

URBAN GROWTH TRENDS 1980 - 1990

*Prepared by the
Bureau of Business & Economic Research
University of New Mexico
for the City of Albuquerque
Planning Department*

NOV. 1992

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November, 1992

ACKNOWLEDGEMENT

The University of New Mexico Bureau of Business and Economic Research would like to acknowledge the invaluable assistance of Shirley Wozniak of the City of Albuquerque, Planning Department. David Abrams of the Middle Rio Grande Council of Governments also participated actively in the development of the historical employment and housing databases by PIA. The New Mexico Department of Labor provided the nonagricultural employment databases for Bernalillo and Sandoval counties which were disaggregated to the PIAs. Building permit data were provided by the City of Albuquerque, the City of Rio Rancho, the Town of Corrales, Kirtland AFB and the County of Bernalillo.

At BBER, Helen Smith provided computer programming services, processing the 1990 Census of Population and Housing tapes to derive population, housing stock, average household size and occupancy rates by PIA. Guy Dameron produced all the tables and charts dealing with employment and housing by PIA. Adelamar Alcantara was responsible for Chapter 3 dealing with population and demographic issues by PIA. This report was prepared with the able clerical assistance of Betty Lujan. The UNM Bureau of Business and Economic Research remains solely responsible for any errors or omissions.

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APPENDIX A

Geographic Description of the PIAs by 1990 Census Tract

CHAPTER 1

EXECUTIVE SUMMARY

In 1980 the Albuquerque study area population was 430,696. By 1990 it had grown to 515,116, having increased by 19.6 percent or 84,447 persons. Compared to the decade of the 1970s, however, when Albuquerque study area population grew 35.8 percent, population growth was much more subdued during the 1980s. The city's economy, which started and ended the decade of the 1980s on a sluggish note, was the major contributing factor to the slower population growth.

The annual average growth rate for the study area population decreased from about 3.1 percent between 1970 and 1980 to about 1.8 percent between 1980 and 1990. The biggest contributors to this slowdown have been the Planning Information Areas (PIAs) in or near the center of the City of Albuquerque (PIAs 1, 2, 4, 5 and 7), which experienced absolute population declines during the 1980s. PIA 24 (Rio Rancho) and PIA 11 (Taylor Ranch) on the city's westside experienced the most rapid growth during the 1980s. Meanwhile, the city's two most populous PIAs--PIA 5 in the University area and PIA 14 in the traditional Northeast Heights area--experienced substantial declines in their population growth rates. On the city's eastside population growth was still significant in PIA 3 (North I-25 Corridor area), PIA 13 (Far Northeast Heights) and PIA 15 (Four Hills-East Central area).

Differential levels of migration have contributed to the shifting growth patterns observed among the PIAs. Those PIAs which have gained population have done so because of high rates of in-migration; and vice versa. PIAs which have been the destination for young migrants (PIAs 10 and 11) as well as those PIAs with high fertility (PIAs 6, 7, 8, 9) have relatively younger populations. Rio Rancho's age structure is somewhat bifurcated reflecting in-migration of older migrants in the 1970s and younger families in the 1980s in search of affordable

housing.

In 1960 nonagricultural employment totaled 80,400 in the Albuquerque MSA (Bernalillo County). By 1991 it had increased to 247,200--a 207.5 percent increase or a 3.69 percent compound average annual rate of growth. Economic growth was the strongest during much of the 1970s, although there were also periods of large employment gains in the 1962-1966 and 1983-1986 time periods. Analysis of business cycle trends indicates that Albuquerque's growth prospects have had strong ties to the overall health of the U.S. economy as well as the pace of federal spending within the city.

Services is the largest employment sector within the city's economy. Services includes tourism-related activities, business and health services as well as AT&T's Sandia National Laboratories. The trade sector is next in importance reflecting the city's role as a trade center for the region. Albuquerque is not a manufacturing center; manufacturing jobs account for only 8.4 percent of total jobs compared to 17.0 percent nationally. The federal government is a major actor in the Albuquerque economy, accounting for nearly 12.8 percent of all jobs, reflecting the importance of Kirtland AFB and Sandia National Laboratories to the city's economy.

Five major employment centers exist within the Albuquerque study area--PIA 1 (Downtown area), PIA 3 (North I-25 Corridor), PIA 4 (Uptown area), PIA 5 (University/Gibson SE area) and PIA 23-Kirtland AFB. These five PIAs account for 72.7 percent of the total study area employment. Other important employment centers in the study area are PIA 2 (North Valley area) and PIA 14 (Northeast Heights). Employment in these latter two PIAs is associated with retail trade and services for these areas' large population base.

Recent employment growth has been concentrated in PIAs 3 and 5 on the city's near eastside, while population growth has been strongest on the westside,

Rio Rancho and the Far Northeast Heights. Thus, increasing commuting times have resulted. Employment is also growing in those PIAs with growing population, mainly in trade and services to serve the population base.

In 1980 the study area's housing stock totaled 166,182. By 1990 it had increased 27.9 percent to 212,512 including 139,761 single family houses, 58,479 multi-family units and 14,272 mobile homes. The largest increase in housing stock (10,303) occurred in PIA 13, the Far Northeast Heights, accounting for 22.0 percent of the study area's housing growth. Next came PIA 24-Rio Rancho where the housing stock increased 8,169 between 1980 and 1990. In the northeast PIAs additions to the multi-family housing stock during the 1980s were most significant except in PIA 13 where there were still large additions to the single family housing stock. In the westside PIAs and Rio Rancho, additions to the housing stock were primarily single family homes, although in both PIAs 10 and 12 multi-family additions were significant.

The pace of residential building was uneven throughout the 1980s. In the early 1980s sky-high interest rates, two national recessions and a weak study area economy restrained housing construction. With the sharp fall in interest rates, with a cyclical economic recovery and with accelerated depreciation provisions for investor-owned apartments, housing construction boomed in the Albuquerque study area between 1983 and 1986. The pace of residential building slowed markedly in 1987 and 1988, particularly for new apartments. It was not until late 1991 and early 1992 that a single family housing recovery became evident in the study area. Apartment construction, however, still remains nil.

CHAPTER 2

STUDY AREA DEFINITION AND HISTORICAL DESCRIPTION

Introduction

The Albuquerque study area includes most of Bernalillo County and Rio Rancho and Corrales in Sandoval County. This chapter provides a description of each Planning Information Area (PIA), including a brief summary and accompanying table showing employment, population, and housing trends during the 1977-90 time period. At the beginning of each summary the approximate geographic area of each PIA is noted. Please refer to Map 2.1 which follows for an overview of the study area and the geographic boundaries of each PIA. Appendix A to this report presents a technical, geographic description of the PIAs by 1990 census boundaries.

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

Study Area Definition

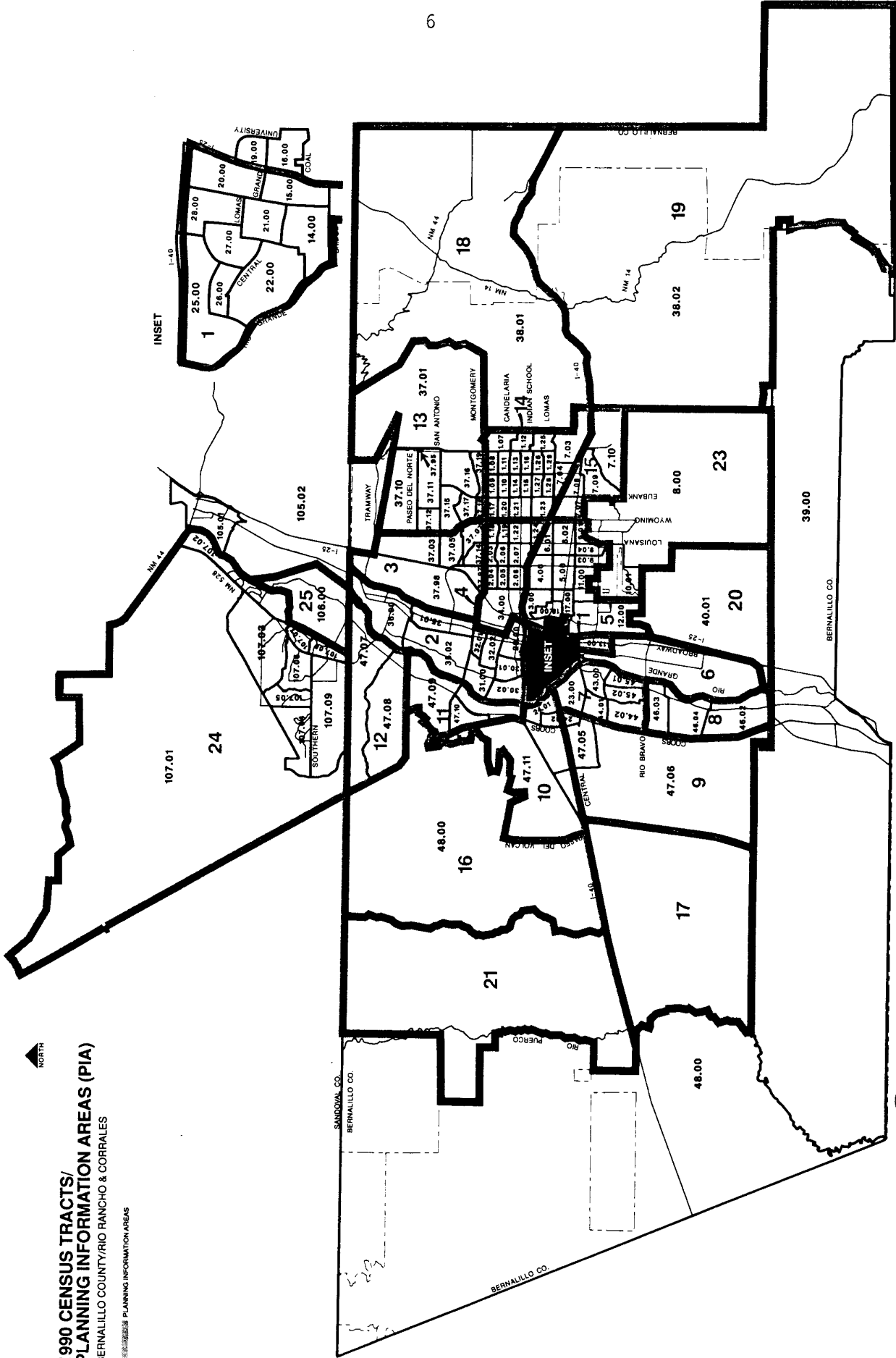
The Albuquerque study area, as defined in this report, includes most of Bernalillo County, and the City of Rio Rancho and the village of Corrales in southern Sandoval County. The Bernalillo County portion, including PIAs 1 through 19 plus Kirtland AFB, is seen on Map 2.1.

MAP 2.1



**1990 CENSUS TRACTS/
PLANNING INFORMATION AREAS (PIA)**
BERNALILLO COUNTY/RIO RANCHO & CORRALES

PLANNING INFORMATION AREAS



Base prepared by
Middle Rio Grande Council of Governments



Map Prepared by:
Planning Department / City of Albuquerque

PIA 20, which is the area east of I-25 and south of the Albuquerque Airport in Bernalillo County, is excluded from the study area. This area is largely uninhabited. The boundary of PIA 20 was changed for this report so that the northwest portion that included the Ethicon manufacturing facility and the UNM South Golf Course is now included in PIA 5. Also excluded from the study area within Bernalillo County are the Isleta Pueblo, Sandia Pueblo, Laguna Pueblo, and Canonicito Navajo Indian Reservation.

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

PIA 1

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

PIA 1 is the third largest employment center in the study area with 33,527 jobs in 1990 and 13.4 percent of total study area employment. Downtown Albuquerque is a center for local and federal government, services (professional, business and health), and utility companies' headquarters. Government, with 28.2 percent of PIA 1 employment, added 817 jobs during the 1977-90 time period. The number of new service jobs more than doubled (4,908 new jobs), increasing to 27.2 percent of PIA 1 employment. Other expanding sectors were FIRE¹ (975 new jobs), wholesale, and construction while manufacturing and TCU² lost actual jobs. PIA

¹ Finance, Insurance and Real Estate.

² Transportation, Communication, and Utilities.

1 lost significant government jobs between 1988 and 1990 due to a reallocation of government jobs to other PIAs in 1990 and an actual decline in government employment for some agencies.

In 1990 PIA 1 population was estimated at 25,282, a 0.50 percent average annual decrease over its 1980 population of 26,586. By population, it ranked eighth in size among the 22 PIAs and contains 4.9 percent of the study area population in 1990. Population during the 1980s fell in PIA 1 reflecting the maturity of this area and its primary role as an employment center.

The housing stock within PIA 1 increased from 10,650 in 1980 to 10,953 units in 1990. New housing construction during the 1980s within PIA 1 was only about one-half the level of the study area and was increasingly concentrated in the multi-family sector. (See Table 2.1 for more details.)

PIA 2

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

Employment in PIA 2 was 11,850 in 1990, having increased by about 3,000 jobs since 1977. Wholesale trade, retail trade, government and services accounted for most of the increase. Manufacturing and TCU lost a combined 972 jobs from 1977 to 1990. Employment is evenly distributed across several sectors: retail trade, services, wholesale, construction, and government.

The North Valley is a largely residential area with many semi-rural neighborhoods. In 1990 PIA 2 population is estimated at 40,294, the fourth most populous PIA within the Albuquerque study area. During the 1980s, however, PIA 2's population growth was slightly negative. The housing stock of 13,852 in 1990 is mostly single family. Reflecting the negative population trends of the 1980s,

new housing construction within PIA 2 has been below the study area average. (See Table 2.2 for more details.)

PIA 3

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

Between 1977 and 1990 PIA 3 employment grew sharply from 8,804 to 31,821 with PIA 3 emerging as a new employment center within the study area. The North I-25 corridor has evolved into a manufacturing center, with just over a third of the study area's manufacturing jobs. Moreover, about one-fifth of study area jobs in construction, agriculture, and wholesale trade were in PIA 3 in 1990.

All sectors experienced a healthy number of new jobs with manufacturing, services, and retail trade adding the most jobs. Several big high-tech electronics companies are located along North I-25. PIA 3 during the 1977-90 period was the fastest growing employment center in Albuquerque. In addition to electronics firms, this area has several mid-sized service companies, new hotels and retail (car dealers) establishments. Health services have an important footing and, due to its proximity to I-25, the area is a distribution center.

In 1990 PIA 3 population is estimated at 35,466 making it the fifth most populous PIA within the Albuquerque study area. The housing stock increased a strong 33.1 percent between 1980 and 1990 from 9,821 to 13,073. During this time housing construction was increasingly concentrated in multi-family housing. (See Table 2.3 for more details.)

PIA 4

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

PIA 4 includes the Winrock and Coronado retail centers, a growing office area in Uptown, substantial strip development, and an industrial/wholesaling area between Menaul and Candelaria west of Carlisle to I-25. It is the study area's second largest employment center with 40,361 jobs in 1990, accounting for 16.1 percent of study area employment.

In 1990 28.3 percent of the jobs in PIA 4 were in retail trade (the largest sector). Because of a decline in employment levels retail's share of all PIA 4 jobs dropped from 43 percent in 1977 to 28.3 percent in 1990. Employment in TCU, wholesale trade, and FIRE all more than doubled. Total employment increased rapidly in PIA 4, adding 14,000 jobs between 1977 and 1985. But growth has slowed considerably since then, and actually fell between 1988 and 1990. The FIRE sector lost jobs due to troubles with the city's S&L industry which was located in PIA 4. Retail trade has weakened because of increased competition from malls in other nearby cities and because of national weakness at major retail department stores.

PIA 4 is a mature residential area with slight population growth during the 1980s. In 1990 PIA 4 population was 34,865 making it the sixth most populous PIA. However, during the 1980s population fell slightly reflecting the mature residential areas within PIA 4. The housing stock in 1990 was 15,645 and less than 1,000 new housing units were added between 1980 and 1990. Most of this new building was apartments, but single family housing still accounts for about two-thirds of the housing stock. (See Table 2.4 for more details.)

PIA 5

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

PIA 5, the largest employment center in the study area, is dominated by jobs in services (health, in particular) and government, which together accounted for over two-thirds of the 55,416 jobs in 1990. Notably, this area contains five large hospitals and Albuquerque's two largest educational institutions (UNM and TVI). Twenty-eight percent of all study area employment in services and 32.5 percent in government are in PIA 5, as well as 16.8 percent of FIRE and 18.4 percent of retail trade jobs. However, because of the maturity of PIA 5, recent job growth has been below that of the study area. Its total share of study area employment has fallen from 28.9 percent in 1977 to a still high 22.1 percent in 1990.

The near Northeast Heights and Southeast Heights is also a mature residential area with the study area's second largest population at 75,517 in 1990. Population growth during the 1980s was essentially stagnant. The housing stock of 36,089 in 1990 contains the highest concentration of multi-family housing in the study area. Apartments make up 51.1 percent of all housing units in PIA 5; 31.5 percent of all apartments in the Albuquerque study area are located in PIA 5. (See Table 2.5 for more details.) Note that population and housing within Kirtland AFB's base housing area north of Gibson South East between Carlisle and Maxwell has been excluded from PIA 5 in this report and included instead in Kirtland AFB PIA 23.

PIA 6

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

PIA 6 has a small employment base of only 5,111 in 1990, concentrated in manufacturing and agriculture. Manufacturing employment increased in 1990 due to the inclusion of all employees at the GE aircraft engine part plant. In previous years GE's employment was split between PIA 1 and PIA 6. Government significantly increased its role in this area, adding over 400 jobs since 1977. This sparsely populated industrial area saw a 336 increase in population from 3,021 in 1980 to 3,357 in 1990. The housing stock numbers only 678 in 1990 and is composed mostly of single family residences. (See Table 2.6 for more details.)

PIA 7

PIA 7 is the Upper South Valley, with West Central Avenue as its northern border, Rio Bravo Boulevard as the southern border, the Rio Grande on the east and South Coors Boulevard on the west. The upper South Valley is mostly residential and lacks larger employers. Total employment was only 3,530 in 1990 and has increased by only 300 jobs since 1977. Retail trade, services and government account for the bulk of the jobs in PIA 7.

PIA 7 has a large population of 25,261 in 1990, making it the ninth most populous PIA in the study area. However, population in the 1980s actually fell slightly. The housing stock numbered 7,931 in 1990. (See Table 2.7 for more details.)

PIA 8

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

The lower South Valley, much of which lies outside the Albuquerque city limits, is mostly semi-rural with small farms and scattered subdivisions and bungalows. Three sectors account for most of the 1,178 jobs in 1990: government, retail trade, and construction. The lower South Valley has had little population growth during the 1980s. In 1990 population was 12,536 compared to 12,539 in 1980. Large tracts of open land adjacent to the city ought to make this area a good candidate for future growth as rising land values cause farmers to sell their tracts for residential or commercial development. Housing is predominantly single family with 3,274 total housing units in 1990.

PIA 9

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

PIA 9 employment was only 1,407 in 1990. Three sectors dominate employment: retail, government, and construction. PIA 9 is mostly residential (Westgate Heights), with a small number of construction firms along West Central and South Coors. A new shopping center at this intersection promoted a recent increase in retail employment.

Most of the population resides in Westgate Heights, an area that offers less expensive housing. Population in 1990 is estimated at 20,650 in PIA 9; recent population growth has been well above the study area average. Most of the

housing is single family with few apartments. All of the housing growth since 1980 has been in single family homes, which increased by more than a third. The housing stock now numbers 4,665. (See Table 2.9 for more details.)

PIA 10

PIA 10 has the escarpment as its northern border, West Central and I-40 as its southern border, and the Rio Grande to the east, and roughly the top of the mesa to the west. Total employment in 1990 was 4,004. Jobs are concentrated in retail trade, government, manufacturing and TCU.

The population in PIA 10 grew about three times faster than in the study area from 1980 to 1990, mainly to the west of Coors Boulevard in the Ladera area. Population grew from 11,216 in 1980 to 16,250 in 1990. The housing mix has changed during the decade with almost a quarter of the housing stock in multi-family in 1990 compared to 14 percent in 1980. The total housing stock at 5,958 in 1990 has increased 65.6 percent since 1980, with especially strong growth occurring in new apartments.

PIA 11

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

PIA 11 is a growing residential area, and retail trade and services employment are following the people. Employment fell from 1,458 in 1977 to 1,165 in 1988. However, by 1990 employment was back to 1,953 with strong increases in retail trade and services.

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

PIA 12

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

Employment in 1990 was 3,425 and has seen very strong growth since 1985. Retail trade and services are the leading sectors. PIA 12 is becoming the retail center for the Westside of Albuquerque, and with the eventual development of the Cottonwood Mall it should retain this retail concentration. Services is dominated by health services, reflecting the location of the Westside St. Joseph's Hospital.

Healthy population growth at more than twice the study area rate has occurred in the Paradise Hills area between 1980 and 1990. The Paseo del Norte bridge, completed in 1988, has its western terminus here. Population grew from 6,230 in 1980 to 9,222 in 1990. The total housing stock increased 69.4 percent between 1980 and 1990 to 3,648, as over 1,300 apartments were built between 1984 and 1986. (See Table 2.12 for more details.)

PIA 13

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

the new La Cueva High School and North Albuquerque Acres.

Job growth exploded to serve a burgeoning population in Albuquerque's Far Northeast Heights. More than 4,500 new jobs were added from 1977 to 1990, 72:0 percent of them in retail trade and services. Employment in PIA 13 now stand at 5,386.

PIA 13 has the study area's highest income and most expensive housing in an area that includes the exclusive developments of Tanoan, Sandia Heights, and Glenwood Hills North. The population grew four times faster than in the study area in this last area of developable land in the Northeast quadrant of Albuquerque. Population in 1980 was 20,087 and increased to 41,402 in 1990.

New apartment complexes and shopping centers sprung up on North Eubank and Tramway. The total housing stock more than doubled between 1980 and 1990, as more than 10,303 additional units were built. A third of this new housing activity was in apartment building in the mid-1980s. However, single family housing today still makes up 75.4 percent of PIA 13 total housing stock, which numbered 17,305 in 1990.

PIA 14

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

Retail trade and services dominate employment in the eastern region of the Northeast Heights. Strip commercial development and numerous neighborhood shopping centers line the area's boulevards. Employment in 1990 was 17,048 and represents 6.8 percent of study area total employment. Employment growth between 1977 and 1990 was above average as retail trade and services expanded to meet the needs of a growing population base.

PIA 14 was a hot growth area from the late 1950s to early 1970s and by 1990 had the largest population (78,282) in the study area. It experienced slower than average population growth in the 1980s, a sign of a mature area. The housing stock rose 15.7 percent from 1980 to 1990 with much of this growth in apartments. In 1990 the total housing stock was 32,205, with 72.0 percent in the single family home category.

PIA 15

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

Employment declined by 1,300 jobs from 1977 to 1985. Manufacturing layoffs occurred from downsizing at the former GTE Lenkurt plant (now Siemens). Retail and services also lost jobs during the period, although services and retail trade have rebounded since 1985. In 1990 employment stood at 5,298, still below the 1977 level of 5,623. Retail trade in 1990 was the largest sector with about a third of the jobs in PIA 15. Many of these retail jobs are with automobile dealers along Lomas Boulevard east of Wyoming Boulevard.

This area had above average population growth during the 1980s with a 1990 population estimated at 19,564. The total housing stock in 1990 was 6,231. Between 1980 and 1990 new housing activity was at the study area average with the mix of housing now shifting toward more apartments.

PIAs 16 and 17

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

PIA 18

PIA 18 is the East Mountain area that is north of I-40 in Tijeras Canyon and includes Cedar Crest. On the west it is bounded by the eastern slopes of the Sandia Mountains. This area roughly follows New Mexico Highway 14 north to the Bernalillo County line.

Over two-thirds of the total jobs in the East Mountain North area were in retail trade and services, located in small strip centers along New Mexico Highway 14. Total employment was just 838 in 1990. This mostly undeveloped side of Bernalillo County has just begun to see more commercial activity that serves the area's small, but growing population, which between 1980 and 1990 increased at double the study area's rate of growth. In 1990 population was 7,096. The area's housing stock grew by about 60.0 percent between 1980 and 1990, all of it in single family housing.

PIA 19

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

Total employment in 1990 was only 467. This area is mostly rural, contains a few villages, and much of the land is national forest property which is bisected by New Mexico Highway 337. Population grew four times the study area rate during the 1980s, with 1990 population estimated at 5,384. Housing is predominantly single family residences, which totaled 1,492 units in 1990.

Kirtland AFB-PIA 23

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

Kirtland Air Force Base is a primary employer whose presence greatly increases employment throughout the study area by the supporting jobs it creates. Total employment at Kirtland AFB was 21,143 in 1990. Generally, the base has seen stable employment and population growth, while the housing stock has remained constant. Nearly three-fourths of the jobs are civilian; military employment includes part-time reserve personnel. Services (mainly Sandia National Labs) is the largest sector with about 8,700 jobs and 41.4 percent of the PIA total. Population in 1990 was 8,589 people living in government-provided base housing.

Rio Rancho - PIA 24

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

Explosive employment, population and housing growth characterized Rio Rancho in the 1980s. Employment grew from 940 in 1977 to 6,585 in 1990. Manufacturing accounts for 32.0 percent of all jobs. Retail trade growth was extremely strong between 1985 and 1988, but has now plateaued. Government employment also grew substantially after Rio Rancho incorporated in 1984.

Both population and job growth in Rio Rancho were the highest among all PIAs, as the number of residents and the housing stock more than tripled between 1980 and 1990. In 1980 Rio Rancho population was 10,131; by 1990 population had

increased to 32,883. The Rio Rancho housing stock expanded from 4,069 in 1980 to 12,238 in 1990--mostly in the single family housing sector.

Corrales - PIA 25

The Corrales PIA 25 is defined by census tract 106 in Sandoval County and includes the village of Corrales. Total Employment in 1990 was 434, mostly retail trade, government and services jobs. In 1990 PIA 25 population totaled 4,917, while the total housing stock was 1,603. Housing is primarily single family homes, with a 46.3 percent increase in housing between 1980 and 1990. In the 1980s population increased at about double the study area pace within the Corrales PIA.

TABLE 2.1
PIA 1 SUMMARY

Major Employers:

City of Albuquerque
Public Service Co. of New Mexico
Federal Government
Sunwest Bank
US West Communications
St. Joseph's Hospital

First National Bank
Santa Fe Railroad
Jaynes Corp.
Bernalillo County
Law Firms
N.M. Department of Labor

Population:		% Change (80-90)	% of Study Area
1980	26,586		6.2
1990	25,282	-4.9	4.9

Employment:		Jobs	% Change	% of Study Area
1977	29,033			19.7
1985	34,541		19.0	17.5
1988	36,681		6.2	16.5
1990	33,527		- 8.6	13.4

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980	10,650			70.1	29.9
1990	10,953		2.8	61.8	38.2

TABLE 2.2
PIA 2 SUMMARY

Major Employers:

Hutchinson Fruit Co.
Gardunos
Rainbow Baking Co.
Hogares, Inc.

Teledyne Industries
Jaynes Corporation
Bureau of Indian Affairs
Smith's Management Corp.

Population:		% Change (80-90)	% of Study Area	
1980	40,899		9.6	
1990	40,294	-1.5	7.8	

Employment:		Jobs	% Change	% of Study Area	
1977	8,847			6.0	
1985	11,136		25.9	5.6	
1988	11,907		6.9	5.4	
1990	11,850		- 0.5	4.7	

Housing:		Stock	% Change (80-90)	% Single Family	% Multi Family
1980	13,001			82.3	17.7
1990	13,852		6.5	87.5	12.5

TABLE 2.3
PIA 3 SUMMARY

Major Employers:

Honeywell, Inc.	Rust Tractor Co.
Digital Equipment	Gulton Industries, Inc.
Motorola	ABF Freight
Levi Strauss	Holiday inn Pyramid
Southwest Community Health Services	St. Joseph's Hospital
Albuquerque Publishing Co.	Montgomery Mall
	Signetics

Population:		% Change (80-90)	% of Study Area
1980	29,508		6.9
1990	35,466	20.2	6.9

Employment:	Jobs	% Change	% of Study Area
1977	8,804		6.0
1985	19,244	118.6	9.8
1988	27,618	43.5	12.4
1990	31,821	15.2	12.7

Housing:	Units	% Change (80-90)	% Single Family	% Multi Family
1980	9,821		66.2	33.8
1990	13,073	33.1	50.6	49.4

TABLE 2.4
PIA 4 SUMMARY

Major Employers:

Coronado Mall	Roadrunner Trucking
Winrock Mall	Nobel, Inc.
IBM	Roadway Express
Public Service Co. of N.M.	United Parcel Service
Marriott Hotel, Inc.	Ramada Hotel
American Furniture	Four Seasons Nursing
Plains Electric Co.	Walmart
Southwest Community Health Services	

Population:		% Change (80-90)	% of Study Area
1980	35,851		8.4
1990	34,865	-2.8	6.8

Employment:	Jobs	% Change	% of Study Area
1977	26,998		18.3
1985	38,858	43.9	19.7
1988	41,140	5.9	18.5
1990	40,361	-1.9	16.1

Housing:	Units	% Change (80-90)	% Single Family	% Multi Family
1980	14,985		69.5	30.5
1990	15,645	4.4	61.9	38.1

TABLE 2.5
PIA 5 SUMMARY

Major Employers:

University of New Mexico	U.S. West Communications
Albuquerque TVI	Ethicon, Inc.
The BDM Corp.	FAA
Southwest Community Health Services	K-Tech Corp.
Lovelace Medical Center	Social Security Admin.
UNM Hospital	Sun Tran (City of Albuquerque)
Veterans Admin. Hospital	Santa Fe Racing, Inc.
Indian Health Service Hospital	N.M. State Fairgrounds

Population:		% Change (80-90)	% of Study Area
1980	75,634		17.7
1990	75,517	-0.15	14.6

Employment:	Jobs	% Change	% of Study Area
1977	42,707		28.9
1985	53,001	24.1	26.9
1988	54,139	2.1	24.4
1990	55,416	2.4	22.1

Housing:	Units	% Change (80-90)	% Single Family	% Multi Family
1980	34,950		60.9	39.1
1990	36,089	3.3	48.9	51.1

TABLE 2.6
PIA 6 SUMMARY

Major Employers:

General Electric Co., Aircraft Engine Division
 Hydro Conduit Corp.
 Karler Packing, Inc.
 Karler Trucking, Inc.
 Middle Rio Grande Conservancy District

Population:		% Change (80-90)	% of Study Area	
1980	3,021		0.7	
1990	3,357	11.1	0.7	

Employment:		Jobs	% Change	% of Study Area	
1977	3,348			2.3	
1985	4,242		26.7	2.2	
1988	3,694		-12.9	1.7	
1990	5,111		38.4	2.0	

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980	719			85.0	15.0
1990	678		-5.7	96.3	3.7

TABLE 2.7
PIA 7 SUMMARY

Major Employers:

Herrera School Buses and Transportation
Albertsons, Inc.
K-Mart

Population:		% Change (80-90)	% of Study Area	
1980	26,989		6.3	
1990	25,261	-6.4	4.9	

Employment:		Jobs	% Change	% of Study Area	
1977	3,221			2.2	
1985	3,448		7.0	1.7	
1988	3,545		2.8	1.6	
1990	3,530		-0.4	1.4	

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980	8,410			79.9	20.1
1990	7,931		-5.7	88.3	11.7

TABLE 2.8
PIA 8 SUMMARY

Major Employers:

Albuquerque Public Schools

Population:		% Change (80-90)	% of Study Area	
1980	12,539		2.9	
1990	12,536	-0.02	2.4	

Employment:		Jobs	% Change	% of Study Area	
1977	670			0.5	
1985	829		23.7	0.4	
1988	1,003		21.0	0.5	
1990	1,178		17.4	0.5	

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980	3,130			89.6	10.4
1990	3,274		4.6	98.7	1.3

TABLE 2.9
PIA 9 SUMMARY

Major Employers:

PIE Nationwide, Inc.
TIW Fabrication and Machining, Inc.

Population:		% Change (80-90)	% of Study Area	
1980	14,698		3.4	
1990	20,650	40.5	4.0	

Employment:		Jobs	% Change	% of Study Area	
1977		999		0.7	
1985		1,235	23.6	0.6	
1988		1,084	-12.2	0.5	
1990		1,407	29.8	0.6	

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980		3,663		91.0	9.0
1990		4,665	27.4	96.8	3.2

TABLE 2.10
PIA 10 SUMMARY

Major Employers:

Honeywell, Inc.
Amerace Corp.

Amity Leather Products
Yellow Freight Systems

Population:		% Change (80-90)	% of Study Area	
1980	11,216		2.6	
1990	16,250	44.9	3.1	

Employment:		Jobs	% Change	% of Study Area	
1977		2,672		1.8	
1985		3,376	26.3	1.7	
1988		4,371	29.5	2.0	
1990		4,004	- 8.4	1.6	

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980		3,598		86.4	13.6
1990		5,958	65.6	75.9	24.1

TABLE 2.11
PIA 11 SUMMARY

Major Employers:

Archdiocese of Santa Fe
St. Pius High School
Bureau of Indian Affairs (Southwest Indian Polytechnic)
Ladera Health Care Center

Population:		% Change (80-90)	% of Study Area	
1980	6,800		1.6	
1990	18,188	167.5	3.5	

Employment:		Jobs	% Change	% of Study Area	
1977	1,458			1.0	
1985	862		-40.9	0.4	
1988	1,165		35.2	0.5	
1990	1,953		67.6	0.8	

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980	2,327			94.5	5.5
1990	6,654		185.9	88.7	11.3

TABLE 2.12
PIA 12 SUMMARY

Major Employers:

Sparton Technology
West Mesa Health Care Center
St. Joseph Hospital
Reliable Chevrolet
Wal Mart
J.C. Penney Co., Inc.
Target

Population:		% Change (80-90)	% of Study Area
1980	6,230		1.5
1990	9,222	48.0	1.8

Employment:	Jobs	% Change	% of Study Area	
1977	1,548		1.0	
1985	1,594	3.0	0.8	
1988	2,526	58.5	1.1	
1990	3,425	35.6	1.4	

Housing:	Units	% Change (80-90)	% Single Family	% Multi Family
1980	2,154		91.1	8.9
1990	3,648	69.4	72.8	27.2

TABLE 2.13
PIA 13 SUMMARY

Major Employers:

Albuquerque Academy
Gardunos
Albuquerque TVI
Las Palomas Health Care, Inc.
La Vida Llena, Inc.
Furr's

Population:		% Change (80-90)	% of Study Area
1980	20,087		4.7
1990	41,402	106.1	8.0

Employment:	Jobs	% Change	% of Study Area	
1977	848		0.6	
1985	3,142	270.5	1.6	
1988	4,816	53.5	2.2	
1990	5,386	11.8	2.1	

Housing:	Units	% Change (80-90)	% Single Family	% Multi Family
1980	7,002		88.1	11.9
1990	17,305	147.1	75.4	24.6

TABLE 2.14
PIA 14 SUMMARY

Major Employers:

Blue Cross and Blue Shield of New Mexico
Citicorp Credit Service, Inc.
Big J Enterprises
Furr's
Skaggs Alpha Beta
Target

Population:		% Change (80-90)	% of Study Area	
1980	75,829		17.8	
1990	78,282	3.2	15.2	

Employment:		Jobs	% Change	% of Study Area	
1977		9,839		6.7	
1985		13,737	39.6	7.0	
1988		16,769	22.1	7.5	
1990		17,048	1.7	6.8	

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980		27,839		77.8	22.2
1990		32,205	15.7	72.0	28.0

TABLE 2.15
PIA 15 SUMMARY

Major Employers:

Siemens Transmission Systems
CVI Laser Corp.
Helweg and Farmer
Richardson Investments, Inc. (Rich Ford)
Smith's
Furr's

Population:		% Change (80-90)	% of Study Area
1980	15,917		3.7
1990	19,564	22.9	3.8

Employment:	Jobs	% Change	% of Study Area
1977	5,623		3.8
1985	4,300	-23.5	2.2
1988	5,405	25.7	2.4
1990	5,298	- 2.0	2.1

Housing:	Units	% Change (80-90)	% Single Family	% Multi Family
1980	4,808		66.8	33.6
1990	6,231	29.6	53.6	46.4

TABLE 2.16
PIA 18 SUMMARY

Major Employers:

Sandia Peak Ski Co.
Bella Vista Restuarnt

Population:		% Change (80-90)	% of Study Area	
1980	4,759		1.1	
1990	7,096	49.1	1.4	

Employment:		Jobs	% Change	% of Study Area	
1977		na		na	
1985		358	na	0.2	
1988		604	68.7	0.3	
1990		838	38.7	0.3	

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980		1,485		91.8	8.2
1990		2,344	57.8	98.4	1.6

TABLE 2.17
PIA 19 SUMMARY

Major Employers:

Ideal Basic Industries

Population:		% Change (80-90)	% of Study Area	
1980	2,601			0.6
1990	5,384	106.9		1.0
Employment:		% Change	% of Study Area	
1977	na			na
1985	358	na		0.2
1988	393	9.8		0.2
1990	467	18.8		0.2
Housing:		% Change (80-90)	% Single Family	% Multi Family
1980	775		95.4	4.6
1990	1,492	92.5	99.7	0.3

TABLE 2.18

KIRTLAND AFB PIA 23 SUMMARY

Major Employers:

Sandia National Labs	Atomic Energy Support Agency
U.S. Department of Defense	Lovelace Biomedical and Environmental
U.S. Department of Energy	Ross Aviation
N.M. Air National Guard	EG&G

Population:		% Change (80-90)	% of Study Area	
1980	7,785		1.8	
1990	8,589	10.3	1.7	
Employment:	Jobs	% Change	% of Study Area	
1977	na		na	
1985	na	na	na	
1988	22,028	na	9.0	
1990	21,143	-4.0	8.4	
Housing:	Units	% Change (80-90)	% Single Family	% Multi Family
1980	2,160		86.1	13.9
1990	2,372	9.8	94.6	5.4

TABLE 2.19

RIO RANCHO PIA 24 SUMMARY

Major Employers:

Intel
J.C. Penney
AMREP Southwest

City of Rio Rancho
Hawk Missile Battalion
Sparton Technology

Population:		% Change (80-90)	% of Study Area	
1980	10,131		2.3	
1990	32,883	224.6	6.4	
Employment:		% Change	% of Study Area	
	Jobs			
1977	940		0.6	
1985	2,854	203.6	1.4	
1988	5,384	88.6	2.4	
1990	6,585	22.3	2.6	
Housing:		% Change (80-90)	% Single Family	% Multi Family
1980	4,069		91.1	8.9
1990	12,238	200.8	92.1	7.9

TABLE 2.20
CORRALES PIA 25 SUMMARY

Major Employers:

None

Population:		% Change (80-90)	% of Study Area	
1980	3,593		0.8	
1990	4,917	36.8	1.0	

Employment:		Jobs	% Change	% of Study Area	
1985	491			0.2	
1988	646		31.6	0.3	
1990	434		-32.8	0.2	

Housing:		Units	% Change (80-90)	% Single Family	% Multi Family
1980	1,096			85.1	14.9
1990	1,603		46.3	95.1	4.9

CHAPTER 3

HISTORICAL POPULATION LEVELS AND TRENDS

Introduction

The Study Area underwent economic and population transitions between 1970 and 1990. Increased federal and state spending accompanied by expansion in the manufacturing and service sectors propelled rapid economic growth in the Albuquerque portion of the Study Area between 1970 and 1980. These increases in investments translated to more job opportunities which attracted more migrants. In the 1970s Albuquerque was a popular destination both for young economic migrants and people fleeing the cold regions of the United States. Migration data from the 1980 Census showed that more than 90 percent of the migration to the Study Area was the result of the sunbelt migration phenomenon which occurred in the late 1960s and most of the 1970s.

By the mid-1980s, however, economic growth had peaked out thus resulting in slower population growth overall. Albuquerque lost its appeal among economic migrants. On the one hand, Albuquerque residents started moving to neighboring places where real estate is more affordable. Rio Rancho, in particular, became a major destination for families with young children. The availability of affordable housing in Rio Rancho is the major attraction to this type of migrant. On the other hand, because it has maintained its rural characteristic, Corrales provides an attractive residential area for the more economically established families. Because of their proximity to Albuquerque, both Rio Rancho and Corrales persist as major migrant destinations. Nearly Bosque Farms, Los Lunas and Belen in Valencia County, also, compete for Albuquerque area residents with their affordable housing, although these communities are not within the Study Area.

This chapter will present the historical population levels and trends in the Albuquerque Study Area and each of the Planning Information Areas (PIA) herein. Population data from the 1970, 1980, and 1990 Censuses have been used in the analysis. In addition, because of the differential migration patterns observed between the first half and the second half of the 1980s, a mid-decade population (July 1, 1985) for all the PIAs has also been estimated. The mid-term populations have been calculated using vital statistics data from the Public Health Division of the State Department of Health and housing permit data from the City of Albuquerque and the Middle Rio Grande Council of Governments. Housing data for Kirtland Air Force Base (KAFB) have been hand-tabulated from the housing records of the Base Housing Office.

Methodology

To establish population trends from 1970 the geographic boundaries of the PIAs have been made comparable. In the 1970 Census the following PIAs shared common census tract boundaries:

- a) PIA 3 and PIA 13;
- b) PIA 4 and PIA 14; and
- c) PIA 9 and PIA 10.

Using enumeration districts (EDs) from the 1970 and 1980 census maps, the appropriate census tracts for each PIA were identified and their 1970 population aggregated accordingly. The PIA populations for July 1, 1985 have been estimated using a housing unit method. The housing unit formula is as follows:

$$P_t = (HH_t * O_t) \cdot PPH_t$$

where P_t is the total population at time t ,

HH_t is the total housing units at time t ,

O_t is the proportion of occupied housing units at time t , and

PPH_t is the average number of persons per household
at time t .

The total number of housing units is equal to the housing stock enumerated in the 1980 Census plus the number of new units. For purposes of this report, the housing units have been disaggregated by type, single, multiple unit, mobile home or trailer. The rationale for doing this is that different occupancy rates are associated with different housing unit types. The population estimates from each of the housing types are then aggregated to come up with the total population for the PIA.

Regardless of type, the number of new units is the same as the number of housing permits for the period. These housing permits have been tabulated yearly, starting from 1980 to 1990, for each type of housing.¹ From the time the permit is obtained, it is assumed that it takes approximately six months before the unit is actually built. Thus, in the calculation, the housing permit data are lagged six months. For example, permits from April 1980 through December 1984 have been added to the housing units from the 1980 Census to arrive at the July 1, 1985 population estimates.² KAFB had no new housing during the period. Hence, the midterm population estimate for this PIA has been based on the actual number of base housing units tabulated in 1989 plus group quarters

¹ Chapter 5 on Residential Construction summarizes the number of new housing unit by type.

² Data on number of demolitions are unavailable. It is assumed that the numbers are too few to result in any significant bias in the final population estimates.

Table 3.1

PIA Occupancy Status by Type: Census 1980, 1990

PIA number	Census 1980	Census 1990		
	All Types	Single Family	Multi-Family	All Types
PIA 1	91.6	90.0	83.4	87.5
PIA 2	95.6	94.6	87.0	93.7
PIA 3	92.4	96.9	89.4	93.2
PIA 4	94.0	97.7	86.1	93.3
PIA 5	93.9	96.1	85.9	90.9
PIA 6	93.2	94.3	77.8	94.5
PIA 7	92.8	91.4	78.6	89.9
PIA 8	95.9	95.5	88.1	95.4
PIA 9	93.8	93.9	84.5	93.6
PIA 10	92.2	94.8	79.1	91.0
PIA 11	90.6	95.6	81.7	94.0
PIA 12	92.1	96.6	94.5	96.0
PIA 13	90.7	96.1	79.0	91.9
PIA 14	94.0	97.5	87.0	94.6
PIA 15	93.3	96.3	81.7	89.5
PIA 16/21	75.0	83.3	*	83.0
PIA 17	0.0	*	*	92.6
PIA 18	91.1	92.9	76.3	86.0
PIA 19	87.8	86.0	100.0	86.0
PIA 23, KAFB	89.1	94.7	93.8	94.7
PIA 24, Rio Rancho	89.1	95.1	87.7	94.5
PIA 25, Corrales	93.4	92.8	87.3	91.5
Albuquerque Area *	93.4	95.4	85.4	92.3
Study Area	93.3	95.4	85.5	92.5

*No housing units of this type

**Bernalillo County less residents on Native American Reservations within the county.

Sources: U.S. Bureau of the Census, 1980, 1990.

Table 3.2

Persons per Household, by PIA: Census 1980, 1990

PIA Number	Persons per Household	
	1980	1990
PIA 1	2.67	2.42
PIA 2	2.98	2.72
PIA 3	2.68	2.35
PIA 4	2.48	2.29
PIA 5	2.33	2.15
PIA 6	3.46	3.42
PIA 7	3.28	3.08
PIA 8	3.60	3.27
PIA 9	3.62	3.44
PIA 10	3.27	2.85
PIA 11	3.04	2.82
PIA 12	3.13	2.58
PIA 13	3.16	2.57
PIA 14	2.90	2.55
PIA 15	2.48	2.38
PIA 16/21		4.00
PIA 17	0.00	0.00
PIA 18	2.94	2.69
PIA 19	2.86	2.77
PIA 23, KAFB	4.04	3.40
PIA 24, Rio Rancho	2.74	2.78
PIA 25, Corrales	2.92	2.70
Albuquerque Area **	2.78	2.54
Study Area	2.77	2.56

*Not calculated, number less than 50.

** Bernalillo County less residents on Native American Reservations within the county.

Sources: U. S. Bureau of the Census 1980, 1990.

population. Mobile homes because of their modular nature present special difficulties for population estimation. Permits to install or remove a mobile home are not easily enforceable. As a result, accurate information on new mobile home units is difficult to obtain. Nevertheless, the Middle Rio Grande Council of Government has compiled mobile home data for 1985. These numbers have been used in estimating the number of people living in mobile homes as of July 1, 1985.

The residential building occupancy rate is the most difficult variable to determine because of the boom-and-bust nature of residential building construction in Albuquerque. From the 1980 and the 1990 Census data on year round housing, occupancy rates for each PIA have been calculated. For the mid-term estimate, adjustments on the occupancy rates have been made to account for the cyclical nature of residential building construction. Information obtained from Brooks, Lomax and Fletcher, and AMREP Southwest provided the bases for these adjustments. Data on mobile home occupancy rates are not collected. Hence, it is assumed that all mobile homes are occupied at the time of data collection. Table 3.1 presents the data on occupancy rates.

The average number of Persons per Household (PPH) for each PIA are available from both the 1980 and 1990 Census. The July 1, 1985 PPH was estimated using linear interpolation. Table 3.2 presents the PPH data for 1980 and 1990.

After the total population has been estimated, population change between the periods can then be calculated and disaggregated into its components--natural increase and migration. The Population Balancing Equation³ makes this disaggregation possible. The following is the basic formula:

$$P_{t+1} = P_t + NI_{t, t+1} + NM_{t, t+1}$$

³ See Henry S. Shryock and Jacob S. Siegel, 1971, *The Methods and Materials of Demography*, Volume 2 (Washington, D. C.: U. S. Government Printing Office, 1971).

where P_{t+1} is the population at time $t + 1$,

P_t is the (base) population at time t ,

$NI_{t, t+1}$ is the natural increase or the difference between births and deaths between time t and $t+1$;

$NM_{t, t+1}$ is the net migration, the difference between in- and out-migration, between time t and $t+1$.

Natural increase⁴ is the difference between births and deaths during the period. This natural increase plus the base population (P_t) represent the expected population in the absence of migration.

Because of the lack of timely data on gross migration (that is, in-migration and out-migration flows) net migration is used instead in small area (e.g. PIA) population estimation. Net migration is a parallel measure to natural increase. Theoretically, it is obtained by subtracting the number of people who left the area from those who moved into the area. However in the absence of data on the number of in- and out-migrants, net migration is calculated as the residual of total change. In other words, net migration is that component of change that is not accounted for by natural increase. By transforming the above equation, net migration is estimated as follows:

$$NM_{t, t+1} = (P_{t+1} - P_t) - NI_{t, t+1}.$$

The disaggregation of the PIA population change into the two components has been possible because the Bureau of Business and Economic Research (BBER) was

⁴ Since natural increase tends to occur in most cases, the term natural increase has been used even when the actual occurrence is one of "natural decrease." Natural decrease is the excess of deaths over births, a phenomenon that occurs when there are catastrophic occurrences such as famine or war. A natural decrease can also occur when a large proportion of the population is elderly and fertility is low.

given access to the individual vital statistics records.⁵ These records include demographic information such as age, sex, date of occurrence of the birth or the death, the deceased's usual place or residence, and the child's mother's usual place of residence. The residence variable provides a detailed street address making the allocation of the vital events to the appropriate PIA possible.⁶

Population Levels and Trends

Table 3.3 shows that in 1970, the Study Area had a population of approximately 317,000. By 1980, this had increased to approximately 431,000 people, an increase of about 35 percent between the two censuses. The Albuquerque portion grew at a slightly lower rate of approximately 33 percent

⁵ Through a special agreement with the Public Health Division of the State Department of Health and Environment, BBER was allowed access to individual birth and death records for the Albuquerque Study Area.

⁶ ZIPSTAN was used to standardize the address fields for both the births and deaths. During this process some commonly misspelled street names were fixed and addresses that are Post Office Boxes were flagged. After the corrections were made, a second program called UNIMATCH was used to link the information created using ZIPSTAN and a base reference file, which is a Geo-coded Base File (GBF) purchased from the Middle Rio Grande Council of Governments in 1987. This GBF provides census tracts, enumeration districts (ED), block and Data Analysis Statistical Zones (DASZ) information for each block in the Albuquerque area.

For data after 1987, matching of vital events to the census tracts was done using a software that is compatible with the TIGER maps used by the Bureau of the Census in the 1990 Census enumeration. Almost 90 percent of all births and deaths were matched to census tracts. Both the UNMATCH and the TIGER matching procedures were unable to assign P.O. Box addresses, incomplete, or out of range addresses to census tracts. About 10 percent of the vital events fell in the unmatched category. These cases were matched by hand using the recorded street name and zip code. In most instances, the matching process was straightforward since the geographic boundaries were clear. In instances where the PIAs shared a common street or zip code (e.g., PIA 7 and PIA 8., PIAs 10, 11, and 12), the birth or death events were added up and the proportional share of each PIA was calculated. This proportion was then used to allocate the births or the deaths to the PIAs. With the exception of very few records where the addresses were neither in Albuquerque nor Rio Rancho, all the cases were eventually assigned to a PIA.

Table 3.3
Population Distribution and Average Annual Growth Rate, by PIA:
1970 - 1980, 1980 - 1990

PIA number	Census Population			Average Annual Growth Rate Percent	
	April 1 1970	April 1 1980	April 1 1990	1970-1980	1980-1990
PIA 1	28,840	26,586	25,282	-0.81	-0.50
PIA 2	38,131	40,899	40,294	0.70	-0.15
PIA 3	5,264	29,508	35,466	17.24	1.84
PIA 4	36,718	35,851	34,865	-0.24	-0.28
PIA 5	72,135	75,634	75,517	0.47	-0.02
PIA 6	3,357	3,021	3,357	-1.05	1.05
PIA 7	25,451	26,989	25,261	0.59	-0.66
PIA 8	8,597	12,539	12,536	3.77	-0.00
PIA 9	7,596	14,698	20,650	6.60	3.40
PIA 10	7,895	11,216	16,250	3.51	3.71
PIA 11	1,179	6,800	18,188	17.52	9.84
PIA 12	2,461	6,230	9,222	9.29	3.92
PIA 13	0	20,087	41,402	*	7.23
PIA 14	55,241	75,829	78,282	3.17	0.32
PIA 15	6,726	15,917	19,564	8.61	2.06
PIA 16/21	15	23	103	*	14.99
PIA 17	0	0	8	*	*
PIA 18	2,636	4,759	7,096	5.91	3.99
PIA 19	1,419	2,601	5,384	6.06	7.28
PIA 23, KAFB	10,090	7,785	8,589	-2.59	0.98
PIA 24, Rio Rancho	1,164	10,131	32,883	21.64	11.77
PIA 25, Corrales	2,205	3,593	4,917	4.88	3.14
Albuquerque Area **	313,751	416,972	477,316	2.84	1.35
Study Area	317,120	430,696	515,116	3.06	1.79

Sources: U.S. Bureau of the Census, 1970, 1980, 1990.

*Rates not calculated, population less than 50.

** Bernalillo County less residents on Native American Reservations within the county.

Table 3.4

PIAs Ranked by Population Size: Census 1970, 1980, 1990

Rank	1970		1980		1990	
	PIA number	April 1 1970	PIA number	April 1 1980	PIA number	April 1 1990
1	PIA 5	72,135	PIA 14	75,829	PIA 14	78,282
2	PIA 14	55,241	PIA 5	75,634	PIA 5	75,517
3	PIA 2	38,131	PIA 2	40,899	PIA 13	41,402
4	PIA 4	36,718	PIA 4	35,851	PIA 2	40,294
5	PIA 1	28,840	PIA 3	29,508	PIA 3	35,466
6	PIA 7	25,451	PIA 7	26,989	PIA 4	34,865
7	PIA 23, KAFB	10,090	PIA 1	26,586	PIA 24, Rio Rancho	32,883
8	PIA 8	8,597	PIA 13	20,087	PIA 1	25,282
9	PIA 10	7,895	PIA 15	15,917	PIA 7	25,261
10	PIA 9	7,596	PIA 9	14,698	PIA 9	20,650
11	PIA 15	6,726	PIA 8	12,539	PIA 15	19,564
12	PIA 3	5,264	PIA 10	11,216	PIA 11	18,188
13	PIA 6	3,357	PIA 24, Rio Rancho	10,131	PIA 10	16,250
14	PIA 18	2,636	PIA 23, KAFB	7,785	PIA 8	12,536
15	PIA 12	2,461	PIA 11	6,800	PIA 12	9,222
16	PIA 25, Corrales	2,205	PIA 12	6,230	PIA 23, KAFB	8,589
17	PIA 19	1,419	PIA 18	4,759	PIA 18	7,096
18	PIA 11	1,179	PIA 25, Corrales	3,593	PIA 19	5,384
19	PIA 24, Rio Rancho	1,164	PIA 6	3,021	PIA 25, Corrales	4,917
20	PIA 16/21	15	PIA 19	2,601	PIA 6	3,357
21	PIA 17	0	PIA 16/21	23	PIA 16/21	103
22	PIA 13	0	PIA 17	0	PIA 17	8
	Albuquerque Area**	313,751	Albuquerque Area**	416,972	Albuquerque Area**	477,316
	Study Area	317,120	Study Area	430,696	Study Area	515,116

** Bernalillo County less residents on Native American Reservations within the county.

Sources: U.S. Bureau of the Census, 1970, 1980, 1990.

during the period. Much of the growth in the Study Area has occurred in PIAs located in the Northeast and the West side of Albuquerque. The fastest growing PIAs were Rio Rancho (770.36%) and PIA 11 (476.76%), both in the West Side, and PIA 3 (460.56%) located in the Northeast Heights experienced the most rapid population growth during the 1970s. (Table 3.5)

Although PIA 1, PIA 4, and KAFB are major business and service centers for the Albuquerque Study area, these PIAs have experienced a decline in their populations between 1970 and 1980. It is precisely the expansion of economic activities in PIAs 1, and 4, that led to the decline of the population in these areas. As business activities expand, real estate appreciates and residences give way to commercial buildings. Commercial development displaces a variety of people. People who cannot afford the rising cost of housing as well as families with growing children tend to leave and move to areas where affordable housing is available. At the same, those who are already economically established tend to move away from commercial districts and toward lower density areas where better housing is usually available. In contrast, the decline of the population within KAFB coincides with the ending of the Vietnam War in the mid-1970s.

Overall, population growth reached its peak by the mid 1980s. Compared to the 1970s, the population growth during the 1980s is significantly lower. Table 3.5 shows that the Study Area population increased by approximately 20 percent overall between 1980 and 1990, while the Albuquerque area population increased by only 15 percent. The city's economy, which started and ended the decade of the 1980s, on a sluggish note, was the major contributing factor to a slower population growth between 1980 and 1990.

Table 3.6 illustrates the dramatic decline in the population growth rate of Albuquerque and the Study Area. The annual average growth rate for the Study Area has decreased from approximately 3.1 percent between 1970 and 1980 to about

Table 3.5
Population Percent Change, by PIA: 1970 - 1990

PIA Number	Population Counts			Percent Change	
	April 1 1970	April 1 1980	April 1 1990	1970-1980	1980-1990
PIA 1	28,840	26,586	25,282	-7.82	-4.90
PIA 2	38,131	40,899	40,294	7.26	-1.48
PIA 3	5,264	29,508	35,466	460.56	20.19
PIA 4	36,718	35,851	34,865	-2.36	-2.75
PIA 5	72,135	75,634	75,517	4.85	-0.15
PIA 6	3,357	3,021	3,357	-10.01	11.12
PIA 7	25,451	26,989	25,261	6.04	-6.40
PIA 8	8,597	12,539	12,536	45.85	-0.02
PIA 9	7,596	14,698	20,650	93.50	40.50
PIA 10	7,895	11,216	16,250	42.06	44.88
PIA 11	1,179	6,800	18,188	476.76	167.47
PIA 12	2,461	6,230	9,222	153.15	48.03
PIA 13	0	20,087	41,402	*	106.11
PIA 14	55,241	75,829	78,282	37.27	3.23
PIA 15	6,726	15,917	19,564	136.65	22.91
PIA 16/21	15	23	103	*	347.83
PIA 17	0	0	8	*	*
PIA 18	2,636	4,759	7,096	80.54	49.11
PIA 19	1,419	2,601	5,384	83.30	107.00
PIA 23, KAFB	10,090	7,785	8,589	-22.84	10.33
PIA 24, Rio Rancho	1,164	10,131	32,883	770.36	224.58
PIA 25, Corrales	2,205	3,593	4,917	62.95	36.85
Albuquerque Area**	313,751	416,972	477,316	32.90	14.52
Study Area	317,120	430,696	515,116	35.81	19.60

Sources: U.S. Bureau of the Census, 1970, 1980, 1990.

*Rates not calculated, population less than 50.

** Bernalillo County less residents on Native American Reservations within the county.

Table 3.6

PIAs Ranked by Annual Average Population Growth Rate:
1970-1990

Rank	1970-1980		1980-1990	
	PIA	Percent	PIA	Percent
1	PIA 24, Rio Rancho	21.64	PIA 16/21	14.99
2	PIA 11	17.52	PIA 24, Rio Rancho	11.78
3	PIA 3	17.24	PIA 11	9.84
4	PIA 12	9.29	PIA 19	7.28
5	PIA 15	8.61	PIA 13	7.23
6	PIA 9	6.60	PIA 18	3.99
7	PIA 19	6.06	PIA 12	3.92
8	PIA 18	5.91	PIA 10	3.71
9	PIA 25, Corrales	4.88	PIA 9	3.40
10	PIA 8	3.77	PIA 25, Corrales	3.14
11	PIA 10	3.51	PIA 15	2.06
12	PIA 14	3.17	PIA 3	1.84
13	PIA 2	0.70	PIA 6	1.05
14	PIA 7	0.59	PIA 23, KAFB	0.98
15	PIA 5	0.47	PIA 14	0.32
16	PIA 4	-0.24	PIA 8	-0.00
17	PIA 1	-0.81	PIA 5	-0.02
18	PIA 6	-1.05	PIA 2	-0.15
19	PIA 23, KAFB	-2.59	PIA 4	-0.28
20	PIA 16/21	*	PIA 1	-0.50
21	PIA 17	*	PIA 7	-0.66
22	PIA 13	*	PIA 17	*
	Albuquerque Area**	2.84	Albuquerque Area**	1.35
	Study Area	3.06	Study Area	1.79

Sources: U.S. Bureau of the Census, 1970, 1980, 1990.

* Rates not calculated, population less than 50.

**Bernalillo County less residents on Native American Reservations within the county.

1.8 percent between 1980 and 1990. The biggest contributors to this slowdown in the population growth rate have been the PIAs in or near the center of the City of Albuquerque (PIAs 1, 2, 4, 5, and 7). Two of these PIAs--PIA 1 and 4--had already started losing population during the 1970s. Meanwhile, the decline for the rest of the PIAs began in the early part of the 1980s and accelerated towards the latter part of the decade. In contrast, PIA 6 and KAFB recovered from the slump they experienced during the 1970s in large part because of their high fertility. Both PIAs, however, are still suffering from high out-migration.

Table 3.6 also points out that the population growth centers during the 1970s continued to have a strong showing during the 1980s, albeit at lower levels. Rio Rancho and PIA 11, which were the two fastest growing PIAs in the 1970s, have maintained their relative positions in the 1980s. PIA 3, which had the third fastest growth rate in the 1970s, has slipped to 12th position in the 1980s. Taking its place is PIA 11. Other PIAs which have been displaced from the top five position during the 1970s are PIAs 12 and 15. PIA 12 moved down three notches to seventh place in the 1980s, while PIA 15 has sunk to 11th place. PIA 13, which had no population in 1970 has catapulted to fifth place in the 1980s. The two most populous PIAs, PIA 5 and PIA 14, have suffered further declines in their population growth rates (Tables 3.4 and 3.6).

Differential levels of migration have contributed largely to the shifting population growth patterns observed among the PIAs. Tables 3.7 and 3.8 show that those PIAs which have gained have done so because of high rates of in-migration, and those which have declined are those with the highest rates of out-migration. In PIAs located in the South Valley--PIAs 6, 7, and 8, for instance--population decline due to out-migration was minimized by high fertility and low mortality. In PIA 14 and KAFB, natural increase has more than offset the negative effect of out-migration. As a result, both PIAs have registered positive population growth

rate in the 1980s.

Large scale migration, in either direction, not only affects the size but also the structure of the population. Young migrants who are in their peak childbearing ages can result in a young population with a strong potential for rapid growth. High fertility will result in a large proportion of people in the youngest age groups. Older migrants, who are past childbearing age, meanwhile, will tend to age and increase the death rate of the population. Similarly, the large scale out-migration of young people will also result in an older population age structure. The combination of high fertility and high in-migration rates among the younger ages is a guarantee for an explosive population growth.

Table 3.9 presents the age and sex distribution of the PIA populations. As expected, the PIAs which have been the destination for young migrants as well as those PIAs with high fertility have relatively younger populations. KAFB is a classic example of a destination for young migrants which also has a high fertility profile. PIA 9 also shows a relatively young population, which has been the result both of high levels of fertility and migration of young people. Meanwhile, the PIAs (PIAs 1, 2, 4, 5, 8) which have lost population due to out-migration appear to have a relatively older population. This suggests that the younger people in these PIAs are leaving, while the older people are staying. In addition, the more economically affluent PIAs--which include PIA 11, 12, Corrales, PIA 13, PIA 14--also tend to have older populations. (Table 3.10) This indicates that older cohorts of people tend to migrate to these areas. Although Rio Rancho appears to have a relatively old population, almost 20 percent of its population is below 15 years of age. This bifurcation of the population distribution for Rio Rancho reflects the change in the characteristics of migrants during the 20 year period. In the 1960s and 1970s, Rio Rancho

Table 3.7

Components of Population Change, by PIA: 1980 - 1985

PIA number	Population		Components of Change 1980 - 1985										Net Migration	
	1980	April 1, Estimate July 1, 1985	Change 1980 - 1985					Components of Natural Increase					Net Migration	
			Number	Percent	Births	Deaths	Natural Increase	Percent	Number	Percent				
PIA 1	26,586	27,400	814	3.06	2,952	1,327	1,625	6.11	-811	-3.05				
PIA 2	40,899	40,840	-59	-0.14	3,435	1,369	2,066	5.05	-2,125	-5.20				
PIA 3	29,508	34,220	4,712	15.97	2,257	823	1,434	4.86	3,278	11.11				
PIA 4	35,851	36,435	584	1.63	2,120	1,332	788	2.20	-204	-0.57				
PIA 5	75,634	77,107	1,473	1.95	6,728	3,178	3,550	4.69	-2,077	-2.75				
PIA 6	3,021	3,145	124	4.10	398	91	307	10.16	-183	-6.06				
PIA 7	26,989	27,248	259	0.96	2,989	915	2,074	7.68	-1,815	-6.72				
PIA 8	12,539	12,231	-308	-2.46	1,394	320	1,074	8.57	-1,382	-11.02				
PIA 9	14,698	16,981	2,283	15.53	1,520	305	1,215	8.27	1,068	7.27				
PIA 10	11,216	13,923	2,707	24.14	1,348	325	1,023	9.12	1,684	15.01				
PIA 11	6,800	8,734	1,934	28.44	853	87	766	11.26	1,168	17.18				
PIA 12	6,230	7,545	1,315	21.11	450	136	314	5.04	1,001	16.07				
PIA 13	20,087	30,496	10,409	51.82	1,613	426	1,187	5.91	9,222	45.91				
PIA 14	75,829	77,950	2,121	2.80	5,378	2,036	3,342	4.41	-1,221	-1.61				
PIA 15	15,917	17,959	2,042	12.83	1,515	571	944	5.93	1,098	6.90				
PIA 16/21	23	31	8	34.78	0	0	0	0.00	8	34.78				
PIA 17	0	0	0	*	0	0	0	*	0	*				
PIA 18	4,759	5,400	641	13.47	305	70	235	4.94	406	8.53				
PIA 19	2,601	3,328	727	27.95	386	82	304	11.69	423	16.26				
PIA 23, KAFB	7,785	8,145	360	4.62	1,262	25	1,237	15.89	-877	-11.27				
PIA 24, Rio Rancho	10,131	20,288	10,157	100.26	1,338	363	975	9.62	9,182	90.63				
PIA 25, Corrales	3,593	3,901	308	8.57	302	87	215	5.97	94	2.60				
Albuquerque Area**	416,972	449,117	32,513	7.80	36,903	13,418	23,485	5.63	19,356	4.64				
Study Area	430,696	473,306	42,978	9.98	38,543	13,868	24,675	5.73	28,632	6.65				

* Not calculated, number less than 50.

** Bernalillo County less residents on Native American Reservations within the county.
Sources: U.S. Bureau of the Census, 1980, 1990

Table 3.8

Components of Population Change, by PIA: 1980 - 1990

PIA number	Census Population- April 1		Change 1980 - 1990				Components of Change 1980 - 1990					Net Migration	
	1980	1990	Number	Percent	Births	Deaths	Natural Increase	Percent	Number	Percent	Number	Percent	
PIA 1	26,586	25,282	-1304	-4.90	5,276	2,449	2,826	10.63	-4,130	-15.54			
PIA 2	40,899	40,294	-605	-1.48	6,433	2,600	3,833	9.37	-4,437	-10.85			
PIA 3	29,508	35,466	5,958	20.19	4,498	1,664	2,834	9.60	3,124	10.59			
PIA 4	35,851	34,865	-986	-2.75	4,090	2,510	1,580	4.41	-2,566	-7.16			
PIA 5	75,634	75,517	-117	-0.15	12,499	5,912	6,588	8.71	-6,705	-8.86			
PIA 6	3,021	3,357	336	11.12	754	174	580	19.19	-244	-8.07			
PIA 7	26,989	25,261	-1728	-6.40	5,573	1,770	3,804	14.09	-5,532	-20.50			
PIA 8	12,539	12,536	-3	-0.02	2,533	600	1,933	15.42	-1,936	-15.44			
PIA 9	14,698	20,650	5,952	40.50	3,186	650	2,537	17.26	3,416	23.24			
PIA 10	11,216	16,250	5,034	44.88	2,823	661	2,163	19.28	2,872	25.60			
PIA 11	6,800	18,188	11,388	167.47	1,874	204	1,670	24.56	9,718	142.91			
PIA 12	6,230	9,222	2,992	48.03	873	280	594	9.53	2,399	38.50			
PIA 13	20,087	41,402	21,315	106.11	3,306	1,063	2,243	11.17	19,072	94.95			
PIA 14	75,829	78,282	2,453	3.23	10,026	3,901	6,125	8.08	-3,672	-4.84			
PIA 15	15,917	19,564	3,647	22.91	3,009	1,086	1,923	12.08	1,724	10.83			
PIA 16/21	23	103	80	347.83	0	0	0	0.00	80	347.83			
PIA 17	0	8	8	*	0	0	0	*	8	*			
PIA 18	4,759	7,096	2,337	49.11	607	136	472	9.91	1,865	39.19			
PIA 19	2,601	5,384	2,783	107.00	787	175	613	23.55	2,171	83.45			
PIA 23, KAFB	7,785	8,589	804	10.33	2,368	56	2,311	29.69	-1,507	-19.36			
PIA 24, Rio Rancho	10,131	32,883	22,752	224.58	3,490	950	2,540	25.07	20,212	199.51			
PIA 25, Corrales	3,593	4,917	1,324	36.85	609	202	407	11.33	917	25.52			
Albuquerque Area**	416,972	477,316	60,344	14.47	70,514	25,888	44,626	10.70	15,718	3.77			
Study Area	430,696	515,116	84,420	19.60	74,612	27,039	47,573	11.05	36,847	8.56			

*Not calculated, number less than 50.

** Bernalillo County less residents on Native American Reservations within the county.
Sources: U.S. Bureau of the Census, 1980, 1990

Table 3.9
Age and Sex Distribution of PIA Population: Census 1990
PIA 1 - PIA 6

Both Sexes						
Age Group	PIA 1	PIA 2	PIA 3	PIA 4	PIA 5	PIA 6
0 - 4	1,902	3,103	2,412	2,152	5,439	310
5 - 9	1,848	3,056	2,385	2,047	4,701	352
10 - 14	1,669	2,840	2,304	1,819	3,562	343
15 - 19	1,635	2,893	2,291	2,033	4,888	292
20 - 24	2,308	2,730	3,121	2,673	8,339	205
25 - 29	2,662	3,156	3,724	3,359	8,107	275
30 - 34	2,331	3,474	3,236	3,150	7,156	308
35 - 39	2,077	3,464	2,841	2,576	6,511	299
40 -44	1,670	3,158	2,604	2,161	5,072	214
45 - 49	1,175	2,522	2,150	1,675	3,292	160
50 - 54	901	2,042	1,565	1,651	2,575	138
55 - 59	918	1,690	1,417	1,828	2,535	119
60 - 64	897	1,739	1,387	2,035	2,682	124
65 - 69	965	1,565	1,380	2,078	3,115	75
70 - 74	782	1,199	1,152	1,541	2,633	69
75+	1,542	1,663	1,497	2,087	4,910	74
All Ages	25,282	40,294	35,466	34,865	75,517	3,357
Percent Distribution						
Age Group	PIA 1	PIA 2	PIA 3	PIA 4	PIA 5	PIA 6
0 - 4	7.52	7.70	6.80	6.17	7.20	9.23
5 - 9	7.31	7.58	6.72	5.87	6.23	10.49
10 - 14	6.60	7.05	6.50	5.22	4.72	10.22
15 - 19	6.47	7.18	6.46	5.83	6.47	8.70
20 - 24	9.13	6.78	8.80	7.67	11.04	6.11
25 - 29	10.53	7.83	10.50	9.63	10.74	8.19
30 - 34	9.22	8.62	9.12	9.03	9.48	9.17
35 - 39	8.22	8.60	8.01	7.39	8.62	8.91
40 -44	6.61	7.84	7.34	6.20	6.72	6.37
45 - 49	4.65	6.26	6.06	4.80	4.36	4.77
50 - 54	3.56	5.07	4.41	4.74	3.41	4.11
55 - 59	3.63	4.19	4.00	5.24	3.36	3.54
60 - 64	3.55	4.32	3.91	5.84	3.55	3.69
65 - 69	3.82	3.88	3.89	5.96	4.12	2.23
70 - 74	3.09	2.98	3.25	4.42	3.49	2.06
75+	6.10	4.13	4.22	5.99	6.50	2.20
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median Age	31.3	33.4	32.3	35.4	31.9	28.2

Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 1 - PIA 6

Male						
Age Group	PIA 1	PIA 2	PIA 3	PIA 4	PIA 5	PIA 6
0 - 4	929	1,587	1,204	1,103	2,892	158
5 - 9	934	1,493	1,303	1,008	2,457	194
10 - 14	878	1,460	1,158	932	1,805	188
15 - 19	833	1,494	1,119	995	2,354	138
20 - 24	1,236	1,383	1,475	1,380	4,246	109
25 - 29	1,429	1,549	1,866	1,700	4,338	137
30 - 34	1,262	1,676	1,599	1,611	3,717	162
35 - 39	1,118	1,737	1,315	1,255	3,360	137
40 - 44	899	1,559	1,233	1,018	2,597	106
45 - 49	613	1,210	987	763	1,597	77
50 - 54	470	973	720	784	1,181	65
55 - 59	420	824	669	831	1,160	63
60 - 64	423	806	583	886	1,205	60
65 - 69	436	729	608	918	1,289	39
70 - 74	312	524	495	716	1,106	23
75+	559	655	543	731	1,676	27
All Ages	12,751	19,659	16,877	16,631	36,980	1,683

Percent Distribution						
Age Group	PIA 1	PIA 2	PIA 3	PIA 4	PIA 5	PIA 6
0 - 4	7.29	8.07	7.13	6.63	7.82	9.39
5 - 9	7.32	7.59	7.72	6.06	6.64	11.53
10 - 14	6.89	7.43	6.86	5.60	4.88	11.17
15 - 19	6.53	7.60	6.63	5.98	6.37	8.20
20 - 24	9.69	7.03	8.74	8.30	11.48	6.48
25 - 29	11.21	7.88	11.06	10.22	11.73	8.14
30 - 34	9.90	8.53	9.47	9.69	10.05	9.63
35 - 39	8.77	8.84	7.79	7.55	9.09	8.14
40 - 44	7.05	7.93	7.31	6.12	7.02	6.30
45 - 49	4.81	6.15	5.85	4.59	4.32	4.58
50 - 54	3.69	4.95	4.27	4.71	3.19	3.86
55 - 59	3.29	4.19	3.96	5.00	3.14	3.74
60 - 64	3.32	4.10	3.45	5.33	3.26	3.57
65 - 69	3.42	3.71	3.60	5.52	3.49	2.32
70 - 74	2.45	2.67	2.93	4.31	2.99	1.37
75+	4.38	3.33	3.22	4.40	4.53	1.60
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median Age	30.5	32.6	31.0	33.7	30.5	27.0

Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 1 - PIA 6

Female						
Age Group	PIA 1	PIA 2	PIA 3	PIA 4	PIA 5	PIA 6
0 - 4	973	1,516	1,208	1,049	2,547	152
5 - 9	914	1,563	1,082	1,039	2,244	158
10 - 14	791	1,380	1,146	887	1,757	155
15 - 19	802	1,399	1,172	1,038	2,534	154
20 - 24	1,072	1,347	1,646	1,293	4,093	96
25 - 29	1,233	1,607	1,858	1,659	3,769	138
30 - 34	1,069	1,798	1,637	1,539	3,439	146
35 - 39	959	1,727	1,526	1,321	3,151	162
40 - 44	771	1,599	1,371	1,143	2,475	108
45 - 49	562	1,312	1,163	912	1,695	83
50 - 54	431	1,069	845	867	1,394	73
55 - 59	498	866	748	997	1,375	56
60 - 64	474	933	804	1,149	1,477	64
65 - 69	529	836	772	1,160	1,826	36
70 - 74	470	675	657	825	1,527	46
75+	983	1,008	954	1,356	3,234	47
All Ages	12,531	20,635	18,589	18,234	38,537	1,674
Percent Distribution						
Age Group	PIA 1	PIA 2	PIA 3	PIA 4	PIA 5	PIA 6
0 - 4	7.76	7.35	6.50	5.75	6.61	9.08
5 - 9	7.29	7.57	5.82	5.70	5.82	9.44
10 - 14	6.31	6.69	6.16	4.86	4.56	9.26
15 - 19	6.40	6.78	6.30	5.69	6.58	9.20
20 - 24	8.55	6.53	8.85	7.09	10.62	5.73
25 - 29	9.84	7.79	10.00	9.10	9.78	8.24
30 - 34	8.53	8.71	8.81	8.44	8.92	8.72
35 - 39	7.65	8.37	8.21	7.24	8.18	9.68
40 - 44	6.15	7.75	7.38	6.27	6.42	6.45
45 - 49	4.48	6.36	6.26	5.00	4.40	4.96
50 - 54	3.44	5.18	4.55	4.75	3.62	4.36
55 - 59	3.97	4.20	4.02	5.47	3.57	3.35
60 - 64	3.78	4.52	4.33	6.30	3.83	3.82
65 - 69	4.22	4.05	4.15	6.36	4.74	2.15
70 - 74	3.75	3.27	3.53	4.52	3.96	2.75
75+	7.84	4.88	5.13	7.44	8.39	2.81
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median Age	32.2	34.2	33.6	37.3	33.4	29.4

Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 7 - PIA 12

Both Sexes						
Age Group	PIA 7	PIA 8	PIA 9	PIA 10	PIA 11	PIA 12
0 - 4	2,344	1,032	2,181	1,485	1,857	591
5 - 9	2,428	1,189	2,423	1,461	1,772	678
10 - 14	2,090	1,230	2,214	1,205	1,420	693
15 - 19	1,831	1,048	1,594	1,178	1,057	630
20 - 24	1,850	757	1,445	1,260	989	544
25 - 29	2,331	944	1,960	1,685	1,912	748
30 - 34	2,154	1,102	2,145	1,681	2,418	811
35 - 39	1,850	1,101	1,806	1,464	2,152	865
40 - 44	1,504	964	1,404	1,205	1,553	812
45 - 49	1,212	765	871	780	905	629
50 - 54	1,097	632	706	640	614	498
55 - 59	996	517	632	584	423	400
60 - 64	942	425	514	470	385	362
65 - 69	950	345	334	414	319	335
70 - 74	647	206	186	286	220	255
75+	1,035	279	235	452	192	371
All Ages	25,261	12,536	20,650	16,250	18,188	9,222
Percent Distribution						
Age Group	PIA 7	PIA 8	PIA 9	PIA 10	PIA 11	PIA 12
0 - 4	9.28	8.23	10.56	9.14	10.21	6.41
5 - 9	9.61	9.48	11.73	8.99	9.74	7.35
10 - 14	8.27	9.81	10.72	7.42	7.81	7.51
15 - 19	7.25	8.36	7.72	7.25	5.81	6.83
20 - 24	7.32	6.04	7.00	7.75	5.44	5.90
25 - 29	9.23	7.53	9.49	10.37	10.51	8.11
30 - 34	8.53	8.79	10.39	10.34	13.29	8.79
35 - 39	7.32	8.78	8.75	9.01	11.83	9.38
40 - 44	5.95	7.69	6.80	7.42	8.54	8.81
45 - 49	4.80	6.10	4.22	4.80	4.98	6.82
50 - 54	4.34	5.04	3.42	3.94	3.38	5.40
55 - 59	3.94	4.12	3.06	3.59	2.33	4.34
60 - 64	3.73	3.39	2.49	2.89	2.12	3.93
65 - 69	3.76	2.75	1.62	2.55	1.75	3.63
70 - 74	2.56	1.64	0.90	1.76	1.21	2.77
75+	4.10	2.23	1.14	2.78	1.06	4.02
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median Age	29.5	30.3	26.2	29.6	30.2	34.5

Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 7 - PIA 12

Age Group	Male					
	PIA 7	PIA 8	PIA 9	PIA 10	PIA 11	PIA 12
0 - 4	1,230	499	1,124	728	932	293
5 - 9	1,192	617	1,207	741	878	338
10 - 14	1,028	631	1,112	589	724	359
15 - 19	909	543	832	574	516	325
20 - 24	929	368	703	556	419	263
25 - 29	1,169	478	942	806	873	365
30 - 34	1,074	547	1,017	811	1,167	388
35 - 39	940	537	852	712	1,084	391
40 - 44	752	476	698	582	838	396
45 - 49	582	360	422	377	443	301
50 - 54	513	327	306	302	309	250
55 - 59	479	266	323	265	221	201
60 - 64	430	194	235	213	177	265
65 - 69	418	178	171	186	155	175
70 - 74	302	98	97	132	99	130
75+	433	116	105	158	88	123
All Ages	12,380	6,235	10,146	7,732	8,923	4,563

Age Group	Percent Distribution					
	PIA 7	PIA 8	PIA 9	PIA 10	PIA 11	PIA 12
0 - 4	9.94	8.00	11.08	9.42	10.44	6.42
5 - 9	9.63	9.90	11.90	9.58	9.84	7.41
10 - 14	8.30	10.12	10.96	7.62	8.11	7.87
15 - 19	7.34	8.71	8.20	7.42	5.78	7.12
20 - 24	7.50	5.90	6.93	7.19	4.70	5.76
25 - 29	9.44	7.67	9.28	10.42	9.78	8.00
30 - 34	8.68	8.77	10.02	10.49	13.08	8.50
35 - 39	7.59	8.61	8.40	9.21	12.15	8.57
40 - 44	6.07	7.63	6.88	7.53	9.39	8.68
45 - 49	4.70	5.77	4.16	4.88	4.96	6.60
50 - 54	4.14	5.24	3.02	3.91	3.46	5.48
55 - 59	3.87	4.27	3.18	3.43	2.48	4.40
60 - 64	3.47	3.11	2.32	2.75	1.98	5.81
65 - 69	3.38	2.85	1.69	2.41	1.74	3.84
70 - 74	2.44	1.57	0.96	1.71	1.11	2.85
75+	3.50	1.86	1.03	2.04	0.99	2.70
All Ages	100.00	100.00	100.00	100.00	100.00	100.00

Median Age	28.9	29.8	25.5	29.2	30.5	34.4
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Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 7 - PIA 12

Female						
Age Group	PIA 7	PIA 8	PIA 9	PIA 10	PIA 11	PIA 12
0 - 4	1,114	533	1,057	757	925	298
5 - 9	1,236	572	1,216	720	894	340
10 - 14	1,062	599	1,102	616	696	334
15 - 19	922	505	762	604	541	305
20 - 24	921	389	742	704	570	281
25 - 29	1,162	466	1,018	879	1,039	383
30 - 34	1,080	555	1,128	870	1,251	423
35 - 39	910	564	954	752	1,068	474
40 - 44	752	488	706	623	715	416
45 - 49	630	405	449	403	462	328
50 - 54	584	305	400	338	305	248
55 - 59	517	251	309	319	202	199
60 - 64	512	231	279	257	208	97
65 - 69	532	167	163	228	164	160
70 - 74	345	108	89	154	121	125
75+	602	163	130	294	104	248
All Ages	12,881	6,301	10,504	8,518	9,265	4,659
Percent Distribution						
Age Group	PIA 7	PIA 8	PIA 9	PIA 10	PIA 11	PIA 12
0 - 4	8.65	8.46	10.06	8.89	9.98	6.40
5 - 9	9.60	9.08	11.58	8.45	9.65	7.30
10 - 14	8.24	9.51	10.49	7.23	7.51	7.17
15 - 19	7.16	8.01	7.25	7.09	5.84	6.55
20 - 24	7.15	6.17	7.06	8.26	6.15	6.03
25 - 29	9.02	7.40	9.69	10.32	11.21	8.22
30 - 34	8.38	8.81	10.74	10.21	13.50	9.08
35 - 39	7.06	8.95	9.08	8.83	11.53	10.17
40 - 44	5.84	7.74	6.72	7.31	7.72	8.93
45 - 49	4.89	6.43	4.27	4.73	4.99	7.04
50 - 54	4.53	4.84	3.81	3.97	3.29	5.32
55 - 59	4.01	3.98	2.94	3.75	2.18	4.27
60 - 64	3.97	3.67	2.66	3.02	2.25	2.08
65 - 69	4.13	2.65	1.55	2.68	1.77	3.43
70 - 74	2.68	1.71	0.85	1.81	1.31	2.68
75+	4.67	2.59	1.24	3.45	1.12	5.32
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median Age	30.1	30.8	26.8	29.9	29.8	34.6

Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 13 - PIA 18

Both Sexes						
Age Group	PIA 13	PIA 14	PIA 15	PIA 16	PIA 17	PIA 18
0 - 4	2,569	5,430	1,606	11	0	536
5 - 9	3,039	5,560	1,435	15	0	595
10 - 14	3,166	5,361	1,102	5	4	576
15 - 19	2,893	5,347	1,136	6	0	375
20 - 24	1,932	5,116	1,619	7	0	203
25 - 29	2,651	6,699	1,958	6	0	440
30 - 34	3,482	7,059	1,754	3	0	777
35 - 39	4,070	6,607	1,357	14	4	879
40 - 44	4,672	6,355	1,227	6	0	733
45 - 49	3,647	5,159	1,051	9	0	497
50 - 54	2,468	4,128	944	8	0	409
55 - 59	1,759	4,052	906	9	0	337
60 - 64	1,436	3,546	862	0	0	258
65 - 69	1,276	3,134	920	0	0	212
70 - 74	897	2,008	711	2	0	136
75+	1,445	2,721	976	2	0	133
All Ages	41,402	78,282	19,564	103	8	7,096
Percent Distribution						
Age Group	PIA 13	PIA 14	PIA 15	PIA 16	PIA 17	PIA 18
0 - 4	6.21	6.94	8.21	10.68	0.00	7.55
5 - 9	7.34	7.10	7.33	14.56	0.00	8.39
10 - 14	7.65	6.85	5.63	4.85	50.00	8.12
15 - 19	6.99	6.83	5.81	5.83	0.00	5.28
20 - 24	4.67	6.54	8.28	6.80	0.00	2.86
25 - 29	6.40	8.56	10.01	5.83	0.00	6.20
30 - 34	8.41	9.02	8.97	2.91	0.00	10.95
35 - 39	9.83	8.44	6.94	13.59	50.00	12.39
40 - 44	11.28	8.12	6.27	5.83	0.00	10.33
45 - 49	8.81	6.59	5.37	8.74	0.00	7.00
50 - 54	5.96	5.27	4.83	7.77	0.00	5.76
55 - 59	4.25	5.18	4.63	8.74	0.00	4.75
60 - 64	3.47	4.53	4.41	0.00	0.00	3.64
65 - 69	3.08	4.00	4.70	0.00	0.00	2.99
70 - 74	2.17	2.57	3.63	1.94	0.00	1.92
75+	3.49	3.48	4.99	1.94	0.00	1.87
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median	36.2	34.0	32.6	32.5	15.0	35.3

Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 13 - PIA 18

Male						
Age Group	PIA 13	PIA 14	PIA 15	PIA 16	PIA 17	PIA 18
0 - 4	1,293	2,786	832	9	0	283
5 - 9	1,522	2,829	737	8	0	320
10 - 14	1,610	2,774	597	0	3	329
15 - 19	1,491	2,753	558	1	0	210
20 - 24	923	2,544	769	4	0	100
25 - 29	1,252	3,369	968	2	0	195
30 - 34	1,636	3,446	867	1	0	346
35 - 39	1,864	3,125	639	7	2	452
40 - 44	2,298	3,065	593	2	0	397
45 - 49	1,929	2,428	459	6	0	267
50 - 54	1,243	1,965	433	5	0	203
55 - 59	936	1,917	419	4	0	165
60 - 64	712	1,628	389	0	0	138
65 - 69	602	1,412	402	0	0	113
70 - 74	387	915	324	1	0	60
75+	467	907	366	0	0	59
All Ages	20,165	37,863	9,352	50	5	3,637

Percent Distribution						
Age Group	PIA 13	PIA 14	PIA 15	PIA 16	PIA 17	PIA 18
0 - 4	6.41	7.36	8.90	18.00	0.00	7.78
5 - 9	7.55	7.47	7.88	16.00	0.00	8.80
10 - 14	7.98	7.33	6.38	0.00	60.00	9.05
15 - 19	7.39	7.27	5.97	2.00	0.00	5.77
20 - 24	4.58	6.72	8.22	8.00	0.00	2.75
25 - 29	6.21	8.90	10.35	4.00	0.00	5.36
30 - 34	8.11	9.10	9.27	2.00	0.00	9.51
35 - 39	9.24	8.25	6.83	14.00	40.00	12.43
40 - 44	11.40	8.09	6.34	4.00	0.00	10.92
45 - 49	9.57	6.41	4.91	12.00	0.00	7.34
50 - 54	6.16	5.19	4.63	10.00	0.00	5.58
55 - 59	4.64	5.06	4.48	8.00	0.00	4.54
60 - 64	3.53	4.30	4.16	0.00	0.00	3.79
65 - 69	2.99	3.73	4.30	0.00	0.00	3.11
70 - 74	1.92	2.42	3.46	2.00	0.00	1.65
75+	2.32	2.40	3.91	0.00	0.00	1.62
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median	36.0	32.7	31.2	35.0	14.2	35.4

Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 13 - PIA 18

Age Group	Female					
	PIA 13	PIA 14	PIA 15	PIA 16	PIA 17	PIA 18
0 - 4	1,276	2,644	774	2	0	253
5 - 9	1,517	2,731	698	7	0	275
10 - 14	1,556	2,587	505	5	1	247
15 - 19	1,402	2,594	578	5	0	165
20 - 24	1,009	2,572	850	3	0	103
25 - 29	1,399	3,330	990	4	0	245
30 - 34	1,846	3,613	887	2	0	431
35 - 39	2,206	3,482	718	7	2	427
40 - 44	2,374	3,290	634	4	0	336
45 - 49	1,718	2,731	592	3	0	230
50 - 54	1,225	2,163	511	3	0	206
55 - 59	823	2,135	487	5	0	172
60 - 64	724	1,918	473	0	0	120
65 - 69	674	1,722	518	0	0	99
70 - 74	510	1,093	387	1	0	76
75+	978	1,814	610	2	0	74
All Ages	21,237	40,419	10,212	53	3	3,459

Age Group	Percent Distribution					
	PIA 13	PIA 14	PIA 15	PIA 16	PIA 17	PIA 18
0 - 4	6.01	6.54	7.58	3.77	0.00	7.31
5 - 9	7.14	6.76	6.84	13.21	0.00	7.95
10 - 14	7.33	6.40	4.95	9.43	33.33	7.14
15 - 19	6.60	6.42	5.66	9.43	0.00	4.77
20 - 24	4.75	6.36	8.32	5.66	0.00	2.98
25 - 29	6.59	8.24	9.69	7.55	0.00	7.08
30 - 34	8.69	8.94	8.69	3.77	0.00	12.46
35 - 39	10.39	8.61	7.03	13.21	66.67	12.34
40 - 44	11.18	8.14	6.21	7.55	0.00	9.71
45 - 49	8.09	6.76	5.80	5.66	0.00	6.65
50 - 54	5.77	5.35	5.00	5.66	0.00	5.96
55 - 59	3.88	5.28	4.77	9.43	0.00	4.97
60 - 64	3.41	4.75	4.63	0.00	0.00	3.47
65 - 69	3.17	4.26	5.07	0.00	0.00	2.86
70 - 74	2.40	2.70	3.79	1.89	0.00	2.20
75+	4.61	4.49	5.97	3.77	0.00	2.14
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median	36.4	35.2	34.0	31.3	36.3	35.1

Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 19 - Study Area

Age Group	Both Sexes					
	PIA 19	PIA 23 KAFB	PIA 24 Rio Rancho	PIA 25 Corrales	Albuquerque Area **	Study Area
0 - 4	470	1,346	3,343	350	36,776	40,469
5 - 9	504	1,070	3,145	402	36,558	40,105
10 - 14	464	621	2,374	376	32,688	35,438
15 - 19	299	423	1,743	325	31,849	33,917
20 - 24	178	1,260	1,447	193	36,536	38,176
25 - 29	405	1,487	3,164	333	44,509	48,006
30 - 34	655	1,145	3,834	427	44,841	49,102
35 - 39	705	730	3,152	525	41,372	45,049
40 -44	497	344	2,223	472	36,155	38,850
45 - 49	325	91	1,437	402	26,915	28,754
50 - 54	216	34	1,020	260	21,266	22,546
55 - 59	204	12	904	238	19,338	20,480
60 - 64	150	11	1,190	196	18,225	19,611
65 - 69	140	10	1,390	183	17,567	19,140
70 - 74	79	2	1,148	94	13,011	14,253
75+	93	3	1,369	141	19,710	21,220
All Ages	5,384	8,589	32,883	4,917	477,316	515,116

Age Group	Percent Distribution					
	PIA 19	PIA 23 KAFB	PIA 24 Rio Rancho	PIA 25 Corrales	Albuquerque Area**	Study Area
0 - 4	8.73	15.67	10.17	7.12	7.70	7.86
5 - 9	9.36	12.46	9.56	8.18	7.66	7.79
10 - 14	8.62	7.23	7.22	7.65	6.85	6.88
15 - 19	5.55	4.92	5.30	6.61	6.67	6.58
20 - 24	3.31	14.67	4.40	3.93	7.65	7.41
25 - 29	7.52	17.31	9.62	6.77	9.32	9.32
30 - 34	12.17	13.33	11.66	8.68	9.39	9.53
35 - 39	13.09	8.50	9.59	10.68	8.67	8.75
40 -44	9.23	4.01	6.76	9.60	7.57	7.54
45 - 49	6.04	1.06	4.37	8.18	5.64	5.58
50 - 54	4.01	0.40	3.10	5.29	4.46	4.38
55 - 59	3.79	0.14	2.75	4.84	4.05	3.98
60 - 64	2.79	0.13	3.62	3.99	3.82	3.81
65 - 69	2.60	0.12	4.23	3.72	3.68	3.72
70 - 74	1.47	0.02	3.49	1.91	2.73	2.77
75+	1.73	0.03	4.16	2.87	4.13	4.12
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median Age	32.8	23.3	31.6	35.5	32.2	32.2

** Bernalillo County less residents on Native American Reservations within the county.
Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 19 - Study Area

Age Group	Male					
	PIA 19	PIA 23 KAFB	PIA 24 Rio Rancho	PIA 25 Corrales	Albuquerque Area	Study Area
0 - 4	257	716	1,706	183	18,855	20,744
5 - 9	245	581	1,621	220	18,604	20,445
10 - 14	243	315	1,232	194	16,735	18,161
15 - 19	174	225	895	164	16,044	17,103
20 - 24	82	754	657	100	18,243	19,000
25 - 29	183	826	1,500	156	22,447	24,103
30 - 34	321	624	1,891	207	22,272	24,370
35 - 39	363	407	1,587	246	20,297	22,130
40 - 44	286	202	1,110	248	17,997	19,355
45 - 49	175	52	701	193	13,048	13,942
50 - 54	101	20	476	125	10,170	10,771
55 - 59	117	4	396	111	9,284	9,791
60 - 64	78	1	512	103	8,423	9,038
65 - 69	76	3	651	90	7,910	8,651
70 - 74	41	1	518	49	5,763	6,330
75+	40	2	555	59	7,055	7,669
All Ages	2,782	4,733	16,008	2,448	233,147	251,603

Age Group	Percent Distribution					
	PIA 19	PIA 23 KAFB	PIA 24 Rio Rancho	PIA 25 Corrales	Albuquerque Area**	Study Area
0 - 4	9.24	15.13	10.66	7.48	8.09	8.24
5 - 9	8.81	12.28	10.13	8.99	7.98	8.13
10 - 14	8.73	6.66	7.70	7.92	7.18	7.22
15 - 19	6.25	4.75	5.59	6.70	6.88	6.80
20 - 24	2.95	15.93	4.10	4.08	7.82	7.55
25 - 29	6.58	17.45	9.37	6.37	9.63	9.58
30 - 34	11.54	13.18	11.81	8.46	9.55	9.69
35 - 39	13.05	8.60	9.91	10.05	8.71	8.80
40 - 44	10.28	4.27	6.93	10.13	7.72	7.69
45 - 49	6.29	1.10	4.38	7.88	5.60	5.54
50 - 54	3.63	0.42	2.97	5.11	4.36	4.28
55 - 59	4.21	0.08	2.47	4.53	3.98	3.89
60 - 64	2.80	0.02	3.20	4.21	3.61	3.59
65 - 69	2.73	0.06	4.07	3.68	3.39	3.44
70 - 74	1.47	0.02	3.24	2.00	2.47	2.52
75+	1.44	0.04	3.47	2.41	3.03	3.05
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median Age	33.2	23.5	31.0	35.0	31.3	31.3

** Bernalillo County less residents on Native American Reservations within the county.
Source: U.S. Bureau of the Census

Table 3.9 con't.

Age and Sex Distribution of PIA Population: Census 1990
PIA 19 - Study Area

Age Group	Female					
	PIA 19	PIA 23 KAFB	PIA 24 Rio Rancho	PIA 25 Corrales	Albuquerque Area**	Study Area
0 - 4	213	630	1,637	167	17,921	19,725
5 - 9	259	489	1,524	182	17,954	19,660
10 - 14	221	306	1,142	182	15,953	17,277
15 - 19	125	198	848	161	15,805	16,814
20 - 24	96	506	790	93	18,293	19,176
25 - 29	222	661	1,664	177	22,062	23,903
30 - 34	334	521	1,943	220	22,569	24,732
35 - 39	342	323	1,565	279	21,075	22,919
40 - 44	211	142	1,113	224	18,158	19,495
45 - 49	150	39	736	209	13,867	14,812
50 - 54	115	14	544	135	11,096	11,775
55 - 59	87	8	508	127	10,054	10,689
60 - 64	72	10	678	93	9,802	10,573
65 - 69	64	7	739	93	9,657	10,489
70 - 74	38	1	630	45	7,248	7,923
75+	53	1	814	82	12,655	13,551
All Ages	2,602	3,856	16,875	2,469	244,169	263,513

Age Group	Percent Distribution					
	PIA 19	PIA 23 KAFB	PIA 24 Rio Rancho	PIA 25 Corrales	Albq Only	Study Area
0 - 4	8.19	16.34	9.70	6.76	7.34	7.49
5 - 9	9.95	12.68	9.03	7.37	7.35	7.46
10 - 14	8.49	7.94	6.77	7.37	6.53	6.56
15 - 19	4.80	5.13	5.03	6.52	6.47	6.38
20 - 24	3.69	13.12	4.68	3.77	7.49	7.28
25 - 29	8.53	17.14	9.86	7.17	9.04	9.07
30 - 34	12.84	13.51	11.51	8.91	9.24	9.39
35 - 39	13.14	8.38	9.27	11.30	8.63	8.70
40 - 44	8.11	3.68	6.60	9.07	7.44	7.40
45 - 49	5.76	1.01	4.36	8.46	5.68	5.62
50 - 54	4.42	0.36	3.22	5.47	4.54	4.47
55 - 59	3.34	0.21	3.01	5.14	4.12	4.06
60 - 64	2.77	0.26	4.02	3.77	4.01	4.01
65 - 69	2.46	0.18	4.38	3.77	3.96	3.98
70 - 74	1.46	0.03	3.73	1.82	2.97	3.01
75+	2.04	0.03	4.82	3.32	5.18	5.14
All Ages	100.00	100.00	100.00	100.00	100.00	100.00
Median Age	32.5	23.0	32.1	35.9	33.1	33.1

** Bernalillo County less residents on Native American Reservations within the county.

Source: U.S. Bureau of the Census

attracted mostly older migrants. In the 1980s, however, Rio Rancho attracted mostly those migrants with young families. If this trend continues, Rio Rancho's population increase will continue to outpace the rest of the Study Area.

Conclusion

Unless an economic boom occurs in the 1990s, the slower population growth trend observed during the 1980s will continue. Young adults will continue to predominate among those migrating to other places which offer more job opportunities. The older PIAs, those which are within the center of Albuquerque, will continue to lose their population because of out-migration. Moreover, because these PIAs also have aging population, fertility will decline as mortality rises. A combination of low in-migration rates and low natural increase can lead to greater population declines in these PIAs. In comparison, the PIAs in the South Valley may be able to avert further reductions in their current population levels because of their consistently high levels of fertility. However, if their young people continue to leave at the same rate as they did in the latter part of the 1980s, these PIAs will experience more substantial population reduction during the next 10 years.

The West Side PIAs (Rio Rancho, PIA 11, and PIA 12), PIA 13 in the Northeast Heights as well as PIAs 18 and 19, which are on the eastside of the mountains will remain as major population growth centers. Even though PIA 16/21 has quadrupled its population between 1980 and 1990, the numbers are too small to make any significant difference during the decade. However, the experience of Rio Rancho and PIA 13 in the 1980s may be replicated in PIA 16/21, provided major economic and real estate development occurs in this PIA.

The fast growth of PIA 13 and PIA 12 is expected because they attract both older migrants who are economically well established and adults in the child-

bearing ages. Thus, although the median age for these PIAs appear to be old, their potential for growth is relatively high. Likewise, it is expected that Rio Rancho and PIA 11, both of which have been popular destinations for men and women in their peak reproductive years, will continue on their explosive population growth. Moreover, because of the growing number of people in the younger ages, these PIAs have a strong potential for rapid expansion even in the absence of migration.

In general, high fertility PIAs as well as PIAs which are attractive destinations for migrants with young families will maintain a relatively young population. On the other hand, those PIAs, e.g., PIAs 2 and 7, which have been losing population, especially their young adult population, because of out-migration will continue to age faster than the rest of the Study Area. PIAs which are attractive destinations for the more economically established middle-aged and older people--PIA 13, Corrales, and PIA 12--will also be aging faster.

Overall, the population of the Study Area is aging. If fertility continues to decline and the out-migration of young people persists, this aging trend will accelerate. Over the long run, the sustained departure of young people can result in the depletion of the labor force which can further hinder economic growth.

Table 3.10
PIAs Ranked by Median Age: Census 1990

Rank	MEDIAN AGE					
	PIA Number	Both Sexes	PIA Number	Male	PIA Number	Female
1	PIA 13	36.2	PIA 13	36.0	PIA 13	37.3
2	PIA 25, Corrales	35.5	PIA 25, Corrales	35.4	PIA 25, Corrales	36.4
3	PIA 4	35.4	PIA 4	35.0	PIA 4	36.3
4	PIA 18	35.3	PIA 18	35.0	PIA 18	35.9
5	PIA 12	34.5	PIA 12	34.4	PIA 12	35.2
6	PIA 14	34.0	PIA 14	33.7	PIA 14	35.1
7	PIA 2	33.4	PIA 2	33.2	PIA 2	34.6
8	PIA 19	32.8	PIA 19	32.7	PIA 19	34.2
9	PIA 15	32.6	PIA 15	32.6	PIA 15	34.0
10	PIA 16	32.5	PIA 16	31.2	PIA 16	33.6
11	PIA 3	32.3	PIA 3	31.0	PIA 3	33.4
12	PIA 5	31.9	PIA 5	31.0	PIA 5	32.5
13	PIA 24, Rio Rancho	31.6	PIA 24, Rio Rancho	30.5	PIA 24, Rio Rancho	32.2
14	PIA 1	31.3	PIA 1	30.5	PIA 1	32.1
15	PIA 8	30.3	PIA 8	30.5	PIA 8	31.3
16	PIA 11	30.2	PIA 11	29.8	PIA 11	30.8
17	PIA 10	29.6	PIA 10	29.2	PIA 10	30.1
18	PIA 7	29.5	PIA 7	28.9	PIA 7	29.9
19	PIA 6	28.2	PIA 6	27.0	PIA 6	29.8
20	PIA 9	26.2	PIA 9	25.5	PIA 9	29.4
21	PIA 23, KAFB	23.3	PIA 23, KAFB	23.5	PIA 23, KAFB	26.8
22	PIA 17	15.0	PIA 17	14.2	PIA 17	23.0
	Albuquerque Area**	32.2	Albuquerque Area**	31.3	Albuquerque Area**	33.1
	Study Area	32.2	Study Area	31.3	Study Area	33.1

**Bernalillo County less residents on Native American Reservations within the county.

Source: U. S. Bureau of the Census 1990

CHAPTER 4

EMPLOYMENT

Introduction

This chapter presents the historical employment database for the Albuquerque study area.¹ Employment data by sector are included by Planning Information Area (PIA) and for the total study area for the years 1977, 1984, 1985, 1988 and 1990. Because the study area does not conform precisely to county boundaries, employment data are available only at irregular time intervals. These employment data were obtained from the New Mexico Department of Labor and allocated to PIAs and the study area by the Middle Rio Grande Council of Governments and the City of Albuquerque Planning Division originally using the U.S. Census Bureau's address matching program (ADDMATCH). In 1990 the MRGCOG used the city's AGIS System.

Historical Economic Development in the Albuquerque Area

The Albuquerque study area as defined in this report includes most of Bernalillo County and a portion of southern Sandoval County (Rio Rancho and Corrales). Within Bernalillo County it excludes PIA 20 which is the area east of I-25 and south of Albuquerque airport. PIA 20 is largely uninhabited. For 1990 the PIA 5 and PIA 20 boundaries were altered so that the northwest portion of old PIA 20² was now included in PIA 5. In this area are found a few major employers including Ethicon, the UNM South Golf course and a small office park.

¹ See Chapter 2 of this report for detailed description of the Albuquerque study area.

² See "Socioeconomic Projections for Albuquerque, 1980-2000, City of Albuquerque, July, 1989.

Also excluded from Bernalillo County are the Iselta Pueblo, Sandia Pueblo, Laguna Pueblo and Canoncito Navajo Indian reservations. In 1990 it is estimated that 99 percent of Bernalillo County nonagricultural employment is in the Albuquerque study area.

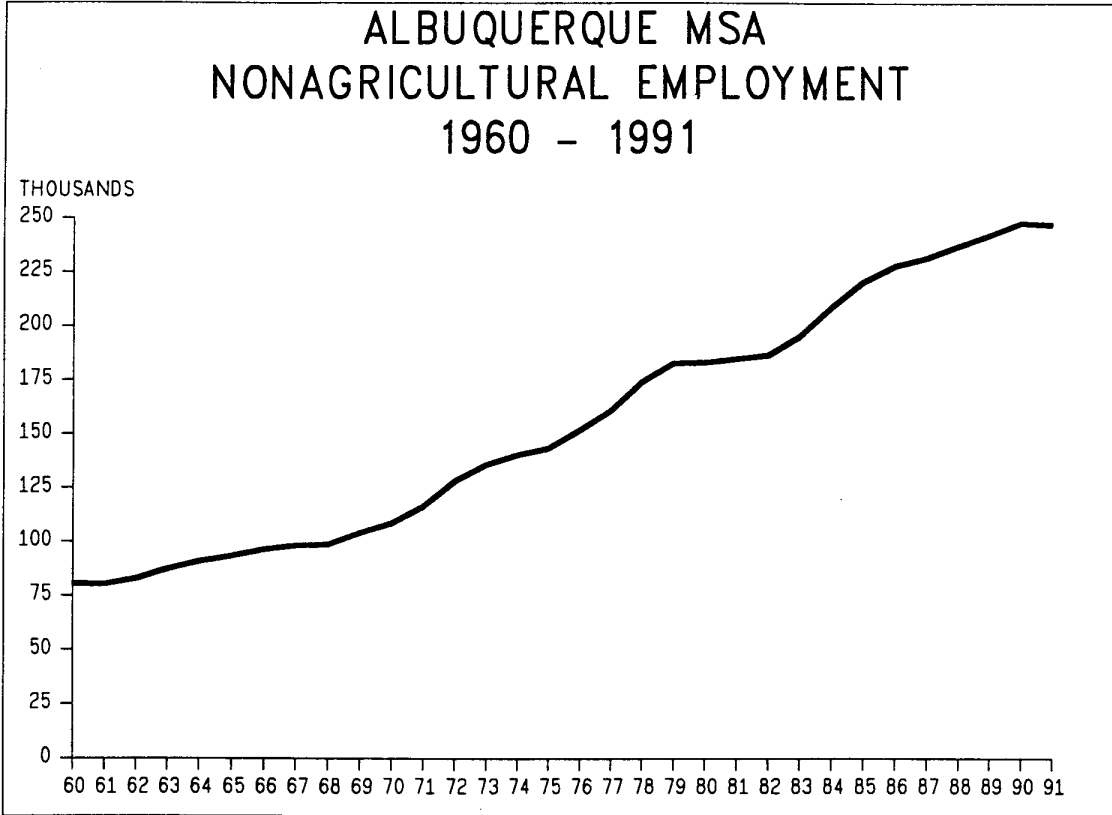
Rio Rancho and Corrales in southern Sandoval County are included in the definition of the Albuquerque study area. In 1990 6,585 jobs were located in Rio Rancho, while 434 jobs were in Corrales--only 7,019 out of the total 250,827 for the entire study area. Because almost all of Bernalillo County is included in the study area and because the Sandoval County portion of the study area is so small, the historical economic development of the Albuquerque study area can be described using Bernalillo County (Albuquerque MSA) data. The advantage is that such data are available with regular frequency back to 1960.

In 1960 nonagricultural employment totaled 80,400 in the Albuquerque MSA. By 1991 it had increased to 247,200--a 207.5 percent increase over these 31 years, or a 3.69 percent compound average annual rate of growth. Over this same time period New Mexico nonagricultural employment had increased 2.96 percent, while U.S. employment increased 2.26 percent. Thus, the Albuquerque area has outperformed both state and national economic growth in the recent past.

Employment growth between 1960 and 1991, however, was not steady. (See Charts 4.1 and 4.2). Economic growth was clearly the strongest during much of the 1970s in the Albuquerque MSA, although there were also periods of strong expansion in the 1962-1966 and 1983-1986 time periods. In the 1960s Albuquerque MSA employment growth averaged 3.0 percent per year; in the 1970s, 5.4 percent; and in the 1980s, 3.1 percent.

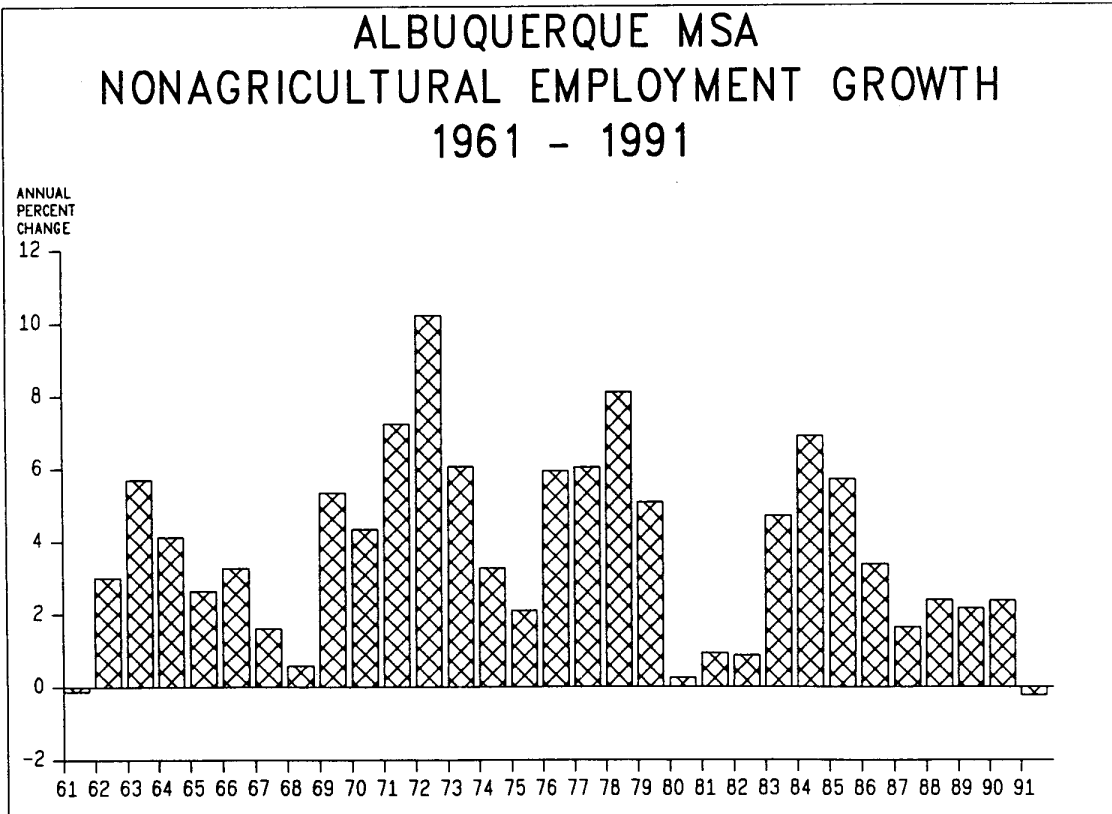
There have been six periods of slow growth in Albuquerque employment in the recent past--1960-61, 1967-68, 1975, 1980-82, 1987-88 and 1991. (See Chart 4.2 which plots annual employment growth within the Albuquerque MSA between 1961 and

CHART 4.1



Source: New Mexico Department of Labor.

CHART 4.2



1991.) Each of these six periods of slow growth occurred during national economic recessions, except for the 1987-88 time period.³ In 1991 Albuquerque employment levels actually fell by a few hundred jobs, something that has not happened in Albuquerque since 1961.

Four of these episodes of slow growth were associated with a restraint in federal spending within the city. In the 1967-68 time period ACF Industries⁴-- an Atomic Energy Commission contractor--closed in Albuquerque laying off hundreds of workers; the 1980-82 slowdown can be traced partially to a cutback in federal energy research at Sandia National Laboratories as well as record levels of interest rates and inflation; and the 1987-88 period of moderate growth can be partially attributed to the end of the Strategic Defense Initiative funding buildup at Sandia National Laboratories and the Air Force Weapons Lab (now Phillips Laboratory) at Kirtland AFB. Honeywell's Defense Avionic Systems Division, which moved to Albuquerque in 1983 from Phoenix (then it was owned by Sperry Flight Systems), also reached an employment plateau by the end of 1986. The 1991 economic recession in Albuquerque reflected the deep consumer pessimism which characterized the national economy then and which negatively impacted the city's retail trade sector. Other contributing factors were the continued slump in city construction, employment cuts at defense contractors such as Honeywell and BDM Corporation, and no expansion in federal spending at Sandia National Laboratories and the Air Force Phillips Lab.

Thus, Albuquerque's growth prospects in the past have had strong ties to

³ Other factors in the 1987-88 slowdown were a downturn in the construction sector, little expansion in the city's manufacturing industry and a slowdown in federal spending.

⁴ The GE Aircraft Engine facility in PIA 6 now occupies the former ACF plant.

the overall health of the U.S. economy as well as the pace of federal spending within the city. The economic performance of the city's economy can best be evaluated by examining the structure of the Albuquerque economy, as evidenced by sectoral employment in Table 4.1.

TABLE 4.1

ALBUQUERQUE MSA NONAGRICULTURAL EMPLOYMENT BY SECTOR

<u>Sector</u>	<u>1960</u>	<u>1991</u>
Trade	18,500	60,400
% Total	23.0%	24.4%
Services	18,100	78,100
% Total	22.5%	31.6%
Government	17,200	50,200
% Total	21.4%	20.3%
Manufacturing	7,600	20,700
% Total	9.5%	8.4%
Construction	7,200	11,900
% Total	9.0%	4.8%
Transportation/ Communication/ Utilities	6,800	11,800
% Total	8.5%	4.8%
Finance/Insurance/ Real Estate	5,000	13,900
% total	6.2%	5.6%
TOTAL	80,400	247,200

Source: New Mexico Department of Labor.

Note: Details may not add up due to rounding.

Since 1960, the Albuquerque MSA has seen the strongest growth in the services sector which increased its share of total employment from 22.5 percent in 1960 to 31.6 percent in 1991. Services includes tourism-related activities such as hotel and lodging and recreation, business and health services as well

as Sandia National Laboratories employment. The trade sector also saw a small increase in its relative share of total employment from 23.0 percent in 1960 to 24.4 percent in 1991. All other sectors lost share between 1960 and 1991, reflecting below average employment growth during this time period for these sectors.

The growing role of Albuquerque as a services and trade center for the whole state and region is reflected in Table 4.1. This is particularly true for health services where it has been estimated that 50 percent of New Mexico health care spending takes place in Albuquerque.⁵ Albuquerque's trade center role has been diminished somewhat in the last few years by the expansion of regional shopping malls in nearby Farmington, Santa Fe, Roswell and Clovis.

Albuquerque's manufacturing employment has grown from 7,600 in 1960 to 20,700 in 1991, but its relative share of total employment has fallen from 9.5 percent to 8.4 percent. Nationally, manufacturing accounts for 17.0 percent of all jobs. Thus, Albuquerque is not a manufacturing center.

The transportation/communications/utilities (TCU) sector's reduced importance reflects the decline of the railroad industry to which modern Albuquerque can trace its early roots, the consolidation in the communications industry after the AT&T divestiture in 1983 and recent cutbacks at the Public Service Company of New Mexico.

The construction sector in Albuquerque fell on hard times beginning in 1986 after a boom in the 1983-1985 time period. Construction employment fell 32.7 percent between 1985 and 1991. Thus, the low relative share (4.8 percent) of total employment for construction in 1991 in Table 4.1 reflects a cyclical

⁵ "Economic Impact of the New Mexico Health Care Industry", a report prepared for the New Mexico Hospital Associations by the UNM Bureau of Business and Economic Research, 1990.

trough. Fortunately, a construction rebound is evident in early 1992 led by strong single family home building. The city's finance/insurance/real estate sector (FIRE) has also seen recent hard times due to the collapse of New Mexico's savings and loan industry and a real estate slump. Better times are ahead for the FIRE sector, as the home real estate market has rebounded and Bank of America has taken over the two largest state S&Ls which had failed.

The government sector in Table 4.1 includes civilian federal, state and local government workers. Since 1960, the government sector decreased in relative importance to the Albuquerque economy. However, a couple of cautionary points should be noted. AT&T's Sandia National Laboratories are a U.S. Department of Energy contractor funded by federal expenditures. However, the company's 7,300 workers are classified in the "services" rather than the "government" sector. This overstates the importance of services to the Albuquerque economy and understates the importance of the federal government.

The New Mexico Department of Labor data in Table 4.1 include only civilian federal employees. Excluded are the 5,686 military servicemen and women stationed at Kirtland AFB. Adding military employment to the government sector obviously increases the importance of the federal government to the Albuquerque economy. Within the Kirtland AFB PIA 23 in 1990 there were 21,143 people employed (see Table 4.23) representing 8.4 percent of Albuquerque study area employment. Including other employment linked to federal spending, such as the VA Regional Medical Center, the BDM Corporation and Honeywell, brings the federal share of Albuquerque employment to near 12.8 percent. Nationally, federal military and civilian employment accounted for just 4.7 percent of employment in 1990. Thus, the federal government is a major actor in the Albuquerque economy.⁶

⁶ See "Defense Sector: Stable, Diverse, Changing", Brian McDonald, New Mexico Progress, August, 1992 for more details of the impact of defense spending in Albuquerque.

PIA Employment Databases

Tables 4.2 through 4.25 present the employment data for the years 1977, 1984, 1985, 1988 and 1990 for the 22 PIAs as well as the study area summary. These employment data are for the Albuquerque study area which includes most of Bernalillo County as well as Rio Rancho and Corrales in Sandoval County and thus are not comparable directly to the data in Table 4.1 or in Chart 4.1. Also, a strong note of caution--the employment data for 1977, 1984 and 1985 in summary Tables 4.2 and 4.3 do not include the Kirtland AFB PIA 23. The 1988 and 1990 employment data in Table 4.2 includes the Kirtland AFB PIA 23, while the 1988 and 1990 employment data in Table 4.3 excludes the Kirtland AFB PIA 23 for those who want to examine a consistently defined employment series over time. Similarly, for the new Corrales PIA 25 employment data were only available for 1985, 1988 and 1990. Table 4.2 includes the Corrales PIA 25 data where available, while Table 4.3 excludes the Corrales PIA 25 data from all years in the study area summary.

Tables 4.4 through 4.25 contain the 1977, 1984, 1985, 1988 and 1990 employment data by sector for each of the 22 PIAs. Five major employment centers exist within the Albuquerque study area--PIA 1, 3, 4, 5 and Kirtland AFB (23). These five PIAs account for 182,268 jobs, or 72.7 percent of the total (250,827) study area employment.

PIA 1 encompasses the downtown area with 33,527 jobs in 1990, primarily concentrated in services and the government sectors. Downtown is a financial, legal and business center for the city. Federal, county and city workers are headquartered here. City utility companies such as U.S. West and PNM are also located in PIA 1, accounting for the large share of transportation and utilities employment. Between 1988 and 1990 PIA 1 lost 3,154 jobs reflecting the

relocation of City of Albuquerque Parks and Recreation workers to PIA 14 and the move of Nobel Sysco's wholesale and trucking operations to PIA 4. Also, in 1988 the GE aircraft engine parts plant's employment had been split between PIA 1 and PIA 6. In 1990 all GE employment was accounted for in PIA 6, since that is where the plant is located (employee parking lot is located in PIA 1). Also, in 1988 the City of Albuquerque operated a school lunch program and the 166 people were located in PIA 1. By 1990 this program operated out of the schools themselves and the employees are now counted at the schools where they work. Finally, in 1988 APS school crossing guards were all allocated to PIA 1. In 1990 the school crossing guards were all allocated to PIA 2 where APS headquarters them.

PIA 3 is the study area's emerging employment center, located in the north San Mateo and I-25/Paseo del Norte area of the city. It includes manufacturers such as Signetics, Motorola and Honeywell as well as the Journal Center industrial park. Hotels and new car dealerships now are concentrated in PIA 3; hospitals such as Presbyterian Northside and St. Joseph's Northeast Heights Hospital are also located here. In 1977 8,804 people were employed in PIA 3; by 1990 this had increased to 31,271.

PIA 4 spans the Uptown area of the study area and includes 40,361 jobs in 1990. Retail trade employment accounts for 28.3 percent of all jobs in PIA 4 reflecting the location of Coronado and Winrock shopping malls. Services accounts for another 26.8 percent of jobs in 1990. Employment levels in PIA 4 fell between 1988 and 1990 reflecting the loss of retail trade employment when a major anchor store (Sanger Harris) left Coronado Mall. Also, FIRE employment in PIA 4 has fallen reflecting the failure of the Albuquerque Federal and Sandia Federal savings and loans which were located here.

PIA 5 is the Albuquerque study area's largest employment center with 55,416 jobs in 1990. PIA 5 encompasses the University of New Mexico and Gibson SE area

and includes many health care facilities such as the VA Regional Medical Center, Lovelace Medical Center, University Hospital, the Indian Health Services Hospital and Presbyterian Hospital. Services (health care) and government (UNM, TVI and APS Administration) account for the largest number of jobs. The retail trade concentration with 8,423 jobs in 1990 partially reflects the agglomeration of car dealerships along Lomas NE between I-25 and Wyoming NE.

The Kirtland AFB PIA 23 spans the boundaries of the military reservation south of the City of Albuquerque. In 1990 21,143 people were employed at Kirtland AFB including federal civilian workers, military personnel and private contractor employees who physically work at Kirtland AFB, e.g., Sandia National Laboratories. Kirtland AFB is a diversified military installation with no single military unit dominating the base in importance. Major military units assigned to Kirtland AFB include the Air Force Phillips Laboratory, the 542nd Crew Training Wing (a helicopter training unit), the Defense Nuclear Agency, the Air Force Operations and Test Evaluation Center, the NCO Academy and the Air Force Security Police. There are over one hundred Air Force, Army, Navy and joint service organizations assigned at Kirtland AFB. Employment at Kirtland AFB PIA 23 fell from 22,028 in 1988 to 21,143 in 1990 reflecting the downsizing taking place nationally with the defense budget. Kirtland AFB lost the Air Force Contract Management Division (300-400 people) in 1990.

Other important employment centers in the Albuquerque study are PIA 2 and PIA 14. PIA 2 spans the North Valley area of Albuquerque and includes 11,850 jobs in 1990. Wholesale jobs are notably important to PIA 2, but there are also significant numbers of jobs in retail, services and government. PIA 14 located in the center of the Northeast Heights area includes 17,048 jobs in 1990, principally concentrated in retail trade and services to serve this local population center. The growth in government jobs between 1988 and 1990 in PIA

14 reflects the transfer of the city's Parks and Recreation Division from PIA 1 to PIA 14.

In PIA 6 the growth in manufacturing employment between 1988 and 1990 reflects the reallocation of all GE aircraft engine parts plant employees to PIA 6. Previously, these employees had been split between PIA 1 and PIA 6. The growth in services in PIA 6 is due to the relocation of Albuquerque Auto Auction from PIA 4 in 1990. In PIA 9 the increase in transportation jobs in 1990 is accounted for by the location of P.I.E. Nationwide Trucking there. In PIA 10 the drop in retail trade employment between 1988 and 1990 reflects the closing of a Wal-Mart store which relocated to PIA 12. Bag and Save also closed a grocery store in this PIA in 1990. PIAs 11 and 12 show strong growth in trade and services, as businesses have sprung up along Coors Boulevard to service the growing West Side population. PIA 13 in the far Northeast Heights also shows growing employment in retail trade and services in this fast growing area of the city. In the Rio Rancho PIA 24 employment continues to grow in the 1988-90 time period, but not as fast as in the 1984-88 period. Retail trade employment plateaued, while manufacturing employment continues to grow with the expansion at Intel and AMREP's business park.

TABLE 4.2

SUMMARY TABLE

Wage and Salary Employment for Study Area*

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	614	821	746	1,144	1,424	0.4%	0.4%	0.4%	0.5%	0.6%
Construction	11,662	14,594	15,451	14,755	13,505	7.9%	7.6%	7.8%	6.0%	5.4%
Manufacturing	18,525	19,433	20,298	21,415	23,442	12.6%	10.2%	10.3%	8.8%	9.3%
Transportation & Utilities	9,046	12,110	11,877	12,738	13,002	6.1%	6.3%	6.0%	5.2%	5.2%
Wholesale	7,469	13,461	12,540	14,248	14,321	5.1%	7.0%	6.4%	5.8%	5.7%
Retail	35,763	37,454	39,197	46,015	45,770	24.2%	19.6%	19.9%	18.8%	18.2%
FIRE	9,197	12,216	13,221	15,189	14,171	6.2%	6.4%	6.7%	6.2%	5.6%
Services & Misc.	26,183	45,337	46,313	65,068	70,622	17.7%	23.7%	23.5%	26.6%	28.2%
Government	29,096	35,791	37,472	53,775	54,570	19.7%	18.7%	19.0%	22.0%	21.8%
Total	147,555	191,217	197,115	244,347	250,827	100.0%	100.0%	100.0%	100.0%	100.0%

* Note: 1988 and 1990 data included Kirtland AFB and are therefore not comparable to 1977, 1984 and 1985 data. 1985, 1988 and 1990 data includes Village of Corrales and are therefore not comparable to 1977 and 1984 data.

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.3

SUMMARY TABLE

Wage and Salary Employment for Study Area*

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	614	821	746	1,144	1,415	0.4%	0.4%	0.4%	0.5%	0.6%
Construction	11,662	14,594	15,451	14,509	13,340	7.9%	7.6%	7.8%	6.5%	5.8%
Manufacturing	18,525	19,433	20,298	21,393	23,392	12.6%	10.2%	10.3%	9.6%	10.2%
Transportation & Utilities	9,046	12,110	11,877	12,169	12,705	6.1%	6.3%	6.0%	5.5%	5.5%
Wholesale	7,469	13,461	12,540	14,194	14,242	5.1%	7.0%	6.4%	6.4%	6.2%
Retail	35,763	37,454	39,197	45,946	45,581	24.2%	19.6%	19.9%	20.7%	19.9%
FIRE	9,197	12,216	13,221	14,973	14,054	6.2%	6.4%	6.7%	6.7%	6.1%
Services & Misc.	26,183	45,337	46,313	56,495	61,820	17.7%	23.7%	23.5%	25.4%	27.0%
Government	29,096	35,791	37,472	41,496	42,701	19.7%	18.7%	19.0%	18.7%	18.6%
Total	147,555	191,217	197,115	222,319	229,250	100.0%	100.0%	100.0%	100.0%	100.0%

* Note: Excludes Kirtland AFB because only 1988 and 1990 data were available. Excludes Village of Corrales because only 1985, 1988 and 1990 data were available.

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.4

Wage and Salary Employment for
PIA 1, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	18	49	41	55	17	0.1%	0.1%	0.1%	0.1%	0.1%
Construction	774	1,202	1,240	1,553	1,342	2.7%	3.4%	3.6%	4.2%	4.0%
Manufacturing	4,724	3,476	2,635	3,311	2,260	16.3%	9.7%	7.6%	9.0%	6.7%
Transportation & Utilities	3,944	5,769	5,047	3,474	3,562	13.6%	16.1%	14.6%	9.5%	10.6%
Wholesale	1,381	2,060	2,181	2,264	1,941	4.8%	5.8%	6.3%	6.2%	5.8%
Retail	3,284	2,622	2,539	2,798	2,797	11.3%	7.3%	7.4%	7.6%	8.3%
FIRE	2,070	3,125	3,523	3,458	3,045	7.1%	8.7%	10.2%	9.4%	9.1%
Services & Misc.	4,209	7,183	7,355	8,725	9,117	14.5%	20.1%	21.3%	23.8%	27.2%
Government	8,629	10,277	9,980	11,043	9,446	29.7%	28.7%	28.9%	30.1%	28.2%
Total	29,033	35,763	34,541	36,681	33,527	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.5

Wage and Salary Employment for
PIA 2, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	77	149	143	291	315	0.9%	1.4%	1.3%	2.4%	2.7%
Construction	1,868	1,944	2,319	1,765	1,583	21.1%	18.1%	20.8%	14.8%	13.4%
Manufacturing	1,667	1,174	1,231	1,082	929	18.8%	10.9%	11.1%	9.1%	7.8%
Transportation & Utilities	565	304	306	339	331	6.4%	2.8%	2.7%	2.8%	2.8%
Wholesale	673	1,448	1,236	1,903	1,707	7.6%	13.5%	11.1%	16.0%	14.4%
Retail	2,036	2,482	2,691	2,581	2,469	23.0%	23.1%	24.2%	21.7%	20.8%
FIRE	210	150	150	280	239	2.4%	1.4%	1.3%	2.4%	2.0%
Services & Misc.	791	1,343	1,313	1,971	2,478	8.9%	12.5%	11.8%	16.6%	20.9%
Government	960	1,742	1,747	1,695	1,799	10.9%	16.2%	15.7%	14.2%	15.2%
Total	8,847	10,736	11,136	11,907	11,850	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.6

Wage and Salary Employment for
PIA 3, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	71	121	104	198	286	0.8%	0.7%	0.5%	0.7%	0.9%
Construction	1,092	2,972	2,447	2,549	2,763	12.4%	17.3%	12.7%	9.2%	8.7%
Manufacturing	1,673	5,092	6,095	8,233	9,066	19.0%	29.7%	31.7%	29.8%	28.5%
Transportation & Utilities	799	827	1,005	1,301	1,399	9.1%	4.8%	5.2%	4.7%	4.4%
Wholesale	903	1,873	1,983	2,418	3,365	10.3%	10.9%	10.3%	8.8%	10.6%
Retail	1,314	1,880	2,214	4,068	4,105	14.9%	11.0%	11.5%	14.7%	12.9%
FIRE	339	758	744	1,372	1,279	3.9%	4.4%	3.9%	5.0%	4.0%
Services & Misc.	787	2,140	2,711	4,941	6,827	8.9%	12.5%	14.1%	17.9%	21.5%
Government	1,826	1,480	1,941	2,538	2,731	20.7%	8.6%	10.1%	9.2%	8.6%
Total	8,804	17,143	19,244	27,618	31,821	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.7

Wage and Salary Employment for
PIA 4, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	110	58	65	196	183	0.4%	0.1%	0.2%	0.5%	0.5%
Construction	2,722	3,319	3,955	3,455	2,992	10.1%	8.6%	10.2%	8.4%	7.4%
Manufacturing	1,109	1,552	1,581	1,457	1,647	4.1%	4.0%	4.1%	3.5%	4.1%
Transportation & Utilities	1,367	2,376	2,606	3,470	3,258	5.1%	6.1%	6.7%	8.4%	8.1%
Wholesale	2,173	4,236	3,796	4,576	4,132	8.0%	10.9%	9.8%	11.1%	10.2%
Retail	11,569	12,841	12,399	11,867	11,410	42.9%	33.2%	31.9%	28.8%	28.3%
FIRE	1,845	2,878	3,385	4,262	3,691	6.8%	7.4%	8.7%	10.4%	9.1%
Services & Misc.	4,992	9,365	8,875	9,677	10,821	18.5%	24.2%	22.8%	23.5%	26.8%
Government	1,111	2,077	2,196	2,180	2,227	4.1%	5.4%	5.7%	5.3%	5.5%
Total	26,998	38,702	38,858	41,140	40,361	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.8

Wage and Salary Employment for
PIA 5, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	113	60	48	27	54	0.3%	0.1%	0.1%	0.0%	0.1%
Construction	1,524	1,303	1,496	1,062	1,039	3.6%	2.6%	2.8%	2.0%	1.9%
Manufacturing	1,537	2,112	2,182	1,416	2,301	3.6%	4.1%	4.1%	2.6%	4.2%
Transportation & Utilities	942	1,320	1,510	1,504	1,873	2.2%	2.6%	2.8%	2.8%	3.4%
Wholesale	1,584	2,070	1,932	1,668	1,370	3.7%	4.1%	3.6%	3.1%	2.5%
Retail	9,607	8,083	8,021	9,191	8,423	22.5%	15.9%	15.1%	17.0%	15.2%
FIRE	3,007	3,295	3,182	2,541	2,374	7.0%	6.5%	6.0%	4.7%	4.3%
Services & Misc.	11,250	18,612	18,970	20,225	20,209	26.3%	36.5%	35.8%	37.4%	36.5%
Government	13,143	14,070	15,660	16,505	17,773	30.8%	27.6%	29.5%	30.5%	32.1%
Total	42,707	50,925	53,001	54,139	55,416	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.9

Wage and Salary Employment for
PIA 6, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	9	75	49	87	126	0.3%	2.2%	1.2%	2.4%	2.5%
Construction	97	238	168	280	448	2.9%	6.9%	4.0%	7.6%	8.8%
Manufacturing	2,517	2,046	2,414	1,728	2,527	75.2%	59.6%	56.9%	46.8%	49.4%
Transportation & Utilities	155	86	82	389	228	4.6%	2.5%	1.9%	10.5%	4.5%
Wholesale	267	609	606	429	663	8.0%	17.7%	14.3%	11.6%	13.0%
Retail	232	264	636	198	172	6.9%	7.7%	15.0%	5.4%	3.4%
FIRE	0	5	6	4	5	0.0%	0.1%	0.1%	0.1%	0.1%
Services & Misc.	53	58	56	91	460	1.6%	1.7%	1.3%	2.5%	9.0%
Government	18	54	225	488	482	0.5%	1.6%	5.3%	13.2%	9.4%
Total	3,348	3,435	4,242	3,694	5,111	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.10

Wage and Salary Employment for
PIA 7, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	2	7	8	10	15	0.1%	0.2%	0.2%	0.3%	0.4%
Construction	768	630	688	468	262	23.8%	17.1%	20.0%	13.2%	7.4%
Manufacturing	246	30	43	125	80	7.6%	0.8%	1.2%	3.5%	2.3%
Transportation & Utilities	227	199	253	283	220	7.0%	5.4%	7.3%	8.0%	6.2%
Wholesale	72	45	30	66	47	2.2%	1.2%	0.9%	1.9%	1.3%
Retail	994	751	705	1,040	1,143	30.9%	20.4%	20.4%	29.3%	32.4%
FIRE	85	45	38	101	71	2.6%	1.2%	1.1%	2.8%	2.0%
Services & Misc.	352	745	638	506	731	10.9%	20.3%	18.5%	14.3%	20.7%
Government	475	1,226	1,045	946	961	14.7%	33.3%	30.3%	26.7%	27.2%
Total	3,221	3,678	3,448	3,545	3,530	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.11

Wage and Salary Employment for
PIA 8, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	11	21	22	16	40	1.6%	2.4%	2.7%	1.6%	3.4%
Construction	140	185	198	239	195	20.9%	21.5%	23.9%	23.8%	16.6%
Manufacturing	15	13	5	11	12	2.2%	1.5%	0.6%	1.1%	1.0%
Transportation & Utilities	43	50	49	55	71	6.4%	5.8%	5.9%	5.5%	6.0%
Wholesale	10	17	9	28	28	1.5%	2.0%	1.1%	2.8%	2.4%
Retail	183	221	213	258	257	27.3%	25.6%	25.7%	25.7%	21.8%
FIRE	20	20	20	15	12	3.0%	2.3%	2.4%	1.5%	1.0%
Services & Misc.	29	29	26	67	127	4.3%	3.4%	3.1%	6.7%	10.8%
Government	219	306	287	314	436	32.7%	35.5%	34.6%	31.3%	37.0%
Total	670	862	829	1,003	1,178	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.12

Wage and Salary Employment for
PIA 9, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	0	1	2	20	14	0.0%	0.1%	0.2%	1.8%	1.0%
Construction	207	231	297	258	284	20.7%	22.3%	24.0%	23.8%	20.2%
Manufacturing	121	105	166	50	111	12.1%	10.1%	13.4%	4.6%	7.9%
Transportation & Utilities	25	15	0	5	153	2.5%	1.4%	0.0%	0.5%	10.9%
Wholesale	89	42	34	63	75	8.9%	4.1%	2.8%	5.8%	5.3%
Retail	194	244	347	333	248	19.4%	23.5%	28.1%	30.7%	17.6%
FIRE	8	0	0	1	28	0.8%	0.0%	0.0%	0.1%	2.0%
Services & Misc.	113	99	65	68	142	11.3%	9.5%	5.3%	6.3%	10.1%
Government	242	300	324	286	352	24.2%	28.9%	26.2%	26.4%	25.0%
Total	999	1,037	1,235	1,084	1,407	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.13

Wage and Salary Employment for
PIA 10, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	0	3	8	4	2	0.0%	0.1%	0.2%	0.1%	0.0%
Construction	62	226	212	236	117	2.3%	7.4%	6.3%	5.4%	2.9%
Manufacturing	1,260	859	814	800	842	47.2%	28.0%	24.1%	18.3%	21.0%
Transportation & Utilities	429	419	442	514	622	16.1%	13.6%	13.1%	11.8%	15.5%
Wholesale	7	126	26	40	155	0.3%	4.1%	0.8%	0.9%	3.9%
Retail	544	627	972	1,416	890	20.4%	20.4%	28.8%	32.4%	22.2%
FIRE	26	66	61	232	78	1.0%	2.1%	1.8%	5.3%	1.9%
Services & Misc.	54	161	210	368	390	2.0%	5.2%	6.2%	8.4%	9.7%
Government	290	584	631	761	908	10.9%	19.0%	18.7%	17.4%	22.7%
Total	2,672	3,071	3,376	4,371	4,004	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.14

Wage and Salary Employment for
PIA 11, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	14	3	5	16	24	1.0%	0.3%	0.6%	1.4%	1.2%
Construction	62	41	50	81	119	4.3%	4.1%	5.8%	7.0%	6.1%
Manufacturing	36	24	31	0	5	2.5%	2.4%	3.6%	0.0%	0.3%
Transportation & Utilities	251	0	11	22	33	17.2%	0.0%	1.3%	1.9%	1.7%
Wholesale	9	6	5	21	36	0.6%	0.6%	0.6%	1.8%	1.8%
Retail	76	215	296	384	645	5.2%	21.6%	34.3%	33.0%	33.0%
FIRE	16	67	61	82	163	1.1%	6.7%	7.1%	7.0%	8.3%
Services & Misc.	417	267	264	258	656	28.6%	26.8%	30.6%	22.1%	33.6%
Government	577	373	139	301	272	39.6%	37.4%	16.1%	25.8%	13.9%
Total	1,458	996	862	1,165	1,953	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.15

Wage and Salary Employment for
PIA 12, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	0	38	0	0	55	0.0%	3.0%	0.0%	0.0%	1.6%
Construction	288	47	37	67	103	18.6%	3.7%	2.3%	2.7%	3.0%
Manufacturing	384	288	304	205	173	24.8%	22.8%	19.1%	8.1%	5.1%
Transportation & Utilities	14	12	18	26	29	0.9%	1.0%	1.1%	1.0%	0.8%
Wholesale	0	3	5	30	22	0.0%	0.2%	0.3%	1.2%	0.6%
Retail	171	383	547	976	1,553	11.0%	30.3%	34.3%	38.6%	45.3%
FIRE	208	21	30	129	191	13.4%	1.7%	1.9%	5.1%	5.6%
Services & Misc.	367	183	177	842	1,051	23.7%	14.5%	11.1%	33.3%	30.7%
Government	116	287	476	251	248	7.5%	22.7%	29.9%	9.9%	7.2%
Total	1,548	1,262	1,594	2,526	3,425	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.16

Wage and Salary Employment for
PIA 13, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	88	86	106	19	63	10.4%	3.3%	3.4%	0.4%	1.2%
Construction	206	401	537	526	291	24.3%	15.2%	17.1%	10.9%	5.4%
Manufacturing	3	15	20	13	20	0.4%	0.6%	0.6%	0.3%	0.4%
Transportation & Utilities	26	28	26	19	32	3.1%	1.1%	0.8%	0.4%	0.6%
Wholesale	1	55	95	77	70	0.1%	2.1%	3.0%	1.6%	1.3%
Retail	56	415	609	1,303	1,479	6.6%	15.7%	19.4%	27.1%	27.5%
FIRE	68	198	198	210	431	8.0%	7.5%	6.3%	4.4%	8.0%
Services & Misc.	244	888	1,053	1,765	2,056	28.8%	33.7%	33.5%	36.6%	38.2%
Government	156	551	498	884	944	18.4%	20.9%	15.8%	18.4%	17.5%
Total	848	2,637	3,142	4,816	5,386	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.17

Wage and Salary Employment for
PIA 14, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	91	125	133	173	118	0.9%	0.9%	1.0%	1.0%	0.7%
Construction	1,022	737	669	691	802	10.4%	5.4%	4.9%	4.1%	4.7%
Manufacturing	319	378	168	197	184	3.2%	2.8%	1.2%	1.2%	1.1%
Transportation & Utilities	114	111	165	394	367	1.2%	0.8%	1.2%	2.3%	2.2%
Wholesale	177	679	413	345	271	1.8%	4.9%	3.0%	2.1%	1.6%
Retail	4,254	5,048	5,486	6,118	6,279	43.2%	36.8%	39.9%	36.5%	36.8%
FIRE	1,107	1,294	1,357	1,761	1,860	11.3%	9.4%	9.9%	10.5%	10.9%
Services & Misc.	1,540	3,283	3,446	4,949	4,427	15.7%	23.9%	25.1%	29.5%	26.0%
Government	1,215	2,065	1,900	2,141	2,740	12.3%	15.1%	13.8%	12.8%	16.1%
Total	9,839	13,720	13,737	16,769	17,048	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.18

Wage and Salary Employment for
PIA 15, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	1	7	1	4	3	0.0%	0.2%	0.0%	0.1%	0.1%
Construction	728	795	863	687	530	12.9%	17.5%	20.1%	12.7%	10.0%
Manufacturing	2,466	1,260	1,160	1,048	1,021	43.9%	27.7%	27.0%	19.4%	19.3%
Transportation & Utilities	118	489	171	189	220	2.1%	10.8%	4.0%	3.5%	4.2%
Wholesale	120	174	160	212	263	2.1%	3.8%	3.7%	3.9%	5.0%
Retail	1,228	1,055	1,055	1,651	1,741	21.8%	23.2%	24.5%	30.5%	32.9%
FIRE	77	83	91	107	189	1.4%	1.8%	2.1%	2.0%	3.6%
Services & Misc.	791	579	693	1,040	1,139	14.1%	12.7%	16.1%	19.2%	21.5%
Government	94	106	106	467	192	1.7%	2.3%	2.5%	8.6%	3.6%
Total	5,623	4,548	4,300	5,405	5,298	100.0%	100.0%	100.0%	100.0%	100.0%

100

Note: Military reserve personnel, who meet at 600 Wyoming NE, were excluded from PIA 15 and included instead in the Kirtland AFB PIA.

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.19

Wage and Salary Employment for
PIA 16/21, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Construction	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Manufacturing	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Transportation & Utilities	0	0	0	0	10	0.0%	0.0%	0.0%	0.0%	100.0%
Wholesale	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Retail	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
FIRE	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Services & Misc.	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Government	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Total	0	0	0	0	10	0.0%	0.0%	0.0%	0.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.20

Wage and Salary Employment for
PIA 17, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Construction	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Manufacturing	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Transportation & Utilities	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Wholesale	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Retail	0	0	0	54	23	0.0%	0.0%	0.0%	73.0%	65.7%
FIRE	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Services & Misc.	0	0	0	20	12	0.0%	0.0%	0.0%	27.0%	34.3%
Government	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Total	0	0	0	74	35	0.0%	0.0%	0.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.21

Wage and Salary Employment for
PIA 18, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	NA	3	3	0	2	NA	0.9%	0.8%	0.0%	0.2%
Construction	NA	60	40	77	69	NA	18.7%	11.2%	12.7%	8.2%
Manufacturing	NA	2	3	0	4	NA	0.6%	0.8%	0.0%	0.5%
Transportation & Utilities	NA	0	33	46	46	NA	0.0%	9.2%	7.6%	5.5%
Wholesale	NA	0	6	1	4	NA	0.0%	1.7%	0.2%	0.5%
Retail	NA	199	221	166	353	NA	62.0%	61.7%	27.5%	42.1%
FIRE	NA	22	11	29	43	NA	6.9%	3.1%	4.8%	5.1%
Services & Misc.	NA	29	33	237	271	NA	9.0%	9.2%	39.2%	32.3%
Government	NA	6	8	48	46	NA	1.9%	2.2%	7.9%	5.5%
Total	NA	321	358	604	838	NA	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

NA -- Not Available.

TABLE 4.22

Wage and Salary Employment for
PIA 19, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	NA	5	1	0	12	NA	1.5%	0.3%	0.0%	2.6%
Construction	NA	32	49	52	40	NA	9.9%	13.7%	13.2%	8.6%
Manufacturing	NA	159	162	135	101	NA	49.2%	45.3%	34.4%	21.6%
Transportation & Utilities	NA	55	69	0	59	NA	17.0%	19.3%	0.0%	12.6%
Wholesale	NA	5	14	0	5	NA	1.5%	3.9%	0.0%	1.1%
Retail	NA	9	14	29	27	NA	2.8%	3.9%	7.4%	5.8%
FIRE	NA	19	10	0	8	NA	5.9%	2.8%	0.0%	1.7%
Services & Misc.	NA	19	10	59	46	NA	5.9%	2.8%	15.0%	9.9%
Government	NA	20	29	118	169	NA	6.2%	8.1%	30.0%	36.2%
Total	NA	323	358	393	467	NA	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

NA -- Not Available.

TABLE 4.23

Wage and Salary Employment for
PIA 23: KIRTLAND AFB, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	NA	NA	NA	0	0	NA	NA	NA	0.0%	0.0%
Construction	NA	NA	NA	246	120	NA	NA	NA	1.1%	0.6%
Manufacturing	NA	NA	NA	22	0	NA	NA	NA	0.1%	0.0%
Transportation & Utilities	NA	NA	NA	569	281	NA	NA	NA	2.6%	1.3%
Wholesale	NA	NA	NA	54	44	NA	NA	NA	0.2%	0.2%
Retail	NA	NA	NA	69	71	NA	NA	NA	0.3%	0.3%
FIRE	NA	NA	NA	216	111	NA	NA	NA	1.0%	0.5%
Services & Misc.	NA	NA	NA	8,573	8,746	NA	NA	NA	38.9%	41.4%
Government-- Civilian	NA	NA	NA	6,234	6,084	NA	NA	NA	28.3%	28.8%
TOTAL--Civilian	NA	NA	NA	15,983	15,457	NA	NA	NA	----	----
Government-- Military *	NA	NA	NA	6,045	5,686	NA	NA	NA	27.4%	26.9%
TOTAL	NA	NA	NA	22,028	21,143	NA	NA	NA	100.0%	100.0%

* Includes 1,268 and 1,275 military reserve personnel in 1988 and 1990, respectively, who meet for reserve training at 600 Wyoming NE in PIA 15.

Sources: New Mexico Department of Labor, City of Albuquerque, and "Kirtland AFB Economic Resource Impact Statement, FY88 and FY90."

NA -- Not Available.

TABLE 4.24

Wage and Salary Employment for
PIA 24: Rio Rancho, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	9	10	7	28	86	1.0%	0.5%	0.2%	0.5%	1.3%
Construction	102	231	186	463	361	10.9%	11.2%	6.5%	8.6%	5.5%
Manufacturing	448	848	1,284	1,582	2,109	47.7%	41.2%	45.0%	29.4%	32.0%
Transportation & Utilities	27	50	84	138	192	2.9%	2.4%	2.9%	2.6%	2.9%
Wholesale	3	13	9	53	88	0.3%	0.6%	0.3%	1.0%	1.3%
Retail	21	115	232	1,515	1,567	2.2%	5.6%	8.1%	28.1%	23.8%
FIRE	111	170	354	389	347	11.8%	8.3%	12.4%	7.2%	5.3%
Services & Misc.	194	354	418	686	860	20.6%	17.2%	14.6%	12.7%	13.1%
Government	25	267	280	530	975	2.7%	13.0%	9.8%	9.8%	14.8%
Total	940	2,058	2,854	5,384	6,585	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988 and 1990, New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.25

Wage and Salary Employment for
PIA 25: Corrales, 1977, 1984, 1985, 1988 and 1990

	Number					Percent of Total				
	1977	1984	1985	1988	1990	1977	1984	1985	1988	1990
Agriculture	NA	NA	124	123	9	NA	NA	25.3%	19.0%	2.1%
Construction	NA	NA	113	135	45	NA	NA	23.0%	20.9%	10.4%
Manufacturing	NA	NA	12	103	50	NA	NA	2.4%	15.9%	11.5%
Transportation & Utilities	NA	NA	5	8	16	NA	NA	1.0%	1.2%	3.7%
Wholesale	NA	NA	22	33	35	NA	NA	4.5%	5.1%	8.1%
Retail	NA	NA	109	133	118	NA	NA	22.2%	20.6%	27.2%
FIRE	NA	NA	1	5	6	NA	NA	0.2%	0.8%	1.4%
Services & Misc.	NA	NA	47	20	56	NA	NA	9.6%	3.1%	12.9%
Government	NA	NA	59	86	99	NA	NA	12.0%	13.3%	22.8%
Total	NA	NA	491	646	434	NA	NA	100.0%	100.0%	100.0%

Sources: New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

NA -- Not Available.

CHAPTER 5
RESIDENTIAL CONSTRUCTION

Introduction

This chapter presents historical databases of the housing stock and of residential construction activity in the Albuquerque study area.¹ The housing stock includes single family, multi-family and mobile homes for the census years of 1980 and 1990 by Planning Information Area (PIA) and for the total study area. Single family and multi-family housing permit activity by PIA is presented for the years, 1980-1991. These housing permit data have been obtained from a variety of sources including Southwest Land Research, the City of Albuquerque, the Middle Rio Grande Council of Governments (MRGCOG), the City of Rio Rancho, Kirtland Air Force Base, and Bernalillo County.

Housing Stock, 1980 and 1990

Based upon the 1980 Census of Population and Housing there were 116,723 single family houses, 39,922 multi-family units and 9,537 mobile homes in the Albuquerque study area. This yielded a total housing stock of 166,182 as of April, 1980. See Table 5.1. During the 1980s there were considerable additions to the study area's housing stock so that by April, 1990 there were 139,761 single family houses, 58,479 multi-family units and 14,272 mobile homes for a total housing stock of 212,512.

Between 1980 and 1990 the study area's housing stock increased by 46,330 total housing units, a 27.9 percent increase. Single family housing increased 19.7 percent; multi-family, 46.5 percent; and mobile homes, 49.6 percent. The largest increase in housing stock occurred in PIA 13, the Far Northeast Heights

¹ See Chapter 2 of this report for a detailed description of the Albuquerque study area.

TABLE 5.1
Housing Stock, 1980 and 1990
Study Area

Census Year	Single Family	Multi- Family	Mobile Homes	Housing* Stock
1980	116,723	39,922	9,537	166,182
1990	139,761	58,479	14,272	212,512

% Change 1980-1990	19.7	46.5	49.6	27.9

Source: U.S. Bureau of the Census.

* Includes mobile homes

TABLE 5.2
Housing Stock, 1980 and 1990
Bernalillo County

Census Year	Single Family	Multi- Family	Mobile Homes	Housing* Stock
1980 Census	112,083	39,397	9,453	160,933
1990 Census	126,971	57,428	13,743	198,142

% Change 1980-1990	13.3	45.8	45.4	23.1

Source: U.S. Bureau of the Census.

* Includes mobile homes

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

area of the study area. PIA 13's housing stock increased by 10,303, accounting for 22.0 percent of the study area's housing growth. Next came PIA 24 Rio Rancho with a housing stock increase of 8,169 between 1980 and 1990. See Table 5.3 through Table 5.25.

The "northeast" part of the study area (PIAs 13, 3, 14, 15) saw its housing stock increase by 19,344 representing 41.2 percent of study area growth. The study area's "west side" (PIAs 10, 11, 12 and 24) experienced a housing stock increase of 16,350 accounting for 35.0 percent of study area growth. The northeast and west side (including Rio Rancho) thus were responsible for 76.2 percent of the growth in the study area's housing stock.

In the northeast PIAs, additions to the multi-family housing stock during the 1980s were most significant except in PIA 13 where there were still large additions to the single family housing stock. In the westside PIAs, additions to the housing stock were primarily single family homes, although in both PIAs 10 and 12 multi-family housing additions were significant.

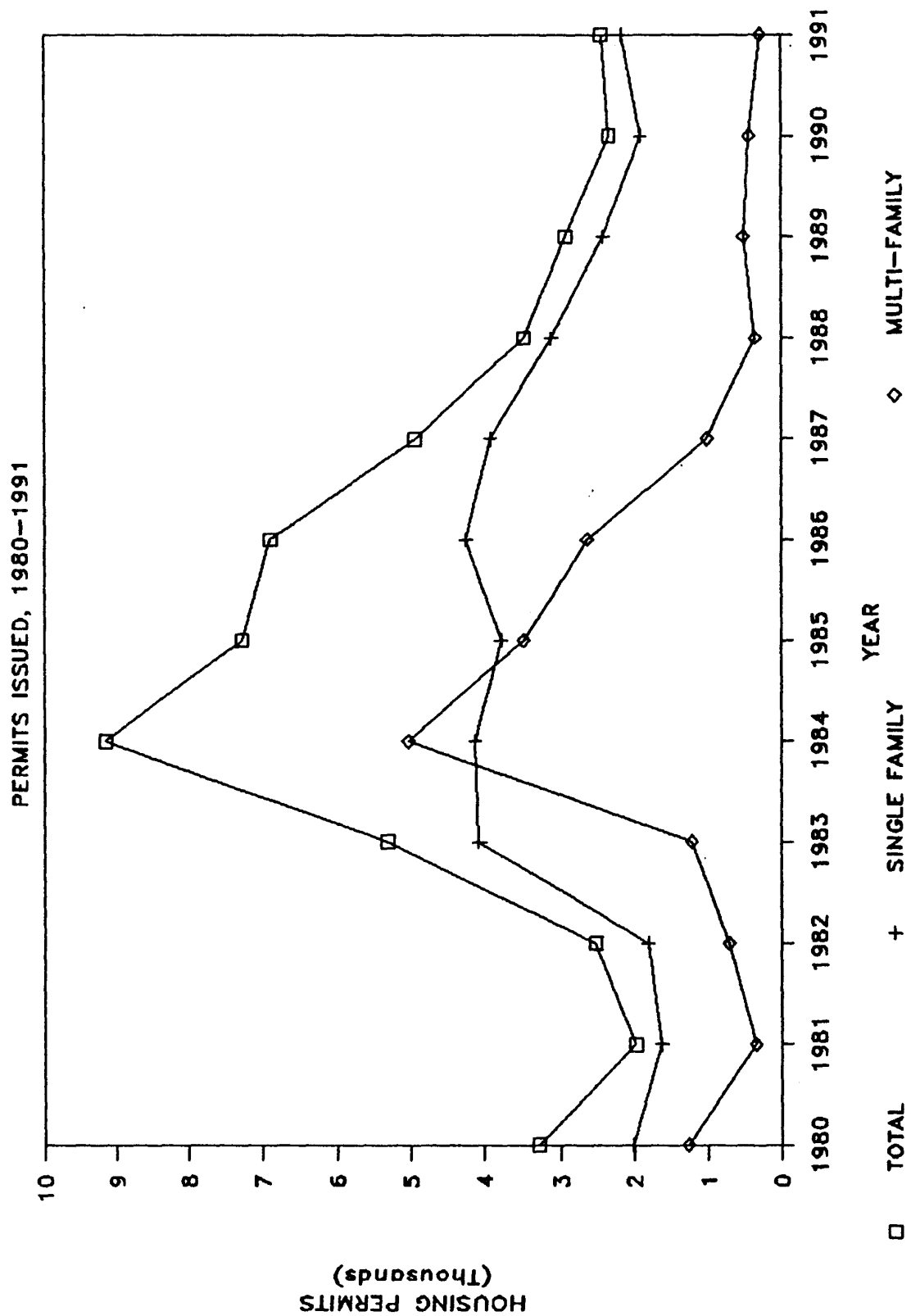
Residential Building Permits, 1980-1991

The pace of residential building was uneven throughout the 1980s. See Chart 5.1 which plots residential building permits for the study area between 1980 and 1991. In the early 1980s, sky-high interest rates, two national recessions and a slowdown in the study area's local economy restrained housing construction to a very low level. Single family housing permits averaged about 1,800 in the 1980-82 time period, while multi-family housing permits averaged only 775.

With the sharp fall in interest rates, with a cyclical economic recovery, and with the accelerated depreciation provisions for investor-owned apartments in the 1981 federal tax law, housing construction boomed in the Albuquerque study

CHART 5.1

ALBUQUERQUE STUDY AREA HOUSING PERMITS ISSUED, 1980-1991



area between 1983 and 1986. An average of 4,061 single family housing permits were issued each year during this time, while multi-family housing permits peaked at 5,033 in 1984 and averaged 3,102 per year during the 1983-1986 time period.

The pace of residential construction slowed markedly in 1987 and 1988, particularly in new apartment building. High vacancy rates due to overbuilding and the repeal in 1987 of the accelerated depreciation tax law provisions led to a collapse in multi-family housing construction, which continues even today. Between 1988 and 1991 multi-family housing permits averaged only 395 per year, reaching a low of only 281 in 1991.

Single family housing activity also slowed within the Albuquerque study area, beginning in 1987 and continuing into early 1991. By late 1991 and early 1992 a single family housing recovery was evident within the Albuquerque area, although the level of activity is still historically low. By 1990 single family housing permits had fallen to only 1,927. BBER estimates that 1992 study area single family housing permits will be in the 3,100 to 3,200 range, still far below the 1983-86 annual average of 4,061.

Tables 5.26 through 5.28 contain 1980-1991 data on annual residential building permits issued within the total study area by PIA and by housing category. A "percent of total units" calculation is provided for each PIA within these tables to provide a quick guide to where residential building construction occurred within the study area. Tables 5.30 through 5.53 contain similar residential building permit data with study area summary and each PIA shown in an individual table.

The reader is advised to exercise caution in the comparison of changes in the housing stock between 1980 and 1990 contained in Tables 5.1 through 5.25 and the residential building permit data contained in Tables 5.26 through 5.53. Theoretically, one should be able to start with the 1980 housing stock, add new

residential permits for the 1980-1990 time period, adjust for demolitions, and thus obtain a close estimate of the 1990 housing stock for each PIA. However, there are several reasons why in practice this will not yield satisfactory results.

The most important reason² is that the U.S. Census Bureau changed the way in which they asked about housing units between the 1980 and 1990 census. In 1980 the Census Bureau asked for the housing "units at address" in the 100% census count data, while in 1990 they asked for "units in structure". The "units at address" in 1980 included year-round housing units only, while "units in structure" in 1990 included seasonal housing units, as well. "Units at address" is the number of housing units with a particular house or building address number, while "units in structure" is the number of housing units in the structure in which the unit is located. This difference in terminology in question-asking has resulted in inconsistent responding between the two censuses. Census Bureau analysis has indicated that typically the "units in structure" counts are less than "units at address", particularly in the multi-family category. Thus, in PIAs within the study area--particularly those with a small base of multi-family housing stock--the multi-family housing stock data between 1980 and 1990 may not be comparable. This would explain the "loss" of multi-family housing stock in PIAs 2, 6, 7, 8, 9, 18, 19, 23 and 25 between 1980 and 1990.

Housing Occupancy Rate

Table 5.29 contains data from the 1990 Census of Population and Housing for the housing occupancy rate for single family and multi-family housing type by

² Other reasons include the fact that a residential permit may not be translated into a housing start if the developer changes his/her mind. Also, the census data are as of April of the year, and one would have to include residential building permits between April, 1980 and March, 1990 only.

PIA. For the study area single family occupancy rate was 95.24 percent, while for multi-family it was a lower 85.5 percent. The converse of the occupancy rate is the vacancy rate, and the low occupancy rate (high vacancy rate) for multi-family housing in 1990 reflected the overbuilding of apartments in the 1984-86 time period.

The single family housing occupancy rate was highest in PIA 4 and PIA 14, both PIAs in the near and traditional Northeast Heights; the single family housing occupancy rate was lowest in the East Mountain PIA 19 and in the Downtown PIA 1 area. Multi-family housing is concentrated within PIAs 4, 5 and 14, and these areas had multi-family occupancy rates at about the study area average.

TABLE 5.3

Study Area Existing Mobile Homes Inventory
by PIA, 1980, 1985, 1988 and 1990

	1980	1985	1988	1990
PIA 1	227	217	205	239
PIA 2	1,330	1,513	1,343	1,638
PIA 3	2,133	2,200	3,123	2,866
PIA 4	363	369	484	432
PIA 5	718	625	679	649
PIA 6	219	216	81	363
PIA 7	466	610	488	971
PIA 8	499	519	243	679
PIA 9	708	842	1,152	1,718
PIA 10	70	95	82	173
PIA 11	141	76	83	76
PIA 12	9	12	0	7
PIA 13	7	16	8	22
PIA 14	17	0	1	14
PIA 15	1,990	2,548	2,913	2,679
PIA 16	1	0	0	7
PIA 17	0	0	23	2
PIA 18	292	385	353	488
PIA 19	263	342	360	717
PIA 21	0	0	5	1
PIA 23, KAFB	0	0	0	2
PIA 24, Rio Rancho	84	91	92	184
PIA 25, Corrales	na	na	na	345
TOTAL	9,537	10,676	11,720	14,272

Sources: City of Albuquerque, Middle Rio Grande Council of Governments and Bureau of the Census, 1990.

Notes: na-not available

TABLE 5.4

Housing Stock, 1980 and 1990
PIA 1

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	7,468	3,182	10,650	6.4	8.0
1990 Census	6,769	4,184	10,953	4.8	7.2
% Change 1980-1990	-9.4	31.5	2.8		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.5

Housing Stock, 1980 and 1990
PIA 2

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	10,696	2,305	13,001	9.2	5.8
1990 Census	12,124	1,728	13,852	8.7	3.0
% Change 1980-1990	13.4	-25.0	6.5		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.6

Housing Stock, 1980 and 1990
PIA 3

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	6,498	3,323	9,821	5.6	8.3
1990 Census	6,619	6,454	13,073	4.7	11.0
% Change 1980-1990	1.9	94.2	33.1		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.7

Housing Stock, 1980 and 1990
PIA 4

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	10,408	4,577	14,985	8.9	11.5
1990 Census	9,684	5,961	15,645	6.9	10.2
% Change 1980-1990	-7.0	30.2	4.4		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.8

Housing Stock, 1980 and 1990
PIA 5

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	21,281	13,669	34,950	18.2	34.2
1990 Census	17,664	18,425	36,089	12.6	31.5
% Change 1980-1990	-17.0	34.8	3.3		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.9

Housing Stock, 1980 and 1990
PIA 6

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	611	108	719	0.5	0.3
1990 Census	653	25	678	0.5	0.0
% Change 1980-1990	6.9	-76.9	-5.7		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.10

Housing Stock, 1980 and 1990
PIA 7

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	6,720	1,690	8,410	5.8	4.2
1990 Census	7,005	926	7,931	5.0	1.6
% Change 1980-1990	4.2	-45.2	-5.7		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.11

Housing Stock, 1980 and 1990
PIA 8

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	2,803	327	3,130	2.4	0.8
1990 Census	3,232	42	3,274	2.3	0.1
% Change 1980-1990	15.3	-87.2	4.6		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.12
Housing Stock, 1980 and 1990
PIA 9

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	3,334	329	3,663	2.9	0.8
1990 Census	4,517	148	4,665	3.2	0.3
% Change 1980-1990	35.5	-55.0	27.4		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.13
Housing Stock, 1980 and 1990
PIA 10

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	3,109	489	3,598	2.7	1.2
1990 Census	4,524	1,434	5,958	3.2	2.5
% Change 1980-1990	45.5	193.3	65.6		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.14
Housing Stock, 1980 and 1990
PIA 11

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	2,199	128	2,327	1.9	0.3
1990 Census	5,900	754	6,654	4.2	1.3
% Change 1980-1990	168.3	489.1	185.9		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.15
Housing Stock, 1980 and 1990
PIA 12

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	1,963	191	2,154	1.7	0.5
1990 Census	2,656	992	3,648	1.9	1.7
% Change 1980-1990	35.3	419.4	69.4		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.16
Housing Stock, 1980 and 1990
PIA 13

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	6,169	833	7,002	5.3	2.1
1990 Census	13,044	4,261	17,305	9.3	7.3
% Change 1980-1990	111.4	411.5	147.1		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.17
Housing Stock, 1980 and 1990
PIA 14

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	21,668	6,171	27,839	18.6	15.5
1990 Census	23,172	9,033	32,205	16.6	15.4
% Change 1980-1990	6.9	46.4	15.7		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.18

Housing Stock, 1980 and 1990
PIA 15

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	3,193	1,615	4,808	2.7	4.0
1990 Census	3,340	2,891	6,231	2.4	4.9
% Change 1980-1990	4.6	79.0	29.6		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.19

Housing Stock, 1980 and 1990
PIA 16/21

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	1	2	3	0.0	0.0
1990 Census	30	0	30	0.0	0.0
% Change 1980-1990	2900.0	-100.0	900.0		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.20

Housing Stock, 1980 and 1990
PIA 17

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	0	0	0	0.0	0.0
1990 Census	0	0	0	0.0	0.0
% Change 1980-1990	0.0	0.0	0		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.21

Housing Stock, 1980 and 1990
PIA 18

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	1,363	122	1,485	1.2	0.3
1990 Census	2,306	38	2,344	1.6	0.1
% Change 1980-1990	69.2	-68.9	57.8		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.22

Housing Stock, 1980 and 1990
PIA 19

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	739	36	775	0.6	0.1
1990 Census	1,488	4	1,492	1.1	0.0
% Change 1980-1990	101.4	-88.9	92.5		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.23

Housing Stock, 1980 and 1990
PIA 23, Kirtland AFB

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	1,860	300	2,160	1.6	0.8
1990 Census	2,244	128	2,372	1.6	0.2
% Change 1980-1990	20.6	-57.3	9.8		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.24

Housing Stock, 1980 and 1990
PIA 24, Rio Rancho

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	3,707	362	4,069	3.2	0.9
1990 Census	11,266	972	12,238	8.1	1.7
% Change 1980-1990	203.9	168.5	200.8		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

TABLE 5.25

Housing Stock, 1980 and 1990
PIA 25, Corrales

Census Year	Number of Units			Percent of Units*	
	Single Family	Multi-Family	Housing Stock	Single Family	Multi-Family
1980 Census	933	163	1,096	0.8	0.4
1990 Census	1,524	79	1,603	1.1	0.1
% Change 1980-1990	63.3	-51.5	46.3		

* Percent of total units in the Study Area by type.

Source: U.S. Bureau of the Census. Excludes mobile homes.

Note: Housing stock for 1980 was based on "Units at Address" while housing stock for 1990 was based on "Units in Structure". See text for detailed explanation.

TABLE 5.26
STUDY AREA TOTAL RESIDENTIAL BUILDING PERMITS, BY PIA, 1980-1991

	NUMBER OF TOTAL UNITS											
	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991
PIA 1	59	101	103	28	299	167	645	62	47	28	18	29
PIA 2	199	84	81	138	181	285	194	170	124	94	64	58
PIA 3	392	83	304	429	1,012	363	152	309	28	21	68	28
PIA 4	304	17	13	25	280	147	0	66	1	1	1	2
PIA 5	228	170	43	167	212	198	501	61	252	32	151	12
PIA 6	9	7	1	6	17	4	16	13	5	15	6	6
PIA 7	77	20	21	31	41	92	73	58	99	34	30	22
PIA 8	28	25	30	21	45	44	34	60	44	20	24	38
PIA 9	154	118	162	184	79	77	71	160	96	63	63	19
PIA 10	159	65	96	204	925	573	481	483	242	136	178	223
PIA 11	189	141	132	124	272	618	995	697	427	371	225	171
PIA 12	14	11	8	60	517	276	797	58	120	105	78	86
PIA 13	412	476	536	1,018	2,675	1,362	942	1,098	627	926	708	807
PIA 14	429	158	322	1,194	1,018	1,181	325	382	160	109	82	108
PIA 15	151	61	131	54	161	329	356	98	73	67	53	75
PIA 16/21	0	0	0	0	0	0	0	0	0	2	2	0
PIA 17	0	0	0	0	0	0	0	0	0	0	0	0
PIA 18	93	56	66	101	107	128	129	134	117	90	84	66
PIA 19	62	44	36	42	72	60	71	88	72	75	60	56
PIA 23	0	0	0	0	0	0	0	0	0	0	0	0
PIA 24	317	320	415	1,463	1,179	1,303	1,085	883	902	704	417	596
PIA 25	12	25	32	15	68	75	38	56	52	49	50	59
TOTAL	3,288	1,982	2,532	5,304	9,160	7,282	6,905	4,936	3,488	2,942	2,362	2,461

	Percent of Total Units											
	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991
PIA 1	1.8	5.1	4.1	0.5	3.3	2.3	9.3	1.3	1.3	1.0	0.8	1.2
PIA 2	6.1	4.2	3.2	2.6	2.0	3.9	2.8	3.4	3.6	3.2	2.7	2.4
PIA 3	11.9	4.2	12.0	8.1	11.0	5.0	2.2	6.3	0.8	0.7	2.9	1.1
PIA 4	9.2	0.9	0.5	0.5	3.1	2.0	0.0	1.3	0.0	0.0	0.0	0.1
PIA 5	6.9	8.6	1.7	3.1	2.3	2.7	7.3	1.2	7.2	1.1	6.4	0.5
PIA 6	0.3	0.4	0.0	0.1	0.2	0.1	0.2	0.3	0.1	0.5	0.3	0.2
PIA 7	2.3	1.0	0.8	0.6	0.4	1.3	1.1	1.2	2.8	1.2	1.3	0.9
PIA 8	0.9	1.3	1.2	0.4	0.5	0.6	0.5	1.2	1.3	0.7	1.0	1.5
PIA 9	4.7	6.0	6.4	3.5	0.9	1.1	1.0	3.2	2.8	2.1	2.7	0.8
PIA 10	4.8	3.3	3.8	3.8	10.1	7.9	7.0	9.8	6.9	4.6	7.5	9.1
PIA 11	5.7	7.1	5.2	2.3	3.0	8.5	14.4	14.1	12.2	12.6	9.5	6.9
PIA 12	0.4	0.6	0.3	1.1	5.6	3.8	11.5	1.2	3.4	3.6	3.3	3.5
PIA 13	12.5	24.0	21.2	19.2	29.2	18.7	13.6	22.2	18.0	31.5	30.0	32.8
PIA 14	13.0	8.0	12.7	22.5	11.1	16.2	4.7	7.7	4.6	3.7	3.5	4.4
PIA 15	4.6	3.1	5.2	1.0	1.8	4.5	5.2	2.0	2.1	2.3	2.2	3.0
PIA 16/21	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0
PIA 17	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 18	2.8	2.8	2.6	1.9	1.2	1.8	1.9	2.7	3.4	3.1	3.6	2.7
PIA 19	1.9	2.2	1.4	0.8	0.8	0.8	1.0	1.8	2.1	2.5	2.5	2.3
PIA 23	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 24	9.6	16.1	16.4	27.6	12.9	17.9	15.7	17.9	25.9	23.9	17.7	24.2
PIA 25	0.4	1.3	1.3	0.3	0.7	1.0	0.6	1.1	1.5	1.7	2.1	2.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

Note: Includes Bernalillo County building permits. Excludes mobile homes.

TABLE 5.27
STUDY AREA SINGLE FAMILY RESIDENTIAL BUILDING PERMITS, BY PIA, 1980-1991

	NUMBER OF SINGLE FAMILY UNITS											
	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991
PIA 1	47	25	29	28	48	39	47	30	41	28	18	29
PIA 2	140	70	69	132	171	182	170	166	121	94	64	58
PIA 3	82	75	94	168	87	128	152	69	28	21	28	28
PIA 4	4	6	2	5	2	3	0	6	1	1	1	2
PIA 5	57	43	32	29	64	62	50	24	13	14	11	12
PIA 6	9	7	1	6	17	4	14	13	5	15	6	6
PIA 7	52	20	21	26	41	57	60	52	59	34	30	22
PIA 8	28	25	30	21	45	44	34	60	41	20	18	30
PIA 9	150	118	162	184	79	77	71	160	96	63	63	19
PIA 10	138	65	28	193	315	304	329	481	242	136	178	223
PIA 11	179	137	132	116	272	318	651	695	427	310	225	171
PIA 12	14	11	8	60	101	76	89	58	120	105	78	86
PIA 13	392	476	536	1016	958	824	942	711	604	542	467	542
PIA 14	209	111	104	481	388	206	221	242	160	109	82	108
PIA 15	77	17	21	54	113	129	128	82	73	67	53	75
PIA 16/21	0	0	0	0	0	0	0	0	0	2	2	0
PIA 17	0	0	0	0	0	0	0	0	0	0	0	0
PIA 18	93	56	66	101	107	128	129	134	117	90	84	66
PIA 19	62	44	36	42	72	60	71	88	72	75	60	56
PIA 23	0	0	0	0	0	0	0	0	0	0	0	0
PIA 24	275	307	415	1403	1179	1071	1055	800	863	656	409	588
PIA 25	12	25	32	15	68	75	38	56	52	49	50	59
TOTAL	2,020	1,638	1,818	4,080	4,127	3,787	4,251	3,927	3,135	2,431	1,927	2,180

Percent of Total Units

PIA 1	2.3	1.5	1.6	0.7	1.2	1.0	1.1	0.8	1.3	1.2	0.9	1.3
PIA 2	6.9	4.3	3.8	3.2	4.1	4.8	4.0	4.2	3.9	3.9	3.3	2.7
PIA 3	4.1	4.6	5.2	4.1	2.1	3.4	3.6	1.8	0.9	0.9	1.5	1.3
PIA 4	0.2	0.4	0.1	0.1	0.0	0.1	0.0	0.2	0.0	0.0	0.1	0.1
PIA 5	2.8	2.6	1.8	0.7	1.6	1.6	1.2	0.6	0.4	0.6	0.6	0.6
PIA 6	0.4	0.4	0.1	0.1	0.4	0.1	0.3	0.3	0.2	0.6	0.3	0.3
PIA 7	2.6	1.2	1.2	0.6	1.0	1.5	1.4	1.3	1.9	1.4	1.6	1.0
PIA 8	1.4	1.5	1.7	0.5	1.1	1.2	0.8	1.5	1.3	0.8	0.9	1.4
PIA 9	7.4	7.2	8.9	4.5	1.9	2.0	1.7	4.1	3.1	2.6	3.3	0.9
PIA 10	6.8	4.0	1.5	4.7	7.6	8.0	7.7	12.2	7.7	5.6	9.2	10.2
PIA 11	8.9	8.4	7.3	2.8	6.6	8.4	15.3	17.7	13.6	12.8	11.7	7.8
PIA 12	0.7	0.7	0.4	1.5	2.4	2.0	2.1	1.5	3.8	4.3	4.0	3.9
PIA 13	19.4	29.1	29.5	24.9	23.2	21.8	22.2	18.1	19.3	22.3	24.2	24.9
PIA 14	10.3	6.8	5.7	11.8	9.4	5.4	5.2	6.2	5.1	4.5	4.3	5.0
PIA 15	3.8	1.0	1.2	1.3	2.7	3.4	3.0	2.1	2.3	2.8	2.8	3.4
PIA 16/21	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0
PIA 17	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 18	4.6	3.4	3.6	2.5	2.6	3.4	3.0	3.4	3.7	3.7	4.4	3.0
PIA 19	3.1	2.7	2.0	1.0	1.7	1.6	1.7	2.2	2.3	3.1	3.1	2.6
PIA 23	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 24	13.6	18.7	22.8	34.4	28.6	28.3	24.8	20.4	27.5	27.0	21.2	27.0
PIA 25	0.6	1.5	1.8	0.4	1.6	2.0	0.9	1.4	1.7	2.0	2.6	2.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

Note: Includes Bernalillo County building permits. Excludes mobile homes.

TABLE 5.28
STUDY AREA MULTI-FAMILY RESIDENTIAL BUILDING PERMITS, BY PIA, 1980-1991
NUMBER OF MULTI-FAMILY UNITS

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991
PIA 1	12	76	74	0	251	128	598	32	6	0	0	0
PIA 2	59	14	12	6	10	103	24	4	3	0	0	0
PIA 3	310	8	210	261	925	235	0	240	0	0	40	0
PIA 4	300	11	11	20	278	144	0	60	0	0	0	0
PIA 5	171	127	11	138	148	136	451	37	239	18	140	0
PIA 6	0	0	0	0	0	0	2	0	0	0	0	0
PIA 7	25	0	0	5	0	35	13	6	40	0	0	0
PIA 8	0	0	0	0	0	0	0	0	3	0	6	8
PIA 9	4	0	0	0	0	0	0	0	0	0	0	0
PIA 10	21	0	68	11	610	269	152	2	0	0	0	0
PIA 11	10	4	0	8	0	300	344	2	0	61	0	0
PIA 12	0	0	0	0	416	200	708	0	0	0	0	0
PIA 13	20	0	0	2	1,717	538	0	387	23	384	241	265
PIA 14	220	47	218	713	630	975	104	140	0	0	0	0
PIA 15	74	44	110	0	48	200	228	16	0	0	0	0
PIA 16/21	0	0	0	0	0	0	0	0	0	0	0	0
PIA 17	0	0	0	0	0	0	0	0	0	0	0	0
PIA 18	0	0	0	0	0	0	0	0	0	0	0	0
PIA 19	0	0	0	0	0	0	0	0	0	0	0	0
PIA 23	0	0	0	0	0	0	0	0	0	0	0	0
PIA 24	42	13	0	60	0	232	30	83	39	48	8	8
PIA 25	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1,268	344	714	1,224	5,033	3,495	2,654	1,009	353	511	435	281

Percent of Total Units

PIA 1	0.9	22.1	10.4	0.0	5.0	3.7	22.5	3.2	1.7	0.0	0.0	0.0
PIA 2	4.7	4.1	1.7	0.5	0.2	2.9	0.9	0.4	0.8	0.0	0.0	0.0
PIA 3	24.4	2.3	29.4	21.3	18.4	6.7	0.0	23.8	0.0	0.0	9.2	0.0
PIA 4	23.7	3.2	1.5	1.6	5.5	4.1	0.0	5.9	0.0	0.0	0.0	0.0
PIA 5	13.5	36.9	1.5	11.3	2.9	3.9	17.0	3.7	67.7	3.5	32.2	0.0
PIA 6	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
PIA 7	2.0	0.0	0.0	0.4	0.0	1.0	0.5	0.6	11.3	0.0	0.0	0.0
PIA 8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	1.4	2.8
PIA 9	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 10	1.7	0.0	9.5	0.9	12.1	7.7	5.7	0.2	0.0	0.0	0.0	0.0
PIA 11	0.8	1.2	0.0	0.7	0.0	8.6	13.0	0.2	0.0	11.9	0.0	0.0
PIA 12	0.0	0.0	0.0	0.0	8.3	5.7	26.7	0.0	0.0	0.0	0.0	0.0
PIA 13	1.6	0.0	0.0	0.2	34.1	15.4	0.0	38.4	6.5	75.1	55.4	94.3
PIA 14	17.4	13.7	30.5	58.3	12.5	27.9	3.9	13.9	0.0	0.0	0.0	0.0
PIA 15	5.8	12.8	15.4	0.0	1.0	5.7	8.6	1.6	0.0	0.0	0.0	0.0
PIA 16/21	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 17	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 18	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 19	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 23	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PIA 24	3.3	3.8	0.0	4.9	0.0	6.6	1.1	8.2	11.0	9.4	1.8	2.8
PIA 25	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

Note: Includes Bernalillo County building permits. Excludes mobile homes.

TABLE 5.29

Housing Occupancy Rate (%) by Type by PIA, 1990

	Single Family	Multi- Family
PIA 1	90.0	83.4
PIA 2	94.6	87.0
PIA 3	96.9	89.4
PIA 4	97.7	86.1
PIA 5	96.1	85.9
PIA 6	95.1	80.0
PIA 7	91.4	78.6
PIA 8	95.5	88.1
PIA 9	93.9	84.5
PIA 10	94.8	79.1
PIA 11	95.6	81.7
PIA 12	96.6	94.5
PIA 13	96.1	79.0
PIA 14	97.5	87.0
PIA 15	96.3	81.7
PIA 16/21	83.3	NA
PIA 17	NA	NA
PIA 18	92.9	76.3
PIA 19	86.0	100.0
PIA 23, KAFB	94.7	93.8
PIA 24, RR	95.1	87.7
PIA 25, Corrales	92.8	87.3
Study Area	95.4	85.5
Albuquerque Only	95.4	85.4

Source: U.S. Bureau of the Census, 1990 Census
of Population and Housing, Summary Tape
File 1A.

TABLE 5.30

Total Residential Building Permits, by Type and Year
Study Area

Year	Single Family	Multi- Family	Total
1980	2,020	1,268	3,288
1981	1,638	344	1,982
1982	1,818	714	2,532
1983	4,080	1,224	5,304
1984	4,127	5,033	9,160
1985	3,787	3,495	7,282
1986	4,251	2,654	6,905
1987	3,927	1,009	4,936
1988	3,135	353	3,488
1989	2,431	511	2,942
1990	1,927	435	2,362
1991	2,180	281	2,461

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.31

Total Residential Building Permits, by Type and Year
Bernalillo County

Year	Single Family	Multi- Family	Total
1980	1,733	1,226	2,959
1981	1,306	331	1,637
1982	1,371	714	2,085
1983	2,662	1,164	3,826
1984	2,880	5,033	7,913
1985	2,641	3,263	5,904
1986	3,158	2,624	5,782
1987	3,071	926	3,997
1988	2,220	314	2,534
1989	1,726	463	2,189
1990	1,468	427	1,895
1991	1,533	273	1,806

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.32

Total Residential Building Permits, by Type and Year
PIA 1

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	47	12	2.3	0.9
1981	25	76	1.5	22.1
1982	29	74	1.6	10.4
1983	28	0	0.7	0.0
1984	48	251	1.2	5.0
1985	39	128	1.0	3.7
1986	47	598	1.1	22.5
1987	30	32	0.8	3.2
1988	41	6	1.3	1.7
1989	28	0	1.2	0.0
1990	18	0	0.9	0.0
1991	29	0	1.3	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.33

Total Residential Building Permits, by Type and Year
PIA 2

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	140	59	6.9	4.7
1981	70	14	4.3	4.1
1982	69	12	3.8	1.7
1983	132	6	3.2	0.5
1984	171	10	4.1	0.2
1985	182	103	4.8	2.9
1986	170	24	4.0	0.9
1987	166	4	4.2	0.4
1988	121	3	3.9	0.8
1989	94	0	3.9	0.0
1990	64	0	3.3	0.0
1991	58	0	2.7	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.34

Total Residential Building Permits, by Type and Year
PIA 3

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	82	310	4.1	24.4
1981	75	8	4.6	2.3
1982	94	210	5.2	29.4
1983	168	261	4.1	21.3
1984	87	925	2.1	18.4
1985	128	235	3.4	6.7
1986	152	0	3.6	0.0
1987	69	240	1.8	23.8
1988	28	0	0.9	0.0
1989	21	0	0.9	0.0
1990	28	40	1.5	9.2
1991	28	0	1.3	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.35

Total Residential Building Permits, by Type and Year
PIA 4

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	4	300	0.2	23.7
1981	6	11	0.4	3.2
1982	2	11	0.1	1.5
1983	5	20	0.1	1.6
1984	2	278	0.0	5.5
1985	3	144	0.1	4.1
1986	0	0	0.0	0.0
1987	6	60	0.2	5.9
1988	1	0	0.0	0.0
1989	1	0	0.0	0.0
1990	1	0	0.1	0.0
1991	2	0	0.1	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.36

Total Residential Building Permits, by Type and Year
PIA 5

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	57	171	2.8	13.5
1981	43	127	2.6	36.9
1982	32	11	1.8	1.5
1983	29	138	0.7	11.3
1984	64	148	1.6	2.9
1985	62	136	1.6	3.9
1986	50	451	1.2	17.0
1987	24	37	0.6	3.7
1988	13	239	0.4	67.7
1989	14	18	0.6	3.5
1990	11	140	0.6	32.2
1991	12	0	0.6	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.37

Total Residential Building Permits, by Type and Year
PIA 6

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	9	0	0.4	0.0
1981	7	0	0.4	0.0
1982	1	0	0.1	0.0
1983	6	0	0.1	0.0
1984	17	0	0.4	0.0
1985	4	0	0.1	0.0
1986	14	2	0.3	0.1
1987	13	0	0.3	0.0
1988	5	0	0.2	0.0
1989	15	0	0.6	0.0
1990	6	0	0.3	0.0
1991	6	0	0.3	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.38

Total Residential Building Permits, by Type and Year
PIA 7

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	52	25	2.6	2.0
1981	20	0	1.2	0.0
1982	21	0	1.2	0.0
1983	26	5	0.6	0.4
1984	41	0	1.0	0.0
1985	57	35	1.5	1.0
1986	60	13	1.4	0.5
1987	52	6	1.3	0.6
1988	59	40	1.9	11.3
1989	34	0	1.4	0.0
1990	30	0	1.6	0.0
1991	22	0	1.0	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.39

Total Residential Building Permits, by Type and Year
PIA 8

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	28	0	1.4	0.0
1981	25	0	1.5	0.0
1982	30	0	1.7	0.0
1983	21	0	0.5	0.0
1984	45	0	1.1	0.0
1985	44	0	1.2	0.0
1986	34	0	0.8	0.0
1987	60	0	1.5	0.0
1988	41	3	1.3	0.8
1989	20	0	0.8	0.0
1990	18	6	0.9	1.4
1991	30	8	1.4	2.8

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.40

Total Residential Building Permits, by Type and Year
PIA 9

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	150	4	7.4	0.3
1981	118	0	7.2	0.0
1982	162	0	8.9	0.0
1983	184	0	4.5	0.0
1984	79	0	1.9	0.0
1985	77	0	2.0	0.0
1986	71	0	1.7	0.0
1987	160	0	4.1	0.0
1988	96	0	3.1	0.0
1989	63	0	2.6	0.0
1990	63	0	3.3	0.0
1991	19	0	0.9	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.41

Total Residential Building Permits, by Type and Year
PIA 10

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	138	21	6.8	1.7
1981	65	0	4.0	0.0
1982	28	68	1.5	9.5
1983	193	11	4.7	0.9
1984	315	610	7.6	12.1
1985	304	269	8.0	7.7
1986	329	152	7.7	5.7
1987	481	2	12.2	0.2
1988	242	0	7.7	0.0
1989	136	0	5.6	0.0
1990	178	0	9.2	0.0
1991	223	0	10.2	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.42

Total Residential Building Permits, by Type and Year
PIA 11

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	179	10	8.9	0.8
1981	137	4	8.4	1.2
1982	132	0	7.3	0.0
1983	116	8	2.8	0.7
1984	272	0	6.6	0.0
1985	318	300	8.4	8.6
1986	651	344	15.3	13.0
1987	695	2	17.7	0.2
1988	427	0	13.6	0.0
1989	310	61	12.8	11.9
1990	225	0	11.7	0.0
1991	171	0	7.8	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.43

Total Residential Building Permits, by Type and Year
PIA 12

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	14	0	0.7	0.0
1981	11	0	0.7	0.0
1982	8	0	0.4	0.0
1983	60	0	1.5	0.0
1984	101	416	2.4	8.3
1985	76	200	2.0	5.7
1986	89	708	2.1	26.7
1987	58	0	1.5	0.0
1988	120	0	3.8	0.0
1989	105	0	4.3	0.0
1990	78	0	4.0	0.0
1991	86	0	3.9	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.44

Total Residential Building Permits, by Type and Year
PIA 13

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	392	20	19.4	1.6
1981	476	0	29.1	0.0
1982	536	0	29.5	0.0
1983	1,016	2	24.9	0.2
1984	958	1,717	23.2	34.1
1985	824	538	21.8	15.4
1986	942	0	22.2	0.0
1987	711	387	18.1	38.4
1988	604	23	19.3	6.5
1989	542	384	22.3	75.1
1990	467	241	24.2	55.4
1991	542	265	24.9	94.3

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.45

Total Residential Building Permits, by Type and Year
PIA 14

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	209	220	10.3	17.4
1981	111	47	6.8	13.7
1982	104	218	5.7	30.5
1983	481	713	11.8	58.3
1984	388	630	9.4	12.5
1985	206	975	5.4	27.9
1986	221	104	5.2	3.9
1987	242	140	6.2	13.9
1988	160	0	5.1	0.0
1989	109	0	4.5	0.0
1990	82	0	4.3	0.0
1991	108	0	5.0	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.46

Total Residential Building Permits, by Type and Year
PIA 15

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	77	74	3.8	5.8
1981	17	44	1.0	12.8
1982	21	110	1.2	15.4
1983	54	0	1.3	0.0
1984	113	48	2.7	1.0
1985	129	200	3.4	5.7
1986	128	228	3.0	8.6
1987	82	16	2.1	1.6
1988	73	0	2.3	0.0
1989	67	0	2.8	0.0
1990	53	0	2.8	0.0
1991	75	0	3.4	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.47

Total Residential Building Permits, by Type and Year
PIA 16/21

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	0	0	0.0	0.0
1981	0	0	0.0	0.0
1982	0	0	0.0	0.0
1983	0	0	0.0	0.0
1984	0	0	0.0	0.0
1985	0	0	0.0	0.0
1986	0	0	0.0	0.0
1987	0	0	0.0	0.0
1988	0	0	0.0	0.0
1989	2	0	0.1	0.0
1990	2	0	0.1	0.0
1991	0	0	0.0	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.48

Total Residential Building Permits, by Type and Year
PIA 17

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	0	0	0.0	0.0
1981	0	0	0.0	0.0
1982	0	0	0.0	0.0
1983	0	0	0.0	0.0
1984	0	0	0.0	0.0
1985	0	0	0.0	0.0
1986	0	0	0.0	0.0
1987	0	0	0.0	0.0
1988	0	0	0.0	0.0
1989	0	0	0.0	0.0
1990	0	0	0.0	0.0
1991	0	0	0.0	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.49

Total Residential Building Permits, by Type and Year
PIA 18

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	93	0	4.6	0.0
1981	56	0	3.4	0.0
1982	66	0	3.6	0.0
1983	101	0	2.5	0.0
1984	107	0	2.6	0.0
1985	128	0	3.4	0.0
1986	129	0	3.0	0.0
1987	134	0	3.4	0.0
1988	117	0	3.7	0.0
1989	90	0	3.7	0.0
1990	84	0	4.4	0.0
1991	66	0	3.0	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.50

Total Residential Building Permits, by Type and Year
PIA 19

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	62	0	3.1	0.0
1981	44	0	2.7	0.0
1982	36	0	2.0	0.0
1983	42	0	1.0	0.0
1984	72	0	1.7	0.0
1985	60	0	1.6	0.0
1986	71	0	1.7	0.0
1987	88	0	2.2	0.0
1988	72	0	2.3	0.0
1989	75	0	3.1	0.0
1990	60	0	3.1	0.0
1991	56	0	2.6	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.51

Total Residential Building Permits, by Type and Year
PIA 23, Kirtland AFB

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	0	0	0.0	0.0
1981	0	0	0.0	0.0
1982	0	0	0.0	0.0
1983	0	0	0.0	0.0
1984	0	0	0.0	0.0
1985	0	0	0.0	0.0
1986	0	0	0.0	0.0
1987	0	0	0.0	0.0
1988	0	0	0.0	0.0
1989	0	0	0.0	0.0
1990	0	0	0.0	0.0
1991	0	0	0.0	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.52

Total Residential Building Permits, by Type and Year
PIA 24, Rio Rancho

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	275	42	13.6	3.3
1981	307	13	18.7	3.8
1982	415	0	22.8	0.0
1983	1,403	60	34.4	4.9
1984	1,179	0	28.6	0.0
1985	1,071	232	28.3	6.6
1986	1,055	30	24.8	1.1
1987	800	83	20.4	8.2
1988	863	39	27.5	11.0
1989	656	48	27.0	9.4
1990	409	8	21.2	1.8
1991	588	8	27.0	2.8

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

TABLE 5.53

Total Residential Building Permits, by Type and Year
PIA 25, Corrales

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	12	0	0.6	0.0
1981	25	0	1.5	0.0
1982	32	0	1.8	0.0
1983	15	0	0.4	0.0
1984	68	0	1.6	0.0
1985	75	0	2.0	0.0
1986	38	0	0.9	0.0
1987	56	0	1.4	0.0
1988	52	0	1.7	0.0
1989	49	0	2.0	0.0
1990	50	0	2.6	0.0
1991	59	0	2.7	0.0

* Percent of total units in the Study Area by type.

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91, City of Albuquerque, City of Rio Rancho, Kirtland AFB and Village of Corrales.

APPENDIX A

GEOGRAPHIC DESCRIPTION OF THE PIAs BY 1990 CENSUS TRACT

CONVERSION TABLE
1990 CENSUS TRACTS TO PLANNING INFORMATION AREAS

	CENSUS TRACT	CENSUS TRACT	BLOCK GROUPS	BLOCKS
PIA 1		PIA 5 (con't.)		
	13.00		6.02	
	14.00		9.01	
	15.00		9.03	
	20.00		9.04	
	21.00		11.00	
	22.00		12.00	
	25.00		16.00	
	26.00		17.00	
	27.00		18.00	
	28.00		19.00	
PIA 2		PIA 6		
	29.00		40.01	2,3,4
	30.01			
	30.02	PIA 7		
	31.00		23.00	
	32.01		43.00	
	32.02		44.01	
	35.01		44.02	
	35.02		45.01	
	36.00		45.02	
PIA 3		PIA 8		
	37.03		46.02	
	37.05		46.03	
	37.07		46.04	
	37.14			
	37.97	PIA 9		
	37.98		24.02	7,8 613-619
			47.05	3,4
PIA 4			47.06	2-8
	1.18			
	1.19	PIA 10		
	1.22		24.01	
	1.24		24.02	3,4 601-612
	2.03			620
	2.04		47.05	1,2
	2.05		47.06	1
	2.06		47.10	5
	2.07		47.11	1,3,5 413-416
	2.08			425
	34.00	PIA 11		
			47.09	
PIA 5			47.10	1-4
	3.00		47.11	2,6 401A-412
	4.00			417-424
	5.00			
	6.01			

CONVERSION TABLE (con't.)
 1990 CENSUS TRACTS TO PLANNING INFORMATION AREAS

CENSUS TRACT	CENSUS TRACT	BLOCK GROUPS	BLOCKS
PIA 12	PIA 16		
47.07	48.00	5	401-405
47.08			409-412
			419,420
PIA 13			435-439
37.01			
37.10	PIA 17		
37.11	48.00		421-434
37.12			
37.15	PIA 18		
36.16	38.01		
37.17			
37.18	PIA 19		
37.19	38.02		
37.95			
PIA 14	PIA 20		258B
1.07	40.01		
1.08			
1.09	PIA 21		
1.10	48.00		406-408
1.11			413-418
1.12	PIA 23		
1.13	8.00		
1.14	10.01		
1.15			
1.16	PIA 24 (Sandoval County)		
1.17	107.01		
1.20	107.02		
1.21	107.03		
1.23	107.04		
1.25	107.05		
1.26	107.06		
1.27	107.07		
1.28	107.08		
1.29	107.09		
7.03			
7.04	PIA 25 (Sandoval County)		
	106.00		
PIA 15			
7.07			
7.08			
7.09			
7.10			