in the 1990s. Jobs are concentrated in retail trade, services, and government, serving the local population. Since this is a mature area within the CPA study area with little vacant land, its share of CPA employment is expected to decline slightly in the forecast period. Employment is projected to increase from 8,095 in 1998 to 8,908 in 2010.

The Southwest Mesa CPA also has a small, but growing employment base. In 1998 this CPA contained only 3.3 percent of all CPA jobs. With the recent expansion of home building in this CPA, its population is growing fast. Recent trends in housing development are expected to continue because of relatively inexpensive land costs and improvements to the transportation infrastructure (extension of Rio Bravo SW). Thus, in the forecast period this CPA will see above-average employment growth in retail trade, government, and services to serve a fast expanding population. Employment is expected to increase from 9,330 in 1998 to 15,069 in 2010.

The Central CPA has a relatively large, but stable employment base. This CPA includes downtown Albuquerque. Over time this CPA has been losing market share to the expanding North Valley CPA and Rio Rancho (not included in the CPA study area). In 1998 this CPA accounted for 10.9 percent of all jobs in the CPA study area, but this was down from 13.7 percent in 1990. Employment is concentrated in services (primarily legal), government (city and

county government), and transportation/communications (PNM, US West New Mexico corporate headquarters). Recent efforts to revitalize the downtown area are expected to bring additional retail trade and services jobs to this CPA. The new federal and district courthouses will secure its legal services employment base. However, this CPA is expected to continue to lose market share to other faster growing regions within the CPA study area. Employment is expected to increase from 30,849 in 1998 to 33,730 in 2010.

The Near Heights CPA is another large employment center within the CPA study area, accounting for 20.9 percent of all jobs in 1998. However, like the Central CPA, it has been losing market share to other faster growing CPAs. In 1990 it had accounted for 24.4 percent of all CPA jobs. Employment is concentrated in services, government, and retail trade. This CPA includes the University of New Mexico area, TVI and Albuquerque Public Schools' central administration, several hospitals, and the Gibson SE corridor. This is a mature area within the CPA study area with little vacant land. Redevelopment opportunities do exist. It is expected to continue to lose job market share to other CPAs. Employment is projected to increase from 58,875 in 1998 to 65,077 in 2010.

The East Gateway CPA has a relatively small employment base, accounting for only 4.9 percent of total CPA study area jobs in 1998. Its share of study area employment has been constant in the 1990s. Employment is concentrated in retail trade, services, and government, serving the population residing within this CPA. There has been a recent increase in home building within this CPA near the Eubank gate of Kirtland AFB, which is expected to continue for the next few years. This will bring more population to the CPA as well as retail trade and services jobs. Sandia National Laboratories is also developing a science and technology research park in the East Gateway CPA, which has already attracted its first tenant—Emcore West, which

will employ up to 260 people. The East Gateway will experience above-average job growth in the forecast period. Employment will increase from 13,809 in 1998 to 18,135 in 2010.

The South Valley CPA has a small employment base, accounting for only 3.6 percent of total CPA study area jobs in 1998. Its job market share has been constant in the 1990s, reflecting employment growth at the average. Its 10,220 jobs in 1998 were evenly distributed across a number of sectors including construction, manufacturing (GE Aircraft Engine Division), retail trade, services, and government. This CPA is expected to maintain its employment share in the forecast period, growing at the CPA average. Employment is projected to increase from 10,220 in 1998 to 12,616 in 2010.

By the year 2010 four CPAs will be responsible for almost 75.0 percent of total employment in the CPA study area. These four include the North Valley, Mid Heights, Near Heights, and Central CPAs. All are east of the Rio Grande, and all are major employment centers today. The other CPAs have relatively small employment bases, which are oriented primarily toward retail trade and services, serving the population located within the CPA boundaries. The North Valley and Mid Heights CPAs will see a small increase in their employment market share, while the Central and Near Heights CPAs will see a small decrease. The Southwest Mesa and West Side CPAs are expected to experience above average employment growth to serve the expanding population in these CPAs.

TABLE 7.15

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

WESTSIDE

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	72	72	73	73	74	74	74	73	73	73	72	72
Construction	359	375	393	412	430	449	468	485	503	521	539	558
Manufacturing	178	186	195	204	213	222	232	240	249	258	267	276
TCU	84	87	92	96	100	105	109	113	117	121	126	130
Wholesale	168	175	184	192	201	209	218	226	234	243	251	260
Retail	5,477	5,718	5,999	6,279	6,564	6,843	7,137	7,398	7,665	7,938	8,218	8,504
FIRE	461	481	505	528	552	576	600	622	645	668	691	715
Services & Misc.	2,616	2,738	2,879	3,020	3,164	3,306	3,456	3,589	3,727	3,867	4,012	4,159
Government	1,058	1,101	1,151	1,201	1,251	1,300	1,352	1,397	1,443	1,489	1,537	1,585
Total	10,472	10,933	11,470	12,007	12,550	13,083	13,646	14,145	14,656	15,178	15,713	16,261

Source: UNM Bureau of Business and Economic Research, December, 1999

TABLE 7.16

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

NORTH VALLEY

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	407	407	409	411	412	412	413	411	410	408	406	405
Construction	6,579	6,706	6,872	7,030	7,185	7,327	7,480	7,592	7,705	7,820	7,936	8,054
Manufacturing	11,528	11,779	12,101	12,412	12,718	13,004	13,309	13,544	13,782	14,024	14,271	14,522
TCU	2,024	2,070	2,128	2,184	2,240	2,292	2,347	2,390	2,434	2,478	2,524	2,570
Wholesale	7,760	7,935	8,158	8,373	8,586	8,785	8,998	9,163	9,330	9,501	9,674	9,851
Retail	7,367	7,481	7,639	7,787	7,929	8,056	8,193	8,284	8,376	8,467	8,560	8,653
FIRE	1,575	1,610	1,655	1,699	1,742	1,783	1,826	1,859	1,893	1,928	1,963	1,999
Services & Misc.	15,619	16,095	16,674	17,244	17,814	18,363	18,946	19,433	19,931	20,439	20,960	21,492
Government	3,374	3,417	3,480	3,537	3,591	3,639	3,690	3,720	3,751	3,781	3,811	3,841
Total	56,233	57,500	59,117	60,676	62,217	63,662	65,203	66,396	67,611	68,847	70,105	71,385

Source: UNM Bureau of Business and Economic Research, December, 1999

TABLE 7.17

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

NORTH ALBUQUERQUE

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	180	181	183	185	186	187	188	188	188	188	188	188
Construction	1,353	1,390	1,436	1,480	1,525	1,568	1,613	1,650	1,687	1,726	1,765	1,805
Manufacturing	656	674	696	718	739	760	782	800	818	837	856	875
TCU	424	435	450	464	478	491	505	517	528	540	553	565
Wholesale	437	449	464	479	493	507	521	533	545	558	570	583
Retail	3,156	3,243	3,350	3,454	3,558	3,658	3,763	3,849	3,937	4,027	4,118	4,211
FIRE	779	800	827	852	878	903	929	950	971	994	1,016	1,039
Services & Misc.	4,929	5,074	5,252	5,426	5,600	5,767	5,944	6,091	6,241	6,394	6,551	6,710
Government	1,749	1,791	1,844	1,896	1,947	1,995	2,046	2,086	2,126	2,168	2,210	2,253
Total	13,662	14,037	14,501	14,953	15,404	15,834	16,291	16,664	17,044	17,431	17,827	18,230

Source: UNM Bureau of Business and Economic Research, December, 1999

TABLE 7.18

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

MID HEIGHTS

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	234	234	234	235	235	235	235	233	232	231	229	228
Construction	4,386	4,477	4,595	4,708	4,819	4,922	5,032	5,115	5,200	5,286	5,373	5,462
Manufacturing	1,755	1,791	1,838	1,883	1,927	1,969	2,013	2,046	2,080	2,114	2,149	2,185
TCU	3,144	3,164	3,201	3,233	3,261	3,281	3,304	3,308	3,311	3,312	3,313	3,314
Wholesale	3,655	3,694	3,752	3,805	3,855	3,896	3,942	3,964	3,987	4,008	4,030	4,051
Retail	21,566	21,923	22,407	22,863	23,306	23,707	24,137	24,434	24,734	25,037	25,343	25,653
FIRE	6,433	6,566	6,739	6,904	7,067	7,219	7,380	7,502	7,626	7,752	7,880	8,011
Services & Misc.	28,643	29,423	30,389	31,332	32,272	33,169	34,122	34,900	35,693	36,503	37,330	38,174
Government	3,290	3,347	3,424	3,497	3,568	3,633	3,702	3,751	3,801	3,852	3,903	3,955
Total	73,106	74,618	76,580	78,460	80,309	82,030	83,869	85,254	86,663	88,095	89,551	91,031

Source: UNM Bureau of Business and Economic Research, December, 1999

TABLE 7.19

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

FOOTHILLS

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	33	32	32	31	31	31	30	30	29	29	28	28
Construction	288	291	295	298	301	304	307	308	309	310	311	312
Manufacturing	157	158	160	162	164	165	167	167	168	168	169	169
TCU	74	75	76	77	78	78	79	79	79	80	80	80
Wholesale	206	208	211	213	215	217	219	220	221	221	222	223
Retail	2,521	2,542	2,577	2,607	2,635	2,658	2,683	2,692	2,701	2,710	2,718	2,726
FIRE	709	714	724	733	741	747	754	757	759	762	764	766
Services & Misc.	3,099	3,129	3,176	3,218	3,257	3,289	3,325	3,341	3,356	3,372	3,386	3,401
Government	1,154	1,159	1,171	1,182	1,190	1,197	1,204	1,204	1,204	1,204	1,204	1,204
Total	8,240	8,308	8,421	8,521	8,613	8,686	8,768	8,798	8,827	8,855	8,882	8,908

Source: UNM Bureau of Business and Economic Research, December, 1999

TABLE 7.20

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

SOUTHWEST MESA

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	37	37	38	39	40	41	42	43	44	44	45	45
Construction	897	939	988	1,036	1,085	1,134	1,185	1,231	1,277	1,325	1,374	1,424
Manufacturing	1,035	1,083	1,139	1,195	1,252	1,308	1,367	1,419	1,473	1,528	1,585	1,643
TCU	1,045	1,093	1,150	1,206	1,263	1,320	1,379	1,432	1,487	1,542	1,599	1,658
Wholesale	731	765	805	844	884	924	966	1,003	1,041	1,080	1,120	1,160
Retail	2,498	2,614	2,749	2,884	3,021	3,156	3,298	3,425	3,555	3,688	3,824	3,963
FIRE	266	278	293	307	322	336	351	365	378	393	407	422
Services & Misc.	1,516	1,593	1,681	1,770	1,860	1,950	2,045	2,131	2,219	2,310	2,403	2,499
Government	1,472	1,536	1,610	1,683	1,758	1,830	1,907	1,974	2,042	2,111	2,182	2,255
Total	9,497	9,939	10,452	10,965	11,486	11,998	12,539	13,021	13,515	14,021	14,539	15,069

Source: UNM Bureau of Business and Economic Research, December, 1999

TABLE 7.21

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

CENTRAL

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	53	52	52	51	50	50	49	48	47	46	45	44
Construction	879	886	898	908	917	924	932	935	938	940	942	944
Manufacturing	722	728	737	746	753	759	766	768	770	772	774	776
TCU	3,297	3,307	3,334	3,356	3,373	3,384	3,397	3,390	3,382	3,374	3,365	3,356
Wholesale	942	949	962	973	983	990	999	1,002	1,005	1,007	1,010	1,012
Retail	2,104	2,145	2,199	2,250	2,299	2,344	2,391	2,425	2,458	2,491	2,524	2,557
FIRE	2,544	2,555	2,579	2,600	2,617	2,629	2,644	2,642	2,640	2,638	2,635	2,632
Services & Misc.	10,561	10,676	10,850	11,006	11,153	11,276	11,409	11,476	11,541	11,605	11,668	11,729
Government	10,300	10,346	10,448	10,532	10,606	10,656	10,715	10,711	10,706	10,699	10,690	10,680
Total	31,402	31,644	32,059	32,421	32,751	33,012	33,302	33,396	33,487	33,573	33,654	33,730

Source: UNM Bureau of Business and Economic Research, December, 1999

TABLE 7.22

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

NEAR HEIGHTS

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	101	100	101	101	101	101	101	100	100	99	99	98
Construction	929	937	950	961	972	981	990	994	998	1,002	1,005	1,009
Manufacturing	1,710	1,725	1,749	1,771	1,791	1,807	1,824	1,831	1,838	1,845	1,852	1,858
TCU	2,157	2,175	2,206	2,233	2,258	2,278	2,300	2,309	2,318	2,327	2,335	2,343
Wholesale	1,258	1,269	1,287	1,303	1,317	1,329	1,342	1,347	1,352	1,357	1,362	1,367
Retail	8,387	8,459	8,578	8,683	8,780	8,859	8,946	8,981	9,015	9,048	9,080	9,111
FIRE	2,037	2,054	2,083	2,109	2,132	2,151	2,173	2,181	2,189	2,197	2,205	2,213
Services & Misc.	22,421	22,683	23,072	23,424	23,756	24,040	24,347	24,513	24,677	24,839	24,998	25,155
Government	20,907	21,020	21,248	21,439	21,610	21,733	21,876	21,891	21,904	21,913	21,921	21,925
Total	59,906	60,423	61,274	62,024	62,717	63,279	63,900	64,149	64,391	64,627	64,856	65,077

Source: UNM Bureau of Business and Economic Research, December, 1999

TABLE 7.23

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

EAST GATE

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	54	55	56	57	58	59	59	60	61	61	62	62
Construction	1,420	1,454	1,497	1,539	1,580	1,620	1,661	1,694	1,727	1,762	1,796	1,832
Manufacturing	1,082	1,109	1,141	1,173	1,205	1,235	1,266	1,291	1,317	1,343	1,369	1,396
TCU	436	446	460	472	485	497	510	520	530	541	551	562
Wholesale	309	317	326	335	344	353	362	369	376	384	391	399
Retail	5,658	5,816	6,011	6,202	6,392	6,574	6,768	6,927	7,090	7,256	7,425	7,599
FIRE	844	864	889	914	939	962	987	1,006	1,026	1,046	1,067	1,088
Services & Misc.	2,568	2,640	2,729	2,816	2,902	2,985	3,072	3,143	3,215	3,288	3,363	3,438
Government	1,687	1,696	1,714	1,729	1,742	1,751	1,762	1,762	1,762	1,761	1,760	1,759
Total	14,058	14,397	14,824	15,238	15,648	16,035	16,447	16,773	17,104	17,441	17,785	18,135

Source: UNM Bureau of Business and Economic Research, December, 1999

TABLE 7.24

CPA EMPLOYMENT PROJECTIONS, 1999 - 2010

SOUTH VALLEY

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	89	89	89	89	89	89	89	89	88	88	87	87
Construction	1,487	1,515	1,553	1,588	1,622	1,654	1,688	1,713	1,739	1,764	1,790	1,817
Manufacturing	1,787	1,631	1,645	1,656	1,665	1,670	1,677	1,673	1,669	1,664	1,658	1,653
TCU	506	516	528	540	552	563	575	583	592	600	609	618
Wholesale	692	705	722	739	755	770	786	797	809	821	833	845
Retail	1,777	1,826	1,887	1,946	2,005	2,062	2,122	2,171	2,221	2,273	2,325	2,378
FIRE	207	210	216	221	225	230	234	238	241	245	249	252
Services & Misc.	1,202	1,385	1,415	1,443	1,470	1,494	1,520	1,538	1,556	1,574	1,592	1,611
Government	2,582	2,646	2,727	2,805	2,882	2,955	3,033	3,095	3,158	3,223	3,288	3,355
Total	10,329	10,524	10,781	11,027	11,267	11,488	11,725	11,898	12,073	12,252	12,432	12,616

Source: UNM Bureau of Business and Economic Research, December, 1999