

CHAPTER 4.0

PIA EMPLOYMENT

Introduction

This chapter presents historical and projected employment levels for the Albuquerque study area by Planning Information Area (PIA).¹ Historical employment data by sector are included for the total study area and by PIA for the years 1984, 1985, 1988, 1990, 1995, and 1998. Historical employment data (1984-1998) were obtained from the New Mexico Department of Labor (NMDOL) for Bernalillo and Sandoval counties and were allocated to the PIAs and the study area using the U.S. Bureau of Census' address matching program.²

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

Historical Economic Development in the Albuquerque Area

The PIA study area as defined in this report includes most of Bernalillo County and Rio Rancho and Corrales in southern Sandoval County. Within Bernalillo County the study area excludes those portions on Indian reservations, e.g., Sandia and Isleta Pueblos. In 1998 it is estimated that 99.0 percent of Bernalillo County nonagricultural employment is in the PIA study area. The only significant employment excluded is the jobs at the Sandia Pueblo's and Isleta Pueblo's casinos.

Rio Rancho (PIA 24) and Corrales (PIA 25) in southern Sandoval County are included in the definition of this area. In 1998 17,977 jobs were located in Rio Rancho, while 911 jobs were in

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

² The details of this address matching procedure are discussed in Appendix B.

Corrales—18,888 jobs out of the total 324,908 for the entire study area. While Rio Rancho and Corrales represent 86.3 percent of all jobs in Sandoval County, they represent just 5.8 percent of the total study area.

The historical economic development of the PIA study area will be described using Albuquerque MSA data. The Albuquerque MSA includes Bernalillo, Sandoval, and Valencia counties. The principal advantage is that MSA data are available annually back to 1960, while the PIA study area employment data are available only at irregular intervals back to 1977. The PIA study area employment in 1998 represents about 95.0 percent of the Albuquerque MSA total so that these areas are essentially the same.

In 1960 nonagricultural employment totaled 83,573 in the Albuquerque MSA. By 1998 it had increased to 338,600—a 305.0 percent total increase over these 38 years, or a 3.75 percent compound average annual rate of growth. Over this same time period New Mexico nonagricultural employment has increased 2.98 percent per year, while U.S. nonagricultural employment has increased 2.24 percent. Thus, the Albuquerque area has outperformed both state and national economic growth in the recent past.

Employment growth between 1960 and 1998, however, has not been steady. See Charts 4.1 and 4.2. Economic growth in the Albuquerque MSA was clearly the strongest during much of the 1970s, although there were also periods of strong expansion in the 1962-1966, 1983-1986, and the 1992-1995 time periods. In the 1960s Albuquerque MSA employment growth averaged 3.2 percent per year; in the 1970s, 5.4 percent; in the 1980s, 3.6 percent; and since 1990, 3.5 percent.

There have been six periods of slow growth in the Albuquerque economy in the recent past-- 1960-61, 1967-68, 1975, 1980-1982, 1987-1991, and 1996-1998. See Chart 4.2 that plots annual employment growth between 1961 and 1998. Most periods of slow growth occurred during national economic recessions. In the 1987-1989 time period other factors such as a construction downturn,

Chart 4.1

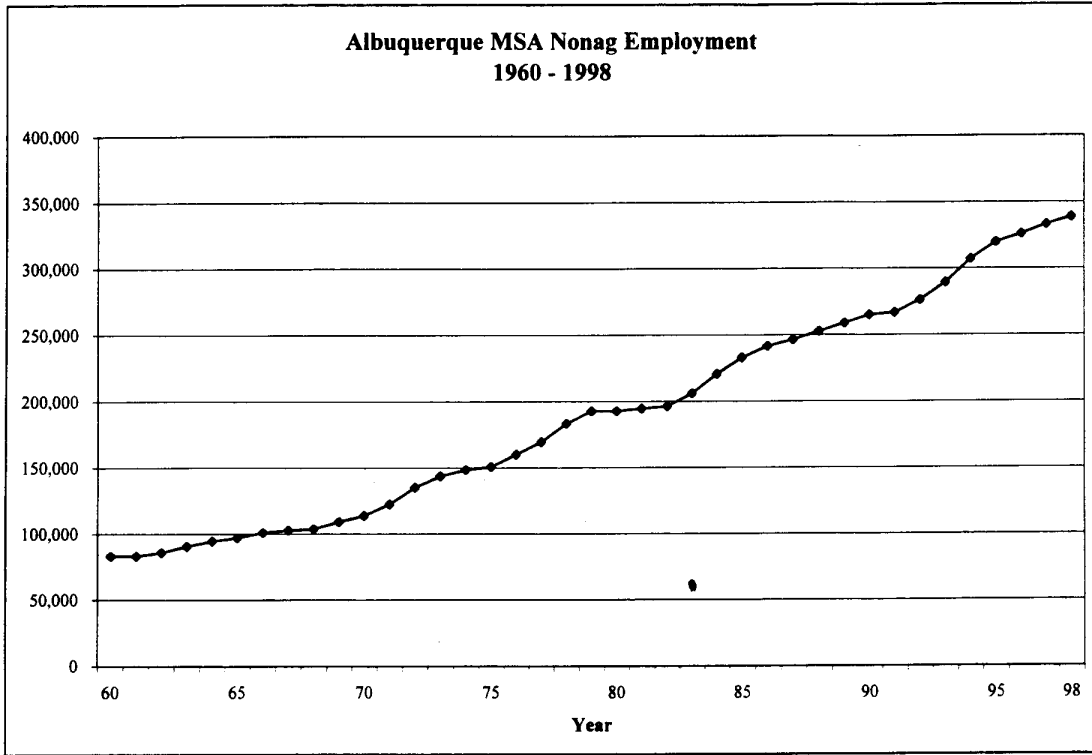
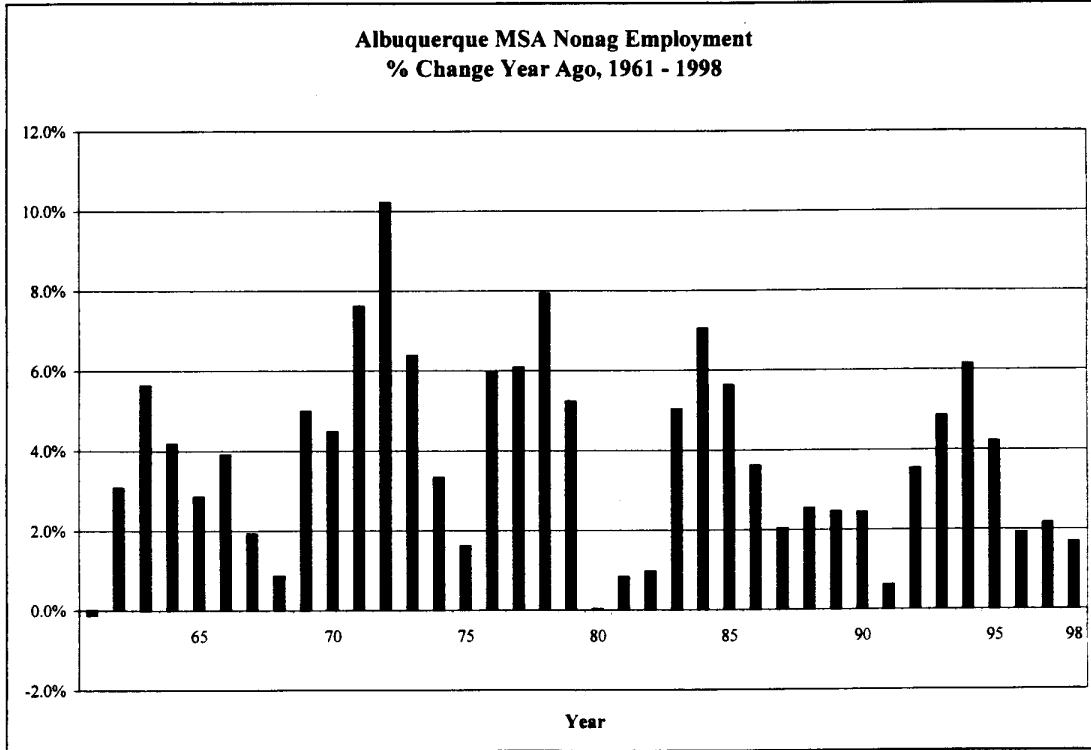


Chart 4.2



little expansion in manufacturing, and federal spending cuts played a role. The slowdown that began in 1987-1989 then worsened with the onset of the 1990-1991 national recession. The 1996-1998 period of slow growth is unique in that it occurred during a period of robust national economic conditions. During this time period, however, there was a major recession in Asia that impacted Albuquerque's high tech manufacturing sector.

Four of these episodes of slow growth were associated with a restraint in federal spending within Albuquerque. In the 1967-68 time period ACF Industries³--an Atomic Energy Commission contractor--closed its plant 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 1987-1989 period of moderate growth can be partially attributed to the end of the Strategic Defense Initiative (SDI) funding buildup at Sandia National Laboratories and the Air Force Phillips Laboratory at Kirtland AFB. Honeywell's Defense Avionics Systems Division, which moved to Albuquerque in 1983 from Phoenix, also reached an employment plateau by the end of 1986 and then experienced downsizing. The 1991 economic slowdown in the Albuquerque MSA 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 construction, employment cuts at defense contractors such as Honeywell, BDM Corporation, and GE, and little expansion in federal spending at Sandia National Laboratories and Kirtland AFB.

Thus, growth prospects in the Albuquerque MSA in the past have had strong ties to the overall health of the U.S. economy as well as the pace of federal spending within the city. The economic performance of the Albuquerque MSA economy can also be evaluated by examining the structure of

³ The GE Aircraft Engine Division facility in PIA 6 now occupies the former ACF plant.

TABLE 4.1

ALBUQUERQUE MSA NONAGRICULTURAL EMPLOYMENT BY SECTOR

<u>Sector</u>	<u>1960</u>	<u>1998</u>
Trade	19,055	81,800
% Total	22.8%	24.2%
Services	18,493	107,600
% Total	22.1%	31.8%
Government	18,243	65,600
% Total	21.8%	19.4%
Manufacturing	7,816	28,700
% Total	9.4%	8.5%
Construction	7,424	21,700
% Total	8.9%	6.4%
Transportation & Public Utilities	7,415	16,200
% Total	8.9%	4.8%
Finance/Insurance/ Real Estate	5,116	17,000
% Total	6.1%	5.0%
TOTAL	83,573	338,600

Source: New Mexico Department of Labor

Note: Details may not add up due to rounding.

the region's economy, as evidenced by sector employment levels in Table 4.1.

Since 1960, the Albuquerque MSA has seen the strongest growth in the services sector which increased its share of total employment from 22.1 percent in 1960 to 31.8 percent in 1998. Services include business and health services, non-profits, legal services, tourism-related industries such as hotel and lodging and recreation, as well as the Sandia National Laboratories employment.⁴ The

⁴ In the New Mexico Department of Labor data, Sandia National Laboratories, operated by Lockheed Martin, is classified in the business service sector.

trade sector also saw a small increase in its relative share of total employment from 22.8 percent in 1960 to 24.2 percent in 1998. All other sectors lost share between 1960 and 1998, indicating below average employment growth for these sectors in this time period.

The growing role of the Albuquerque MSA 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 50.0 percent of New Mexico health care spending takes place in the Albuquerque MSA.⁵ Finally, some of services' growth represents the business migration of corporate support facilities such as call centers and back office accounting operations.

Albuquerque's manufacturing employment has grown from 7,816 in 1960 to 28,700 in 1998, but its relative share of total employment has fallen slightly from 9.4 percent to 8.5 percent. However, nationally, manufacturing's relative share of total jobs has fallen much more dramatically from 31.0 percent in 1960 to 14.9 percent in 1998. Thus, Albuquerque's manufacturing sector is outperforming national manufacturing. High tech manufacturers such as Intel, Philips Semiconductor, Motorola (CTS Wireless), and Sumitomo have located in the Albuquerque MSA since the early 1980s.

The transportation and utilities 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 cutbacks at the Public Service Company of New Mexico.

Albuquerque's finance/insurance/real estate (FIRE) sector has also seen recent hard times due to the collapse of New Mexico's savings and loan industry in the 1980s and commercial bank consolidations in the 1990s. The government sector in Table 4.1 includes civilian federal, state, and local government workers. Since 1960, the government sector has decreased in relative importance

to the Albuquerque MSA economy. In 1960 government employment accounted for 21.8 percent of total jobs, while in 1998 government employment's share fell to 19.4 percent.

Sandia National Laboratories, a U.S. Department of Energy contractor operated by Lockheed Martin, is funded by federal government expenditures, but it is classified in the services sector in the data of Table 4.1. Thus, 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 also exclude active duty military from the government sector. In FY98 there were 6,627 active duty military at Kirtland AFB. Adding military employment obviously increases the importance of the federal government to the Albuquerque economy. Within the Kirtland AFB PIA 23 in 1998 there were 21,459 jobs (see Table 4.24) representing 6.6 percent of total study area employment.

PIA Employment Databases

Tables 4.2 through 4.26 present the employment data by sector for the years 1984, 1985, 1988, 1990, 1995, and 1998 for the 23 PIAs as well as the study area summary. These employment data are for the Albuquerque study area that includes most of Bernalillo County as well as Rio Rancho and Corrales in Sandoval County. These data are not directly comparable to the data in Table 4.1 or in Chart 4.1, which present employment data for the Albuquerque MSA.

Tables 4.2 and 4.3 present total employment for the PIA study area by sector. Table 4.2 includes PIA 23 (Kirtland AFB) only in 1988 and thereafter, and PIA 25 (Corrales) only in 1985 and thereafter. Thus, the study area totals for 1985, 1988, 1990, 1995, and 1998 in Table 4.2 are not comparable to 1984. Table 4.3 excludes PIA 23 (Kirtland AFB) and PIA 25 (Corrales) for all years so that this study area total in Table 4.3 is comparable across all years.

⁵ "Economic Impact of the New Mexico Health Care Industry", a report prepared for the New Mexico Hospital

TABLE 4.2

SUMMARY TABLE

Wage and Salary Employment for Study Area *
(Includes Kirtland AFB and Corrales)

	Number								Percent of Total				
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998	
Agriculture	821	870	1,267	1,424	1,797	1,340	0.4%	0.4%	0.5%	0.6%	0.6%	0.4%	
Construction	14,594	15,564	14,890	13,505	22,695	20,076	7.6%	7.9%	6.1%	5.4%	7.4%	6.2%	
Manufacturing	19,433	20,310	21,518	23,442	28,368	27,738	10.2%	10.3%	8.8%	9.3%	9.2%	8.5%	
Transportation & Utilities	12,110	11,882	12,746	13,002	14,111	13,343	6.3%	6.0%	5.2%	5.2%	4.6%	4.1%	
Wholesale	13,461	12,562	14,281	14,321	15,234	16,521	7.0%	6.4%	5.8%	5.7%	5.0%	5.1%	
Retail	37,454	39,306	46,148	45,770	56,867	65,281	19.6%	19.9%	18.8%	18.2%	18.5%	20.1%	
FIRE	12,216	13,222	15,194	14,171	16,191	16,316	6.4%	6.7%	6.2%	5.6%	5.3%	5.0%	
Services & Mis	45,337	46,360	65,088	70,622	94,847	102,462	23.7%	23.5%	26.6%	28.2%	30.9%	31.5%	
Government	35,791	37,531	53,861	54,570	56,693	61,831	18.7%	19.0%	22.0%	21.8%	18.5%	19.0%	
Total	191,217	197,607	244,993	250,827	306,803	324,908	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

* Note: 1988, 1990, 1995 and 1998 include Kirtland AFB and are therefore not comparable to 1984 and 1985 data.
1985, 1988, 1990, 1995 and 1998 data includes Village of Corrales and are therefore not comparable to 1984 data.

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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 *
(Excludes Kirtland AFB and Corrales)

	Number								Percent of Total				
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998	
Agriculture	821	746	1,144	1,415	1,790	1,325	0.4%	0.4%	0.5%	0.6%	0.6%	0.4%	
Construction	14,594	15,451	14,509	13,340	22,327	19,812	7.6%	7.8%	6.5%	5.8%	7.8%	6.5%	
Manufacturing	19,433	20,298	21,393	23,392	28,137	27,692	10.2%	10.3%	9.6%	10.2%	9.8%	9.2%	
Transportation & Utilities	12,110	11,877	12,169	12,705	14,046	13,308	6.3%	6.0%	5.5%	5.5%	4.9%	4.4%	
Wholesale	13,461	12,540	14,194	14,242	15,161	16,411	7.0%	6.4%	6.4%	6.2%	5.3%	5.4%	
Retail	37,454	39,197	45,946	45,581	56,519	64,897	19.6%	19.9%	20.7%	19.9%	19.8%	21.5%	
FIRE	12,216	13,221	14,973	14,054	16,012	16,216	6.4%	6.7%	6.7%	6.1%	5.6%	5.4%	
Services & Misc	45,337	46,313	56,495	61,820	85,781	93,974	23.7%	23.5%	25.4%	27.0%	30.0%	31.1%	
Government	35,791	37,472	41,496	42,701	45,890	48,903	18.7%	19.0%	18.7%	18.6%	16.1%	16.2%	
Total	191,217	197,115	222,319	229,250	285,663	302,538	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

* Note: Excludes Kirtland AFB because only 1988, 1990, 1995 and 1998 data were available. Excludes Village of Corrales because only 1985, 1988, 1990, 1995 and 1998 data were available. Excludes PIA 20 because only 1995 and 1998 data were available.

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity, 1995-2005, Employment - Population - Housing," Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	49	41	55	17	27	14	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%
Construction	1,202	1,240	1,553	1,342	1,599	1,389	3.4%	3.6%	4.2%	4.0%	4.3%	4.0%
Manufacturing	3,476	2,635	3,311	2,260	2,176	1,659	9.7%	7.6%	9.0%	6.7%	5.9%	4.7%
Transportation & Utilities	5,769	5,047	3,474	3,562	3,020	3,288	16.1%	14.6%	9.5%	10.6%	8.2%	9.4%
Wholesale	2,060	2,181	2,264	1,941	1,801	1,664	5.8%	6.3%	6.2%	5.8%	4.9%	4.8%
Retail	2,622	2,539	2,798	2,797	3,372	3,404	7.3%	7.4%	7.6%	8.3%	9.1%	9.7%
FIRE	3,125	3,523	3,458	3,045	3,787	2,636	8.7%	10.2%	9.4%	9.1%	10.3%	7.5%
Services & Misc	7,183	7,355	8,725	9,117	11,009	11,514	20.1%	21.3%	23.8%	27.2%	29.8%	32.9%
Government	10,277	9,980	11,043	9,446	10,092	9,420	28.7%	28.9%	30.1%	28.2%	27.4%	26.9%
Total	35,763	34,541	36,681	33,527	36,883	34,987	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number							Percent of Total						
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998		
Agriculture	149	143	291	315	558	230	1.4%	1.3%	2.4%	2.7%	3.9%	1.7%		
Construction	1,944	2,319	1,765	1,583	2,471	2,148	18.1%	20.8%	14.8%	13.4%	17.1%	15.6%		
Manufacturing	1,174	1,231	1,082	929	1,254	976	10.9%	11.1%	9.1%	7.8%	8.7%	7.1%		
Transportation & Utilities	304	306	339	331	586	600	2.8%	2.7%	2.8%	2.8%	4.1%	4.4%		
Wholesale	1,448	1,236	1,903	1,707	1,540	1,629	13.5%	11.1%	16.0%	14.4%	10.6%	11.8%		
Retail	2,482	2,691	2,581	2,469	3,106	3,096	23.1%	24.2%	21.7%	20.8%	21.5%	22.5%		
FIRE	150	150	280	239	262	201	1.4%	1.3%	2.4%	2.0%	1.8%	1.5%		
Services & Misc	1,343	1,313	1,971	2,478	2,766	3,117	12.5%	11.8%	16.6%	20.9%	19.1%	22.6%		
Government	1,742	1,747	1,695	1,799	1,926	1,766	16.2%	15.7%	14.2%	15.2%	13.3%	12.8%		
Total	10,736	11,136	11,907	11,850	14,469	13,762	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	121	104	198	286	376	312	0.7%	0.5%	0.7%	0.9%	0.9%	0.7%
Construction	2,972	2,447	2,549	2,763	4,669	4,344	17.3%	12.7%	9.2%	8.7%	10.6%	9.1%
Manufacturing	5,092	6,095	8,233	9,066	11,260	9,797	29.7%	31.7%	29.8%	28.5%	25.5%	20.5%
Transportation & Utilities	827	1,005	1,301	1,399	1,545	1,488	4.8%	5.2%	4.7%	4.4%	3.5%	3.1%
Wholesale	1,873	1,983	2,418	3,365	3,667	4,641	10.9%	10.3%	8.8%	10.6%	8.3%	9.7%
Retail	1,880	2,214	4,068	4,105	5,908	6,833	11.0%	11.5%	14.7%	12.9%	13.4%	14.3%
FIRE	758	744	1,372	1,279	1,598	2,371	4.4%	3.9%	5.0%	4.0%	3.6%	5.0%
Services & Misc	2,140	2,711	4,941	6,827	12,953	15,977	12.5%	14.1%	17.9%	21.5%	29.3%	33.4%
Government	1,480	1,941	2,538	2,731	2,221	2,103	8.6%	10.1%	9.2%	8.6%	5.0%	4.4%
Total	17,143	19,244	27,618	31,821	44,197	47,865	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	58	65	196	183	138	134	0.1%	0.2%	0.5%	0.5%	0.3%	0.3%
Construction	3,319	3,955	3,455	2,992	3,363	4,471	8.6%	10.2%	8.4%	7.4%	7.0%	8.5%
Manufacturing	1,552	1,581	1,457	1,647	1,879	1,602	4.0%	4.1%	3.5%	4.1%	3.9%	3.1%
Transportation & Utilities	2,376	2,606	3,470	3,258	3,746	2,947	6.1%	6.7%	8.4%	8.1%	7.8%	5.6%
Wholesale	4,236	3,796	4,576	4,132	4,740	4,462	10.9%	9.8%	11.1%	10.2%	9.8%	8.5%
Retail	12,841	12,399	11,867	11,410	13,521	13,860	33.2%	31.9%	28.8%	28.3%	28.0%	26.5%
FIRE	2,878	3,385	4,262	3,691	3,982	4,430	7.4%	8.7%	10.4%	9.1%	8.3%	8.5%
Services & Misc	9,365	8,875	9,677	10,821	14,616	17,863	24.2%	22.8%	23.5%	26.8%	30.3%	34.1%
Government	2,077	2,196	2,180	2,227	2,272	2,567	5.4%	5.7%	5.3%	5.5%	4.7%	4.9%
Total	38,702	38,858	41,140	40,361	48,257	52,336	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	60	48	27	54	87	101	0.1%	0.1%	0.0%	0.1%	0.1%	0.2%
Construction	1,303	1,496	1,062	1,039	1,132	972	2.6%	2.8%	2.0%	1.9%	1.8%	1.5%
Manufacturing	2,112	2,182	1,416	2,301	1,834	1,711	4.1%	4.1%	2.6%	4.2%	2.9%	2.7%
Transportation & Utilities	1,320	1,510	1,504	1,873	2,451	2,185	2.6%	2.8%	2.8%	3.4%	3.9%	3.4%
Wholesale	2,070	1,932	1,668	1,370	1,353	1,333	4.1%	3.6%	3.1%	2.5%	2.2%	2.1%
Retail	8,083	8,021	9,191	8,423	8,781	9,682	15.9%	15.1%	17.0%	15.2%	14.1%	15.1%
FIRE	3,295	3,182	2,541	2,374	2,063	2,492	6.5%	6.0%	4.7%	4.3%	3.3%	3.9%
Services & Misc	18,612	18,970	20,225	20,209	24,200	25,287	36.5%	35.8%	37.4%	36.5%	38.9%	39.4%
Government	14,070	15,660	16,505	17,773	20,293	20,432	27.6%	29.5%	30.5%	32.1%	32.6%	31.8%
Total	50,925	53,001	54,139	55,416	62,194	64,195	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	75	49	87	126	107	63	2.2%	1.2%	2.4%	2.5%	2.7%	1.0%
Construction	238	168	280	448	520	1,103	6.9%	4.0%	7.6%	8.8%	13.4%	18.2%
Manufacturing	2,046	2,414	1,728	2,527	1,811	1,805	59.6%	56.9%	46.8%	49.4%	46.5%	29.8%
Transportation & Utilities	86	82	389	228	369	226	2.5%	1.9%	10.5%	4.5%	9.5%	3.7%
Wholesale	609	606	429	663	608	517	17.7%	14.3%	11.6%	13.0%	15.6%	8.5%
Retail	264	636	198	172	197	474	7.7%	15.0%	5.4%	3.4%	5.1%	7.8%
FIRE	5	6	4	5	0	14	0.1%	0.1%	0.1%	0.1%	0.0%	0.2%
Services & Misc	58	56	91	460	107	204	1.7%	1.3%	2.5%	9.0%	2.7%	3.4%
Government	54	225	488	482	173	1,660	1.6%	5.3%	13.2%	9.4%	4.4%	27.4%
Total	3,435	4,242	3,694	5,111	3,892	6,066	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	7	8	10	15	3	2	0.2%	0.2%	0.3%	0.4%	0.1%	0.0%
Construction	630	688	468	262	373	277	17.1%	20.0%	13.2%	7.4%	9.5%	6.4%
Manufacturing	30	43	125	80	79	106	0.8%	1.2%	3.5%	2.3%	2.0%	2.4%
Transportation & Utilities	199	253	283	220	179	223	5.4%	7.3%	8.0%	6.2%	4.6%	5.1%
Wholesale	45	30	66	47	87	157	1.2%	0.9%	1.9%	1.3%	2.2%	3.6%
Retail	751	705	1,040	1,143	1,274	1,179	20.4%	20.4%	29.3%	32.4%	32.5%	27.2%
FIRE	45	38	101	71	113	179	1.2%	1.1%	2.8%	2.0%	2.9%	4.1%
Services & Misc	745	638	506	731	748	751	20.3%	18.5%	14.3%	20.7%	19.1%	17.3%
Government	1,226	1,045	946	961	1,059	1,465	33.3%	30.3%	26.7%	27.2%	27.0%	33.8%
Total	3,678	3,448	3,545	3,530	3,915	4,339	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	21	22	16	40	88	71	2.4%	2.7%	1.6%	3.4%	6.0%	7.2%
Construction	185	198	239	195	206	152	21.5%	23.9%	23.8%	16.6%	14.1%	15.5%
Manufacturing	13	5	11	12	15	7	1.5%	0.6%	1.1%	1.0%	1.0%	0.7%
Transportation & Utilities	50	49	55	71	58	73	5.8%	5.9%	5.5%	6.0%	4.0%	7.4%
Wholesale	17	9	28	28	7	11	2.0%	1.1%	2.8%	2.4%	0.5%	1.1%
Retail	221	213	258	257	306	213	25.6%	25.7%	25.7%	21.8%	20.9%	21.7%
FIRE	20	20	15	12	16	12	2.3%	2.4%	1.5%	1.0%	1.1%	1.2%
Services & Misc	29	26	67	127	333	187	3.4%	3.1%	6.7%	10.8%	22.8%	19.0%
Government	306	287	314	436	433	257	35.5%	34.6%	31.3%	37.0%	29.6%	26.2%
Total	862	829	1,003	1,178	1,462	983	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number							Percent of Total						
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998		
Agriculture	1	2	20	14	21	32	0.1%	0.2%	1.8%	1.0%	1.2%	1.4%		
Construction	231	297	258	284	640	703	22.3%	24.0%	23.8%	20.2%	35.2%	30.8%		
Manufacturing	105	166	50	111	81	62	10.1%	13.4%	4.6%	7.9%	4.5%	2.7%		
Transportation & Utilities	15	0	5	153	66	65	1.4%	0.0%	0.5%	10.9%	3.6%	2.8%		
Wholesale	42	34	63	75	108	120	4.1%	2.8%	5.8%	5.3%	5.9%	5.2%		
Retail	244	347	333	248	321	453	23.5%	28.1%	30.7%	17.6%	17.6%	19.8%		
FIRE	0	0	1	28	25	42	0.0%	0.0%	0.1%	2.0%	1.4%	1.8%		
Services & Misc	99	65	68	142	141	178	9.5%	5.3%	6.3%	10.1%	7.8%	7.8%		
Government	300	324	286	352	416	631	28.9%	26.2%	26.4%	25.0%	22.9%	27.6%		
Total	1,037	1,235	1,084	1,407	1,819	2,286	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	3	8	4	2	4	4	0.1%	0.2%	0.1%	0.0%	0.1%	0.1%
Construction	226	212	236	117	284	206	7.4%	6.3%	5.4%	2.9%	4.5%	3.2%
Manufacturing	859	814	800	842	995	959	28.0%	24.1%	18.3%	21.0%	15.7%	14.8%
Transportation & Utilities	419	442	514	622	533	982	13.6%	13.1%	11.8%	15.5%	8.4%	15.1%
Wholesale	126	26	40	155	181	618	4.1%	0.8%	0.9%	3.9%	2.9%	9.5%
Retail	627	972	1,416	890	1,194	1,461	20.4%	28.8%	32.4%	22.2%	18.8%	22.5%
FIRE	66	61	232	78	144	95	2.1%	1.8%	5.3%	1.9%	2.3%	1.5%
Services & Misc	161	210	368	390	2,225	1,327	5.2%	6.2%	8.4%	9.7%	35.1%	20.4%
Government	584	631	761	908	779	838	19.0%	18.7%	17.4%	22.7%	12.3%	12.9%
Total	3,071	3,376	4,371	4,004	6,339	6,490	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number							Percent of Total						
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998		
Agriculture	3	5	16	24	32	66	0.3%	0.6%	1.4%	1.2%	1.0%	2.0%		
Construction	41	50	81	119	615	153	4.1%	5.8%	7.0%	6.1%	18.5%	4.6%		
Manufacturing	24	31	0	5	13	35	2.4%	3.6%	0.0%	0.3%	0.4%	1.0%		
Transportation & Utilities	0	11	22	33	94	27	0.0%	1.3%	1.9%	1.7%	2.8%	0.8%		
Wholesale	6	5	21	36	26	54	0.6%	0.6%	1.8%	1.8%	0.8%	1.6%		
Retail	215	296	384	645	1,056	1,117	21.6%	34.3%	33.0%	33.0%	31.7%	33.3%		
FIRE	67	61	82	163	222	204	6.7%	7.1%	7.0%	8.3%	6.7%	6.1%		
Services & Misc	267	264	258	656	896	1,247	26.8%	30.6%	22.1%	33.6%	26.9%	37.2%		
Government	373	139	301	272	373	452	37.4%	16.1%	25.8%	13.9%	11.2%	13.5%		
Total	996	862	1,165	1,953	3,327	3,355	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number							Percent of Total						
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998		
Agriculture	38	0	0	55	11	7	3.0%	0.0%	0.0%	1.6%	0.2%	0.1%		
Construction	47	37	67	103	170	224	3.7%	2.3%	2.7%	3.0%	3.7%	3.0%		
Manufacturing	288	304	205	173	83	132	22.8%	19.1%	8.1%	5.1%	1.8%	1.7%		
Transportation & Utilities	12	18	26	29	45	47	1.0%	1.1%	1.0%	0.8%	1.0%	0.6%		
Wholesale	3	5	30	22	21	94	0.2%	0.3%	1.2%	0.6%	0.5%	1.2%		
Retail	383	547	976	1,553	2,377	4,907	30.3%	34.3%	38.6%	45.3%	51.9%	64.8%		
FIRE	21	30	129	191	219	458	1.7%	1.9%	5.1%	5.6%	4.8%	6.0%		
Services & Misc	183	177	842	1,051	1,288	1,235	14.5%	11.1%	33.3%	30.7%	28.1%	16.3%		
Government	287	476	251	248	364	475	22.7%	29.9%	9.9%	7.2%	8.0%	6.3%		
Total	1,262	1,594	2,526	3,425	4,578	7,578	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	86	106	19	63	89	70	3.3%	3.4%	0.4%	1.2%	0.9%	0.6%
Construction	401	537	526	291	388	657	15.2%	17.1%	10.9%	5.4%	4.0%	5.5%
Manufacturing	15	20	13	20	13	59	0.6%	0.6%	0.3%	0.4%	0.1%	0.5%
Transportation & Utilities	28	26	19	32	161	123	1.1%	0.8%	0.4%	0.6%	1.7%	1.0%
Wholesale	55	95	77	70	202	345	2.1%	3.0%	1.6%	1.3%	2.1%	2.9%
Retail	415	609	1,303	1,479	2,105	2,931	15.7%	19.4%	27.1%	27.5%	21.9%	24.8%
FIRE	198	198	210	431	772	622	7.5%	6.3%	4.4%	8.0%	8.0%	5.3%
Services & Misc	888	1,053	1,765	2,056	5,094	5,904	33.7%	33.5%	36.6%	38.2%	52.9%	49.9%
Government	551	498	884	944	805	1,125	20.9%	15.8%	18.4%	17.5%	8.4%	9.5%
Total	2,637	3,142	4,816	5,386	9,629	11,836	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number							Percent of Total						
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998		
Agriculture	125	133	173	118	129	122	0.9%	1.0%	1.0%	0.7%	0.6%	0.6%		
Construction	737	669	691	802	1,222	836	5.4%	4.9%	4.1%	4.7%	5.9%	4.4%		
Manufacturing	378	168	197	184	305	253	2.8%	1.2%	1.2%	1.1%	1.5%	1.3%		
Transportation & Utilities	111	165	394	367	365	311	0.8%	1.2%	2.3%	2.2%	1.8%	1.6%		
Wholesale	679	413	345	271	300	328	4.9%	3.0%	2.1%	1.6%	1.5%	1.7%		
Retail	5,048	5,486	6,118	6,279	7,483	7,331	36.8%	39.9%	36.5%	36.8%	36.2%	38.6%		
FIRE	1,294	1,357	1,761	1,860	2,111	1,687	9.4%	9.9%	10.5%	10.9%	10.2%	8.9%		
Services & Misc	3,283	3,446	4,949	4,427	6,229	5,506	23.9%	25.1%	29.5%	26.0%	30.2%	29.0%		
Government	2,065	1,900	2,141	2,740	2,515	2,615	15.1%	13.8%	12.8%	16.1%	12.2%	13.8%		
Total	13,720	13,737	16,769	17,048	20,659	18,990	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number							Percent of Total						
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998		
Agriculture	7	1	4	3	6	11	0.2%	0.0%	0.1%	0.1%	0.1%	0.1%		
Construction	795	863	687	530	1,098	1,105	17.5%	20.1%	12.7%	10.0%	14.6%	14.2%		
Manufacturing	1,260	1,160	1,048	1,021	1,046	975	27.7%	27.0%	19.4%	19.3%	13.9%	12.5%		
Transportation & Utilities	489	171	189	220	368	411	10.8%	4.0%	3.5%	4.2%	4.9%	5.3%		
Wholesale	174	160	212	263	272	206	3.8%	3.7%	3.9%	5.0%	3.6%	2.6%		
Retail	1,055	1,055	1,651	1,741	2,924	3,200	23.2%	24.5%	30.5%	32.9%	38.9%	41.0%		
FIRE	83	91	107	189	169	165	1.8%	2.1%	2.0%	3.6%	2.2%	2.1%		
Services & Misc	579	693	1,040	1,139	1,166	1,396	12.7%	16.1%	19.2%	21.5%	15.5%	17.9%		
Government	106	106	467	192	474	337	2.3%	2.5%	8.6%	3.6%	6.3%	4.3%		
Total	4,548	4,300	5,405	5,298	7,523	7,807	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing," Bureau of Business and Economic Research; City of Albuquerque; New Mexico Department of Labor, City of Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

Sources: 1977, 1984 and 1985, "Demographic Projections, 1987," City of Albuquerque; 1988, 1990 and 1995, 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	0	0	0	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%	0.0%	0.0%
Manufacturing	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Transportation & Utilities	0	0	0	10	21	0	0.0%	0.0%	0.0%	100.0%	91.3%	0.0%
Wholesale	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Retail	0	0	0	0	2	0	0.0%	0.0%	0.0%	0.0%	8.7%	0.0%
FIRE	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Services & Misc	0	0	0	0	0	2	0.0%	0.0%	0.0%	0.0%	0.0%	1.9%
Government	0	0	0	0	0	110	0.0%	0.0%	0.0%	0.0%	0.0%	98.1%
Total	0	0	0	10	23	112	0.0%	0.0%	0.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	0	0	0	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%	0.0%	0.0%
Manufacturing	0	0	0	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%	0.0%	0.0%
Wholesale	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Retail	0	0	54	23	10	0	0.0%	0.0%	73.0%	65.7%	11.4%	0.0%
FIRE	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Services & Misc	0	0	20	12	31	30	0.0%	0.0%	27.0%	34.3%	35.2%	34.9%
Government	0	0	0	0	47	56	0.0%	0.0%	0.0%	0.0%	53.4%	65.1%
Total	0	0	74	35	88	87	0.0%	0.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	3	3	0	2	2	2	0.9%	0.8%	0.0%	0.2%	0.2%	0.2%
Construction	60	40	77	69	197	173	18.7%	11.2%	12.7%	8.2%	22.6%	20.5%
Manufacturing	2	3	0	4	19	18	0.6%	0.8%	0.0%	0.5%	2.2%	2.2%
Transportation & Utilities	0	33	46	46	53	36	0.0%	9.2%	7.6%	5.5%	6.1%	4.3%
Wholesale	0	6	1	4	9	6	0.0%	1.7%	0.2%	0.5%	1.0%	0.7%
Retail	199	221	166	353	306	366	62.0%	61.7%	27.5%	42.1%	35.1%	43.2%
FIRE	22	11	29	43	53	16	6.9%	3.1%	4.8%	5.1%	6.1%	1.9%
Services & Misc	29	33	237	271	153	144	9.0%	9.2%	39.2%	32.3%	17.6%	17.0%
Government	6	8	48	46	79	86	1.9%	2.2%	7.9%	5.5%	9.1%	10.2%
Total	321	358	604	838	871	848	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	5	1	0	12	17	23	1.5%	0.3%	0.0%	2.6%	2.7%	3.6%
Construction	32	49	52	40	99	130	9.9%	13.7%	13.2%	8.6%	15.6%	20.3%
Manufacturing	159	162	135	101	108	57	49.2%	45.3%	34.4%	21.6%	17.1%	8.9%
Transportation & Utilities	55	69	0	59	37	12	17.0%	19.3%	0.0%	12.6%	5.8%	2.0%
Wholesale	5	14	0	5	2	11	1.5%	3.9%	0.0%	1.1%	0.3%	1.7%
Retail	9	14	29	27	41	47	2.8%	3.9%	7.4%	5.8%	6.5%	7.4%
FIRE	19	10	0	8	8	3	5.9%	2.8%	0.0%	1.7%	1.3%	0.5%
Services & Misc	19	10	59	46	94	126	5.9%	2.8%	15.0%	9.9%	14.8%	19.7%
Government	20	29	118	169	227	230	6.2%	8.1%	30.0%	36.2%	35.9%	35.9%
Total	323	358	393	467	633	640	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; 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 20, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction	0	0	0	0	2	0	0.0%	0.0%	0.0%	0.0%	8.7%	0.0%
Manufacturing	0	0	0	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%	0.0%	0.0%
Wholesale	0	0	0	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%	0.0%	0.0%
FIRE	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Services & Misc	0	0	0	0	2	0	0.0%	0.0%	0.0%	0.0%	8.7%	0.0%
Government	0	0	0	0	19	0	0.0%	0.0%	0.0%	0.0%	82.6%	0.0%
Total	0	0	0	0	23	0	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; New Mexico Department of Labor, City of
Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.24

Wage and Salary Employment for
PIA 23, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	NA	NA	0	0	0	0	NA	NA	0.0%	0.0%	0.0%	0.0%
Construction	NA	NA	246	120	219	81	NA	NA	1.1%	0.6%	1.1%	0.4%
Manufacturing	NA	NA	22	0	189	28	NA	NA	0.1%	0.0%	0.9%	0.1%
Transportation & Utilities	NA	NA	569	281	56	26	NA	NA	2.6%	1.3%	0.3%	0.1%
Wholesale	NA	NA	54	44	3	0	NA	NA	0.2%	0.2%	0.0%	0.0%
Retail	NA	NA	69	71	148	112	NA	NA	0.3%	0.3%	0.7%	0.5%
FIRE	NA	NA	216	111	114	86	NA	NA	1.0%	0.5%	0.6%	0.4%
Services & Misc.	NA	NA	8,573	8,746	8,926	8,313	NA	NA	38.9%	41.4%	43.9%	38.7%
Government--Civilian	NA	NA	6,234	6,084	4,620	6,185	NA	NA	28.3%	28.8%	22.7%	28.8%
TOTAL--Civilian	NA	NA	15,983	15,457	14,275	14,832	NA	NA	74.5%	72.0%	66.5%	69.1%
Government--Military	NA	NA	6,045	5,686	6,052	6,627	NA	NA	27.4%	26.9%	29.8%	30.9%
Total	NA	NA	22,028	21,143	20,327	21,459	NA	NA	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; New Mexico Department of Labor, City of
Albuquerque, Planning Division, Middle Rio Grande Council of Governments and KAFB Public Affairs Office.
NA -- Not Available.

TABLE 4.25

Wage and Salary Employment for
PIA 24, 1984, 1985, 1988, 1990, 1995 and 1998

	Number							Percent of Total						
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998		
Agriculture	10	7	28	86	95	63	0.5%	0.2%	0.5%	1.3%	0.6%	0.3%		
Construction	231	186	463	361	3,281	768	11.2%	6.5%	8.6%	5.5%	22.0%	4.3%		
Manufacturing	848	1,284	1,582	2,109	5,166	7,480	41.2%	45.0%	29.4%	32.0%	34.7%	41.6%		
Transportation & Utilities	50	84	138	192	349	263	2.4%	2.9%	2.6%	2.9%	2.3%	1.5%		
Wholesale	13	9	53	88	237	215	0.6%	0.3%	1.0%	1.3%	1.6%	1.2%		
Retail	115	232	1,515	1,567	2,235	4,342	5.6%	8.1%	28.1%	23.8%	15.0%	24.2%		
FIRE	170	354	389	347	468	590	8.3%	12.4%	7.2%	5.3%	3.1%	3.3%		
Services & Misc	354	418	686	860	1,732	1,979	17.2%	14.6%	12.7%	13.1%	11.6%	11.0%		
Government	267	280	530	975	1,342	2,277	13.0%	9.8%	9.8%	14.8%	9.0%	12.7%		
Total	2,058	2,854	5,384	6,585	14,905	17,977	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; New Mexico Department of Labor, City of
Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

TABLE 4.26

Wage and Salary Employment for
PIA 25, 1984, 1985, 1988, 1990, 1995 and 1998

	Number						Percent of Total					
	1984	1985	1988	1990	1995	1998	1984	1985	1988	1990	1995	1998
Agriculture	NA	124	123	9	7	15	NA	25.2%	19.0%	2.1%	0.9%	1.6%
Construction	NA	113	135	45	147	183	NA	23.0%	20.9%	10.4%	18.6%	20.1%
Manufacturing	NA	12	103	50	42	18	NA	2.4%	15.9%	11.5%	5.3%	2.0%
Transportation & Utilities	NA	5	8	16	9	8	NA	1.0%	1.2%	3.7%	1.1%	0.9%
Wholesale	NA	22	33	35	70	110	NA	4.5%	5.1%	8.1%	8.9%	12.0%
Retail	NA	109	133	118	200	272	NA	22.2%	20.6%	27.2%	25.3%	29.8%
FIRE	NA	1	5	6	65	14	NA	0.2%	0.8%	1.4%	8.2%	1.5%
Services & Misc	NA	47	20	56	138	175	NA	9.6%	3.1%	12.9%	17.5%	19.2%
Government	NA	59	86	99	112	116	NA	12.0%	13.3%	22.8%	14.2%	12.7%
Total	NA	492	646	434	790	911	NA	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: "1996 Urban Growth Projections for Albuquerque and Vicinity: 1995-2005, Employment - Population - Housing,"
Bureau of Business and Economic Research; City of Albuquerque; New Mexico Department of Labor, City of
Albuquerque, Planning Division and Middle Rio Grande Council of Governments.

Tables 4.4 through 4.26 contain the employment data by sector for each of the 23 PIAs.⁶ There are four major employment centers (PIAs 1, 3, 4 and 5) within the Albuquerque study area, accounting for 61.4 percent of total jobs. The largest concentration of jobs is in PIA 5 with 64,195 in 1998. PIA 5 encompasses the University of New Mexico south to Gibson SE and includes many health care facilities such as the VA Regional Medical Center, Lovelace Medical Center, University of New Mexico 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 in PIA 5 (See Table 4.8). The retail trade jobs in PIA 5 reflect the agglomeration of car dealerships along Lomas Boulevard NE between I-25 and Wyoming Street NE. Retail trade and services are responsible for this PIA's job growth in the last few years.

PIA 4 has the next largest number of jobs with 52,336 in 1998. PIA 4 spans the Uptown area. Retail trade has been the mainstay of this PIA reflecting the location of Coronado and Winrock shopping malls. Services account for the largest percentage of jobs in 1998, as the employment character of this PIA is diversifying (see Table 4.7). FIRE employment in PIA 4 fell after 1988 due to the failure of Albuquerque Federal and Sandia Federal savings and loans, which were headquartered there, but lately FIRE employment has reached its former level.

PIA 3 is located in the north San Mateo and I-25/Paseo del Norte area of the study area. PIA 3 has emerged as a primary employment center since the late 1970s. This PIA is the fastest growing major employment center with the addition of corporate support facilities such as America Online, Citicorp, and John Hancock Insurance. PIA 3 includes manufacturers such as Philips Semiconductor, CTS Wireless, Honeywell/Allied Signal, General Mills, and Sumitomo. About 35 percent of the study area's manufacturing base is located within PIA 3. However, cutbacks prompted by the Asian financial crisis at Motorola (now CTS Wireless) and Philips Semiconductor

Association by the UNM Business of Business and Economic Research, 1990.

reduced manufacturing employment in 1998. The Journal Center industrial park development contains many services businesses, including the Holiday Inn Pyramid, Sun Healthcare Systems, and a Lovelace Medical Center outpatient facility. Other hotels and new car dealerships are now concentrated in PIA 3; other health care facilities including Presbyterian North Side and St. Joseph's Northeast Heights Hospital are also located here. In 1984 there were 17,143 jobs located in PIA 3; by 1998 this had increased to 47,865, making PIA 3 the third largest employment center in the study area (see Table 4.6). Services have provided most of the recent employment gains since 1995 in PIA 3.

PIA 1 encompasses the traditional downtown area of the city of Albuquerque. With 34,987 jobs in 1998, it represents the fourth largest employment center in the study area. Jobs are concentrated in services, FIRE, and the government sector, reflecting the financial, legal, and government center role for PIA 1. City utility companies such as US West and PNM are also located in PIA 1, accounting for a large share of transportation and utilities employment in the study area. However, employment levels in transportation and utilities have been declining since 1985, as US West and PNM have experienced corporate downsizing. Government, manufacturing, and FIRE employment have also fallen since 1988. Employment has declined in FIRE because of recent bank mergers, in government because some federal agencies have left downtown, and in manufacturing because the Coca Cola bottling plant has relocated to the westside. Services and retail trade have been the only growing sectors since 1988. Employment levels in PIA 1 have remained relatively constant since 1984, as other areas within the study area have developed as major employment centers.

There are two other relatively significant employment centers in the study area--PIA 14 and PIA 23 (Kirtland AFB)--each with about 20,000 jobs in 1998. PIA 14 is located in the center of the

⁶ PIA 20 is included for the first time in the 1995 data. There is very little employment in this PIA, however.

traditional Northeast Heights area, and its jobs are concentrated in retail trade and services to serve this local population center. See Table 4.17. PIA 23 spans the boundaries of the military reservation south of the city of Albuquerque. In 1998 there were 21,459 jobs at Kirtland AFB, up 300 from 1990. This includes federal civilian workers, active duty military, and private contractors physically located at Kirtland AFB such as Sandia National Laboratories.

Kirtland AFB is a diversified military installation with no single military unit dominating the base in importance. Major military units assigned include the Air Force Research Laboratory, the Air Force Operations and Test Evaluation Center, the NCO Academy, a munitions storage facility, the New Mexico Air Guard, and a helicopter training unit. Employment levels in PIA 23 reflect the defense downsizing that has been occurring as a matter of national policy. Since 1990 the decline of federal civilian jobs have been offset by an increase in military personnel. The employment center role for PIA 23 has been declining since 1988, when it accounted for almost 9.0 percent of all jobs in the study area. In 1998, PIA 23 (Kirtland AFB) accounts for 6.6 percent of the total study area jobs.

The six PIAs described above--PIAs 1, 3, 4, 5, 14, and 23--together account for 73.8 percent of total study area jobs in 1998. What is perhaps most significant about this concentration of employment within the study area is the fact that all six of these PIAs lie east of the Rio Grande. Housing and population trends, discussed elsewhere in this report, indicate the movement of people and housing west and north of the Rio Grande within the study area.

There are emerging employment centers on the westside of the study area. PIA 24 (Rio Rancho) has 17,977 jobs in 1998, accounting for 5.53 percent of total study area employment. In 1990 PIA 24 employment was just 6,585. The rapid growth in jobs in Rio Rancho reflects the major expansion at Intel, new corporate support facilities, and the development of retail trade and services industries to serve the growing population of Rio Rancho. PIA 12 has only 7,578 jobs, but has

added 3,000 jobs since 1995 due to a major expansion in retail trade employment. The Cottonwood Mall and other retail power stores are located in PIA 12. Large increases in multi-family and single family housing have also led to a growing population base in PIA 12 that needs retail trade and services.

Other important employment centers in the Albuquerque study area are PIA 2 and PIA 13. PIA 2 spans the North Valley area of the study area and in 1998 included 13,762 jobs. Employment in PIA 2 is fairly diversified by sector. See Table 4.5. Job growth was fairly stagnant in PIA 2 between 1984 and 1990. However, between 1990 and 1998 almost 2,000 new jobs were added there. PIA 13 is the far Northeast Heights area of Albuquerque around La Cueva High School and includes North Albuquerque Acres, Sandia Heights, and the Albuquerque Academy's High Desert project. Continued new housing development in PIA has caused growth in retail trade and services. In 1998 there were 11,836 jobs in PIA 13, concentrated in services and retail trade. See Table 4.16.

PIA 6 in the South Valley gained 955 jobs between 1990 and 1998. Manufacturing's decline was due to downsizing at the GE Aircraft Engine facility, the major employer in this PIA. Government appears to have gained a substantial number of jobs between 1995 and 1998. However, this is not a real increase because the 377th Army Medical Group located here was previously omitted from the employment database. Total employment in PIA 6 rose to 6,066. Both PIA 10 and PIA 11 saw rapid job growth (but still a small base) between 1990 and 1998. PIA 10 contains the Atrisco Industrial Park and has 959 manufacturing jobs. Trade and services employment is expanding in PIA 10, as additional housing and people locate to this area. See Table 4.13. The same is true for PIA 11, which includes the Taylor Ranch area. Between 1990 and 1998 PIA 11 employment increased from 1,953 to 3,355. PIA 17 has seen job growth associated with the City of Albuquerque's Cerro Colorado landfill and Bernalillo County's new prison. See Table 4.14.

Employment Projection Methodology

Annual projections of employment by PIA by sector were developed for the 1999-2010 forecast period. The employment projection methodology followed a three-step procedure: (1) an Albuquerque total study area projection of total employment by sector⁷ was produced and used as a control total in each future year; (2) the study area total was allocated to the 23 individual PIAs based upon an assigned PIA share of the study area total employment; and (3) for each PIA the PIA total employment was then apportioned to sectors such as manufacturing, retail trade, and so on.

Regional economic analysis has demonstrated that forecast error in regional projections is correlated with the economic size of the area. The larger the regional economy, the smaller the forecast error. Thus, the methodology used here to project employment starts with a control total projection of the study area--the largest economic region of analysis. Not only will this strategy minimize forecast error but also it imposes an accounting constraint so that the sum of the individual PIA forecasts equals the study area control forecast.

In the Albuquerque study area some of the PIAs are very small economic regions. PIA 19 in the east mountain area, for example, contained only 640 jobs in 1998. See Table 4.22. The decision of a single large manufacturer or services business to locate a facility in PIA 19 could double the employment there overnight. But for the entire study area such a new plant might increase employment levels less than two-tenths of a percent. Economic forecast methods will never be able to anticipate such a large impact in PIA 19. Thus, an alternative methodology such as projecting each individual PIA employment would lead to greater overall forecast error.

Yet another alternative projection methodology would be to project study area employment levels for each sector, and then apportion the sector total to each PIA. However, this will lead to greater forecast error because of the small size of many of the economic sectors in the study area. In

1998 the transportation/communications/utilities sector (TCU) had just 13,343 persons employed within the study area; for wholesale trade, employment was only 16,521.

The above discussion is not meant to imply that there will be little forecast error in the PIA employment projections of this report. For small economic regions, the potential for forecast error will always be large. Rather this discussion implies that the projection methodology used here will minimize such potential error.

The PIA study area total employment projection for 1999-2010 began with a projection of the Albuquerque MSA⁸ employment. Study area employment represents 96.0 percent of Albuquerque MSA employment in 1998; consistent historical data are available for the MSA, but not for the PIA study area; and we could take advantage of the short-term employment forecast from the BBER's established econometric model of New Mexico and the Albuquerque MSA. Employment forecasts were developed for the Albuquerque MSA for the years 1999 through 2010. The annual rates of employment growth in the MSA forecast were then applied to the 1998 base level of PIA study area employment in order to forecast PIA study area total employment.

The Albuquerque MSA total nonagricultural employment projections for the years 1999 through 2005 were developed using the UNM Bureau of Business and Economic Research's established FOR-UNM state econometric model. This computer-based statistical model has been used by the BBER since 1979 to make short-term projections of the New Mexico and Albuquerque MSA economy. The FOR-UNM model is a typical state regional model⁹ of the employment/income type. Typical variables forecasted include employment by sector, personal income and the components of personal income, single family and multi-family housing activity, oil and gas production and exploration activity and the unemployment rate. The employment sectoral forecast

⁷ This study area total employment forecast was also used as input into the study area population projections as part of the basis for the migration assumptions.

⁸ The Albuquerque MSA includes Bernalillo, Sandoval, and Valencia counties.

of the FOR-UNM model was also used to guide the projection of the PIA study area employment by sector in the 1999-2005 time period.

The equation specifications within the FOR-UNM model allow both national and local economic conditions to impact the state and Albuquerque economic outlook. For example, national economic factors such as interest rates, inflation, and industrial activity influence the FOR-UNM model's projection of construction and manufacturing activity within New Mexico and Albuquerque. The FOR-UNM New Mexico economic forecast incorporates the October, 1999 U.S. economic outlook of the WEFA Group, a well-known national econometric forecasting service. On the other hand, local economic variables such as personal income and the unemployment rate influence the projection of retail trade and services in New Mexico and Albuquerque.

The FOR-UNM econometric model has been used as part of a New Mexico economic forecast service managed by the BBER since 1979. Four times a year the New Mexico short-term economic forecast is updated and quarterly meetings are held with subscribers to the forecast service to discuss the national and state economic outlook.¹⁰ Public and private sector subscribers rely upon the FOR-UNM state economic forecast in their business planning and revenue forecast.

The FOR-UNM econometric model projects civilian, nonagricultural employment for the Albuquerque MSA because it utilizes the establishment employment series of the New Mexico Department of Labor. Military and agricultural employment is not included in this variable so that these employment sectors had to be forecast separately.

After 2005, the projection of PIA total study area employment followed the growth pattern for

⁹ F. Gerard Adams, Carl G. Brooking and Normal J. Glickman, "On the Specification of a Regional Econometric Model: A Model of Mississippi," *Review of Economic and Statistics*, Volume LVII, No. 3, August, 1975.

¹⁰ Current FOR-UNM subscribers include U S West, First Security Bank in Albuquerque, Public Service Company of New Mexico, the cities of Albuquerque and Rio Rancho, and seven New Mexico state government agencies including the Legislative Finance Committee, Taxation and Revenue Department and the Department of Finance and Administration.

U.S. nonagricultural employment as projected by the WEFA Group.¹¹ Based upon an historical analysis of Albuquerque MSA employment growth and subjective judgment about the likely performance of the Albuquerque economy in the future, it was assumed that after 2005 Albuquerque MSA employment would grow at greater than the projected rate for U.S. nonagricultural employment. In the 1960-1998 time period Albuquerque's economy has outperformed the U.S. economy. U.S. employment grew 2.24 percent per year, while Albuquerque MSA employment growth averaged 3.58 percent per year. WEFA expects U.S. employment to grow 1.0 percent between 2005 and 2010.

After 2005, we have assumed that Albuquerque MSA employment will grow 1.5 percent per year to the year 2010, following its historical pattern of job growth at one and a half times the national rate of job growth. WEFA does expect a slowdown in U.S. employment growth after 2005. The principle reason for WEFA's employment growth slowdown is demographic. After 2005, the population of working age (age 25-65) slows, as the baby boom generation nears early retirement and as the economy feels the impact of lower fertility rates in the 1970s and 1980s.

To complete the study area total employment forecast, a separate projection was made for the agriculture and military. In each case a subjective method was used based upon historical trends and known economic factors. For example, we assumed that military employment in the study area will decline 5.0 percent per year between 1998 and 2001, reflecting continued privatization of military support jobs at Kirtland AFB. Between 1998 and 2001 military employment is expected to fall from 6,627 to 5,682. However, after 2001 military employment is expected to remain constant. We have assumed that Kirtland AFB will remain open during the forecast period, but will see no expansion of military jobs. Agriculture is a small sector in the Albuquerque study area, accounting for only 1,340 jobs in 1998. And this sector has no distinctive trend in the past. See Table 4.2. We

¹¹ U.S. Long-Term Economic Outlook, Trend/Moderate Growth Scenario, Third Quarter 1999, The WEFA Group,

have assumed a constant level of agricultural employment throughout the forecast period.

Once the Albuquerque PIA study area total employment forecast was established, it was allocated to the 23 individual PIAs based upon an assigned share of the study area total for each PIA. The share of study area total employment assigned to each PIA was based upon the following factors:

1. historical share in the 1977-1998 time period based upon the PIA employment data in Tables 4.2 through 4.25.
2. expected trends in employment by PIA, e.g., continued growth in the relatively new employment center in PIA 3, the Cottonwood Mall area as a growing employment center in PIA 12, the fact that retail trade and services jobs will follow recent population growth in PIA 9, and the slowdown in job growth in Rio Rancho due to downsizing at Intel and the closing of Fulcrum Direct.
3. vacant land data by PIA provided by the City of Albuquerque Planning Division. The information described available land within the study area by zone classification and revealed physical constraints to future commercial development.
4. the City of Albuquerque's and Bernalillo County's capital improvements plans, which provide information on the long-term provision of water, sewer and transportation services within the study area.
5. assumptions about renewed commercial development in the Uptown area (PIA 4) after 2000 due to the availability of prime developable land as well as a modest revival in retail trade and services in Downtown Albuquerque (PIA 1) related to current revitalization efforts.
6. area plans of the city of Albuquerque such as the West Side Plan.

The final step in the employment projection methodology involved allocation of each PIA's total employment forecast to the individual business sectors within the PIA. This allocation process was also controlled by study area total employment by sector. In most cases for each PIA the 1998 sector share of total PIA employment was used to estimate sector employment. However, across most large PIAs construction's share was reduced in the 2000-2002 time period due to an expected construction slowdown after seven years of strong construction activity, particularly in single family housing. Government's share of total employment is expected to fall throughout the forecast period,

while services' share increases. This is consistent with historical trends. The manufacturing sector's share of study area total employment also falls slightly in 1999 and 2000 due to recent downsizing at regional electronics manufacturers related to the Asian financial crisis of 1998.

Employment Projections-Study Area

Table 4.27 presents the PIA study area projection of total employment for the years, 1999-2010. Details are shown for three separate employment aggregates: nonagricultural civilian, military, and agriculture. The civilian nonagricultural employment projections are derived from the projections for the Albuquerque MSA, as discussed above. The annual employment growth rates for the Albuquerque MSA for the 1999-2010 time period were applied to the 1998 level of study area non-military, nonagricultural employment.

The Albuquerque economy boomed in the 1993-1995 time period, but has experienced more modest employment growth since 1996. See Charts 4.1 and 4.2. The boom of the mid-1990s was fueled by the construction and manufacturing expansion of Intel's Fab 11 plant in Rio Rancho, the migration of corporate support facilities such as call centers and back office accounting, and low interest rates, which sustained homebuilding. Many of these one-time economic factors ended at the end of 1995, leading to a slower pace of growth. Albuquerque job growth in the 1996-1998 time period hovered right around 2.0 percent, which was down from the 5.0 to 6.0 percent pace in the 1993-1995 period and below Albuquerque's long-term historical rate of 3.58 percent.

In 1998 the Albuquerque area economy was hit hard by the Asian financial crisis, leading to downsizing at high tech manufacturers such as Intel and Philips Semiconductor. Levi Strauss closed its textile plant, laying off about 500 workers, while Fulcrum Direct, a mail order clothing retailer, suffered a bankruptcy and closed its 900-worker facility in Rio Rancho. Horizon Healthcare, a nursing home operator headquartered in Albuquerque, merged with HealthSouth, which then

TABLE 4.27

PIA STUDY AREA EMPLOYMENT PROJECTIONS
1998 - 2010

YEAR	NONAG CIVILIAN EMPLOYMENT	MILITARY	AGRICULTURE	TOTAL PIA STUDY AREA	%Change
-----	-----	-----	-----	-----	-----
1998	316,941	6,627	1,340	324,908	
1999	320,110	6,296	1,340	327,746	0.9%
2000	326,193	5,981	1,340	333,513	1.8%
2001	334,347	5,682	1,340	341,369	2.4%
2002	341,703	5,682	1,340	348,725	2.2%
2003	348,879	5,682	1,340	355,901	2.1%
2004	355,856	5,682	1,340	362,878	2.0%
2005	363,329	5,682	1,340	370,351	2.1%
2006	368,779	5,682	1,340	375,801	1.5%
2007	374,311	5,682	1,340	381,333	1.5%
2008	379,926	5,682	1,340	386,947	1.5%
2009	385,624	5,682	1,340	392,646	1.5%
2010	391,409	5,682	1,340	398,431	1.5%

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

eliminated most of the local headquarters jobs. Sun Healthcare, another nursing home operator headquartered in Albuquerque, fell on hard times due to federal changes in Medicare reimbursements. Sun Healthcare postponed a planned expansion of up to 1,000 new jobs and also suffered layoffs.

Since 1998, Albuquerque has continued to attract additional corporate support facilities including additional calls center in Rio Rancho (Sprint PCS and Bank of America) and in Albuquerque (John Hancock, Client Logic). New manufacturers continued to locate here including two manufactured housing firms (Cavco in Valencia County and Karsten in Bernalillo County), Emcore West, Allied Signal, and Sennheiser Electronics. Wal-Mart also opened a new distribution center in Valencia County in late 1998. Finally, single family housing construction experienced strong years in 1998 and 1999, despite slow job growth in the region. The interest rate environment remained very favorable until the Summer of 1999, and local builders targeted entry-level, affordable housing. However, the expansion in single family housing came at the expense of rising vacancies in apartments and curtailed multi-family housing construction.

In 1999 Albuquerque MSA employment is expected to increase only 1.3 percent, reflecting the continued negative effects of the high tech manufacturers' downsizing and the other adverse economic events discussed above. In the 2000-2005 time period Albuquerque MSA employment growth is expected to rebound somewhat to the 2.0 to 2.5 percent per year rate. Job growth will still remain below the city's historical average, but will improve from the sluggish pace of 1999. While Albuquerque's economy has recently shown its sensitivity to adverse global economic conditions, Albuquerque has also demonstrated that it can compete in the new global economy. Albuquerque's business climate remains attractive for the location and expansion of the businesses of the future.

Albuquerque manufacturing employment should rebound in 2000 led by expansion of new manufacturers such as Emcore and Allied Signal. As the Asian economy improves, Albuquerque

should also see some expansion in existing high tech manufacturers such as Intel, Philips Semiconductor, and Sumitomo. Construction, particularly of single family housing, is expected to be weak in 2000 and 2001. The entry-level housing market appears to be overbuilt, and with rising vacancies apartment owners are responding competitively with lower rents and other concessions. Mortgage interest rates have also risen about 100 basis points since the Spring of 1999, squeezing out the marginal home buyer. Retail and low-end motels also are overbuilt in the Albuquerque area, leading to less new construction in those sectors. Public construction (the Big I road project, and the Bernalillo County's district and metropolitan court houses, district attorney offices, and new prison) will sustain construction activity within the region in 2000 and 2001 . See Table 4.28 for the study area employment projections by sector.

After 2005, Albuquerque MSA employment is expected to slow to the 1.5 percent pace. Demographic factors will act to constrain labor force and employment growth then, both nationally and in Albuquerque. There will be fewer new entrants to the work force due to the baby "bust" which began in the mid-1960s. Also, labor force participation rates of women and teenagers have almost reached a plateau so that natural increase will be the major source of labor force growth in the future. Employment growth in the study area between 2005 and 2010 is still expected to exceed national rates.

Employment Projections-Individual PIAs

Table 4.29 summarizes the projection of total employment by individual PIA for the 1999-2010 time period. These PIA employment projections represent the apportionment of the study area total (see Table 4.27) to the individual PIAs. Table 4.30 presents the same PIA total employment data with the annual percentage change calculated. Finally, Tables 4.31 through 4.53 contain the employment projections by sector for each individual PIA.

TABLE 4.28

PIA EMPLOYMENT PROJECTIONS, 1999 - 2010

TOTAL BY SECTOR

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	1,352	1,353	1,361	1,368	1,372	1,375	1,379	1,375	1,370	1,366	1,362	1,357
Construction	19,740	20,225	20,842	21,366	21,882	22,363	22,876	23,265	23,659	24,060	24,466	24,879
Manufacturing	26,643	27,089	27,980	28,755	29,520	30,245	30,312	30,786	31,376	31,975	32,584	33,202
TCU	14,289	14,517	14,835	15,133	15,423	15,690	15,977	16,176	16,379	16,584	16,793	17,006
Wholesale	16,699	17,057	17,524	17,970	18,409	18,832	19,284	19,632	19,986	20,347	20,714	21,088
Retail	65,627	66,918	68,630	70,302	71,947	73,463	75,084	76,299	77,534	78,791	80,069	81,368
FIRE	16,727	17,026	17,431	17,814	18,188	18,542	18,922	19,198	19,479	19,764	20,053	20,346
Services & Misc.	104,042	106,303	109,009	111,642	114,225	116,790	120,189	122,373	124,483	126,628	128,808	131,024
Government	62,627	63,026	63,758	64,376	64,934	65,578	66,329	66,698	67,066	67,432	67,797	68,161
Total	327,746	333,513	341,369	348,725	355,901	362,878	370,351	375,801	381,333	386,947	392,646	398,431

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

TABLE 4.29
 ALBUQUERQUE STUDY AREA
 EMPLOYMENT PROJECTIONS BY PIA
 1999 - 2010

PIA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1	35,397	35,619	36,049	36,407	36,729	37,014	37,331	37,430	37,523	37,611	37,694	37,771
2	13,765	14,091	14,508	14,908	15,304	15,694	16,110	16,441	16,779	17,122	17,473	17,830
3	48,179	49,693	51,547	53,355	55,165	56,972	58,886	60,504	62,157	63,846	65,572	67,335
4	52,767	53,696	54,960	56,145	57,300	58,423	59,627	60,504	61,395	62,298	63,216	64,147
5	64,935	65,485	66,396	67,262	68,070	68,635	69,263	69,486	69,700	69,906	70,103	70,291
6	6,227	6,337	6,486	6,626	6,762	6,895	7,037	7,140	7,245	7,352	7,460	7,570
7	4,375	4,452	4,557	4,655	4,751	4,844	4,944	5,017	5,091	5,166	5,242	5,319
8	983	1,001	1,024	1,046	1,068	1,089	1,111	1,127	1,144	1,161	1,178	1,195
9	2,688	2,902	3,141	3,383	3,630	3,883	4,148	4,397	4,652	4,914	5,183	5,459
10	6,850	6,970	7,135	7,288	7,438	7,584	7,740	7,854	7,970	8,087	8,206	8,327
11	3,671	3,769	3,892	4,010	4,128	4,246	4,370	4,472	4,576	4,682	4,790	4,901
12	7,866	8,171	8,534	8,892	9,253	9,616	9,999	10,335	10,677	11,028	11,387	11,754
13	12,127	12,507	12,972	13,426	13,880	14,334	14,814	15,220	15,635	16,058	16,491	16,933
14	19,009	19,177	19,458	19,703	19,930	20,140	20,369	20,481	20,592	20,702	20,810	20,918
15	7,866	8,171	8,534	8,892	9,253	9,616	9,999	10,335	10,677	11,028	11,387	11,754
16/21	113	113	116	119	121	123	126	128	130	132	133	135
17	88	167	171	174	178	181	185	188	191	193	196	199
18	855	870	891	910	929	947	967	981	995	1,010	1,025	1,040
19	655	667	683	697	712	726	741	752	763	774	785	797
20	-	-	102	129	157	185	215	244	275	306	338	371
23	21,303	21,011	20,824	20,575	20,286	20,321	20,369	20,293	20,211	20,121	20,025	19,922
24	17,108	17,710	18,434	19,145	19,859	20,375	21,332	21,984	22,651	23,333	24,030	24,743
25	918	934	956	976	997	1,016	1,037	1,052	1,068	1,083	1,099	1,116
TOTAL	327,746	333,513	341,369	348,725	355,901	362,878	370,351	375,801	381,333	386,947	392,646	398,431

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

TABLE 4.30
 ALBUQUERQUE STUDY AREA
 EMPLOYMENT PROJECTIONS BY PIA, ANNUAL PERCENT CHANGE
 1999 - 2010

PIA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1	1.2%	0.6%	1.2%	1.0%	0.9%	0.8%	0.9%	0.3%	0.2%	0.2%	0.2%	0.2%
2	0.0%	2.4%	3.0%	2.8%	2.7%	2.6%	2.6%	2.1%	2.1%	2.0%	2.0%	2.0%
3	0.7%	3.1%	3.7%	3.5%	3.4%	3.3%	3.4%	2.7%	2.7%	2.7%	2.7%	2.7%
4	0.8%	1.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
5	1.2%	0.8%	1.4%	1.3%	1.2%	0.8%	0.9%	0.3%	0.3%	0.3%	0.3%	0.3%
6	2.7%	1.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
7	0.8%	1.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
8	0.0%	1.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
9	17.6%	8.0%	8.2%	7.7%	7.3%	7.0%	6.8%	6.0%	5.8%	5.6%	5.5%	5.3%
10	5.5%	1.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
11	9.4%	2.7%	3.3%	3.1%	2.9%	2.8%	2.9%	2.3%	2.3%	2.3%	2.3%	2.3%
12	3.8%	3.9%	4.4%	4.2%	4.1%	3.9%	4.0%	3.4%	3.3%	3.3%	3.3%	3.2%
13	2.5%	3.1%	3.7%	3.5%	3.4%	3.3%	3.4%	2.7%	2.7%	2.7%	2.7%	2.7%
14	0.1%	0.9%	1.5%	1.3%	1.2%	1.1%	1.1%	0.5%	0.5%	0.5%	0.5%	0.5%
15	0.8%	3.9%	4.4%	4.2%	4.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
16/21	1.0%	0.3%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
17	1.0%	89.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
18	0.9%	1.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
19	2.4%	1.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
20	na	na	na	26.0%	21.4%	18.2%	16.1%	13.7%	12.4%	11.3%	10.5%	9.7%
23	-0.7%	-1.4%	-0.9%	-1.2%	-1.4%	0.2%	0.2%	-0.4%	-0.4%	-0.4%	-0.5%	-0.5%
24	-4.8%	3.5%	4.1%	3.9%	3.7%	3.6%	3.7%	3.1%	3.0%	3.0%	3.0%	3.0%
25	0.7%	1.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%
TOTAL	0.9%	1.8%	2.4%	2.2%	2.1%	2.0%	2.1%	1.5%	1.5%	1.5%	1.5%	1.5%

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

PIA 1, which includes the traditional downtown urban center of the city of Albuquerque, has historically been losing share of the total study area employment to other expanding employment centers such as PIA 3 and PIA 24. PIA 1 employment levels actually fell by about 2,000 between 1995 and 1998. Efforts to revitalize the downtown area are expected to slow these historical trends somewhat. Total employment in PIA 1 is expected to increase from 34,987 in 1998 to 37,771 in 2010. Office vacancies in PIA 1 provide opportunities for employment growth in the future without new commercial development. There has been new retail development in the Old Town area and more is expected in the core downtown area, as revitalization efforts proceed. A new federal courthouse opened in 1999, and Bernalillo County is presently building a new district court and district attorney offices downtown. A new metropolitan courthouse should be built in 2001. All of these latter projects should solidify PIA 1's role as a legal services center.

In contrast, PIA 3 has been rapidly gaining employment share since 1977 and is now the major manufacturing center for the study area and includes employers such as Honeywell, Allied Signal, Philips Semiconductor, General Mills, and Sumitomo. Major corporate support facilities are located in PIA 3 including America Online, Citibank, and John Hancock. PIA 3 is expected to continue to enlarge its share of study area employment throughout the forecast period. PIA 3 employment is projected to increase from 47,865 in 1998 to 67,335 in 2010. It will continue to be one of the fastest growing major employment centers in the study area. With the opening of the Montano Bridge as well as the existing Paseo del Norte and Alameda bridges, PIA 3 has excellent access to both the Northeast Heights of Albuquerque and the growing west side. A major new residential development in the 2000-2005 time period within PIA 3 will increase retail trade and services businesses.

PIA 4 includes the Uptown area with Coronado and Winrock shopping malls as well as a concentration of warehouse retailers on its western edge. Vacant, commercially zoned land in the Uptown area (old St. Pius High School and Monroe School sites) is expected to be developed after

2000. There is limited other available land in PIA 4 for future residential or commercial development, although there are redevelopment opportunities in the Uptown area. PIA 4 is expected to maintain its employment share throughout the forecast period, something it has been able to do since 1990. PIA 4 employment is projected to increase from 52,336 in 1998 to 64,147 in 2010.

PIA 5 includes the mature developed areas around the University of New Mexico stretching to Gibson SE and the Albuquerque International Sunport. It has the largest concentration of employment in the study area. There has been recent new development around the airport and the UNM South Campus, which is expected to continue. UNM's North Campus continues to expand and may eventually encroach on the north golf course site. And health services, a major employer in this PIA, should expand with the recent expansion of Presbyterian Healthcare. Because of limited developable land, PIA 5 has lost employment share since 1977 to other developing areas. PIA 5 is expected to continue to lose share in the future, but not at the same rate. PIA 5 employment is forecast to increase from 64,195 in 1998 to 70,291 in 2010.

PIA 23 (Kirtland AFB) employment will decline throughout the forecast period. It is the only major employment center that will see an absolute decrease in jobs. The end of the Cold War and the further need to streamline the military will result in continued attrition of employment at Sandia National Laboratories and the military organizations located in PIA 23. PIA 23 employment is projected to decrease from 21,459 in 1998 to 19,922 in 2010. Privatization of support functions by the military partially explains this decline, since private contractors are expected to require less headcount than the military to perform these functions.

PIA 12 saw a major increase in retail trade jobs between 1995 and 1998, when the Cottonwood Mall opened in the Fall of 1996. Other retail power centers as well as multi-family housing have followed. In the western regions of PIA 12 single family residential development has recently been

strong and will remain so for at least the next five years. PIA 12 is expected to be one of the fastest growing PIAs in the forecast period, as continued population growth will support further retail trade and services development. PIA 12 employment is expected to increase from 7,578 in 1998 to 11,754 in 2010.

PIAs 10 and 11, also on the city's west side with small employment bases, will see above-average job growth in this time period, as population growth becomes more concentrated on Albuquerque's west side. With population growth will come the demand for retail trade and services.

PIA 24 (Rio Rancho) experienced a setback to its employment base in 1999 with downsizing at Intel and the closing of Fulcrum Direct. Also, single family housing development slowed substantially in 1999, as Amrep, the largest and at times only builder there, got out of the home building business and will now do only land development. Rio Rancho should resume its role as a major job growth area in the future, since it contains much of the developable land in the central New Mexico region. Rio Rancho employment is projected to increase from 17,977 in 1998 to 24,743 in 2010. Rio Rancho has recently attracted additional corporate support facilities such as Sprint PCS (TCU sector) and Bank of America (FIRE sector). The development of Cottonwood Mall and other retail stores in nearby PIA 12 will dampen retail trade growth in Rio Rancho, however.

PIA 13 is expected to grow above average throughout the forecast period. This is the only area of the Northeast Heights where there is significant new residential development. Retail trade and services employment will continue to expand with population. PIA 14 is the mature area of the Northeast Heights with little available land for commercial development. Job growth in PIA 14 will be below average in the forecast period. PIA 9, the Southwest Mesa, has seen an explosion of entry-level housing in 1998 and 1999. Retail trade and services employment will follow the population.

PIA 15 will see employment increases in the 1999-2005 time period from the development of the Sandia Science and Technology Park. Emcore is this industrial park's first tenant.

By 2010, PIAs 1, 3, 4, and 5 will remain as the major employment centers within the study area. However, PIA 1 (downtown Albuquerque) will shrink in importance relative to PIAs 3, 4, and 5. PIA 23 (Kirtland AFB) will also become a less dominant employment center. PIA 23's share of total study area employment will fall from 6.6 percent in 1995 to 5.0 percent in 2010.

More employment will be located on the west side of the study area by 2010. Along the Coors Boulevard corridor stretching through PIAs 10, 11 and 12 to Rio Rancho, employment will increase from 35,400 in 1998 to 49,725 in 2010—a 40.5 percent increase. The west side's¹² share of total study area employment will increase from 10.9 percent in 1998 to 12.5 percent in 2010. However, the bulk of employment in the study area will still remain located east of the Rio Grande.

¹² PIAs 10, 11, 12 and 24.

TABLE 4.31

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 1

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	14	14	14	14	14	14	13	13	13	13	13	13
Construction	1,380	1,389	1,406	1,420	1,432	1,444	1,456	1,460	1,463	1,467	1,470	1,473
Manufacturing	1,664	1,666	1,677	1,686	1,692	1,697	1,703	1,699	1,694	1,690	1,685	1,680
TCU	3,274	3,272	3,288	3,297	3,303	3,306	3,311	3,296	3,281	3,266	3,250	3,234
Wholesale	1,699	1,710	1,730	1,748	1,763	1,777	1,792	1,797	1,801	1,805	1,809	1,813
Retail	3,433	3,495	3,578	3,655	3,729	3,802	3,878	3,933	3,988	4,044	4,099	4,155
FIRE	2,655	2,671	2,704	2,731	2,755	2,776	2,800	2,807	2,814	2,821	2,827	2,833
Services & Misc.	11,755	11,852	12,017	12,158	12,286	12,402	12,528	12,580	12,629	12,676	12,721	12,762
Government	9,522	9,551	9,635	9,700	9,754	9,798	9,851	9,845	9,838	9,830	9,820	9,808
Total	35,397	35,619	36,049	36,407	36,729	37,014	37,331	37,430	37,523	37,611	37,694	37,771

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

TABLE 4.32

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 2

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	230	230	231	231	232	232	233	232	231	230	229	228
Construction	2,147	2,198	2,263	2,302	2,340	2,376	2,414	2,439	2,464	2,490	2,515	2,541
Manufacturing	977	1,000	1,030	1,058	1,087	1,114	1,144	1,167	1,191	1,216	1,241	1,266
TCU	606	620	638	656	673	691	709	723	738	753	769	785
Wholesale	1,624	1,663	1,712	1,759	1,806	1,852	1,901	1,940	1,980	2,020	2,062	2,104
Retail	3,097	3,170	3,264	3,354	3,443	3,531	3,625	3,699	3,775	3,853	3,931	4,012
FIRE	206	211	218	224	230	235	242	247	252	257	262	267
Services & Misc.	3,115	3,200	3,307	3,433	3,559	3,686	3,821	3,936	4,054	4,175	4,298	4,424
Government	1,762	1,798	1,845	1,890	1,934	1,977	2,023	2,058	2,093	2,129	2,166	2,203
Total	13,765	14,091	14,508	14,908	15,304	15,694	16,110	16,441	16,779	17,122	17,473	17,830

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

TABLE 4.33

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 3

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	313	313	315	317	317	318	319	318	317	315	314	313
Construction	4,182	4,313	4,474	4,585	4,693	4,798	4,910	4,994	5,080	5,165	5,252	5,339
Manufacturing	10,021	10,260	10,564	10,853	11,138	11,418	11,714	11,947	12,183	12,421	12,663	12,907
TCU	1,494	1,540	1,598	1,654	1,710	1,766	1,825	1,876	1,927	1,979	2,033	2,087
Wholesale	4,673	4,820	5,000	5,175	5,351	5,526	5,712	5,869	6,029	6,193	6,360	6,531
Retail	6,890	7,106	7,371	7,630	7,889	8,147	8,421	8,652	8,888	9,130	9,377	9,629
FIRE	2,409	2,485	2,577	2,668	2,758	2,849	2,944	3,025	3,108	3,192	3,279	3,367
Services & Misc.	16,077	16,676	17,394	18,148	18,912	19,683	20,499	21,220	21,960	22,720	23,500	24,301
Government	2,120	2,180	2,254	2,325	2,396	2,467	2,542	2,603	2,666	2,729	2,794	2,860
Total	48,179	49,693	51,547	53,355	55,165	56,972	58,886	60,504	62,157	63,846	65,572	67,335

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

TABLE 4.34

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 4

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	132	132	133	133	134	134	135	134	134	134	133	133
Construction	4,327	4,403	4,507	4,604	4,699	4,791	4,889	4,961	5,034	5,108	5,184	5,260
Manufacturing	1,636	1,665	1,704	1,740	1,776	1,811	1,848	1,876	1,903	1,931	1,960	1,989
TCU	2,955	3,007	3,078	3,144	3,209	3,272	3,339	3,388	3,438	3,489	3,540	3,592
Wholesale	4,485	4,564	4,672	4,772	4,871	4,966	5,068	5,143	5,219	5,295	5,373	5,453
Retail	13,983	14,158	14,419	14,656	14,883	15,099	15,333	15,481	15,630	15,781	15,933	16,087
FIRE	4,485	4,564	4,672	4,772	4,871	4,966	5,068	5,143	5,219	5,295	5,373	5,453
Services & Misc.	18,178	18,580	19,101	19,597	20,086	20,567	21,080	21,479	21,886	22,299	22,719	23,147
Government	2,586	2,623	2,676	2,725	2,772	2,817	2,866	2,899	2,932	2,966	3,000	3,034
Total	52,767	53,696	54,960	56,145	57,300	58,423	59,627	60,504	61,395	62,298	63,216	64,147

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

TABLE 4.35

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 5

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	102	101	101	100	100	99	98	97	96	94	93	92
Construction	974	982	996	1,009	1,021	1,030	1,039	1,042	1,046	1,049	1,052	1,054
Manufacturing	1,753	1,768	1,793	1,816	1,838	1,853	1,870	1,876	1,882	1,887	1,893	1,898
TCU	2,208	2,226	2,257	2,287	2,314	2,334	2,355	2,363	2,370	2,377	2,384	2,390
Wholesale	1,364	1,375	1,394	1,413	1,429	1,441	1,455	1,459	1,464	1,468	1,472	1,476
Retail	9,805	9,888	10,026	10,157	10,279	10,364	10,459	10,492	10,525	10,556	10,586	10,614
FIRE	2,532	2,554	2,589	2,623	2,655	2,677	2,701	2,710	2,718	2,726	2,734	2,741
Services & Misc.	25,548	25,832	26,261	26,673	27,063	27,359	27,680	27,840	27,997	28,151	28,301	28,448
Government	20,649	20,758	20,979	21,185	21,370	21,479	21,606	21,606	21,604	21,598	21,590	21,578
Total	64,935	65,485	66,396	67,262	68,070	68,635	69,263	69,486	69,700	69,906	70,103	70,291

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

TABLE 4.36

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 6

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	62	62	63	63	63	63	64	63	63	63	63	63
Construction	1,133	1,153	1,180	1,206	1,231	1,255	1,281	1,300	1,319	1,338	1,358	1,378
Manufacturing	1,856	1,648	1,686	1,723	1,758	1,793	1,830	1,856	1,884	1,912	1,940	1,968
TCU	230	234	240	245	250	255	260	264	268	272	276	280
Wholesale	529	539	551	563	575	586	598	607	616	625	634	643
Retail	486	494	506	517	527	538	549	557	565	573	582	590
FIRE	12	13	13	13	14	14	14	14	14	15	15	15
Services & Misc.	212	463	481	498	515	532	550	566	581	597	613	630
Government	1,706	1,731	1,766	1,798	1,829	1,859	1,891	1,913	1,935	1,957	1,980	2,002
Total	6,227	6,337	6,486	6,626	6,762	6,895	7,037	7,140	7,245	7,352	7,460	7,570

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

TABLE 4.37

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 7

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	2	2	2	2	2	2	2	2	2	2	2	2
Construction	280	285	292	298	304	310	316	321	326	331	335	340
Manufacturing	105	107	109	112	114	116	119	120	122	124	126	128
TCU	223	227	232	237	242	247	252	256	260	263	267	271
Wholesale	158	160	164	168	171	174	178	181	183	186	189	191
Retail	1,190	1,211	1,240	1,266	1,292	1,318	1,345	1,365	1,385	1,405	1,426	1,447
FIRE	179	183	187	191	195	199	203	206	209	212	215	218
Services & Misc.	759	778	801	823	845	867	890	909	927	946	966	986
Government	1,479	1,500	1,531	1,558	1,585	1,611	1,639	1,658	1,677	1,696	1,716	1,736
Total	4,375	4,452	4,557	4,655	4,751	4,844	4,944	5,017	5,091	5,166	5,242	5,319

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

TABLE 4.38

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 8

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	71	71	71	72	72	72	72	72	72	72	72	71
Construction	152	155	159	162	165	169	172	175	177	180	183	185
Manufacturing	7	7	7	7	7	8	8	8	8	8	8	8
TCU	73	74	76	77	79	81	82	83	85	86	87	88
Wholesale	11	11	11	12	12	12	12	12	13	13	13	13
Retail	213	217	222	227	232	236	241	245	248	252	256	259
FIRE	12	12	12	13	13	13	13	14	14	14	14	14
Services & Misc.	187	192	199	205	211	218	224	230	235	241	247	253
Government	258	261	267	271	276	281	286	289	292	295	299	302
Total	983	1,001	1,024	1,046	1,068	1,089	1,111	1,127	1,144	1,161	1,178	1,195

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

TABLE 4.39

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 9

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	38	37	37	37	37	36	36	35	34	33	33	32
Construction	828	894	967	1,042	1,118	1,196	1,278	1,354	1,433	1,514	1,596	1,681
Manufacturing	73	78	85	91	98	105	112	119	126	133	140	147
TCU	75	81	88	95	102	109	116	123	130	138	145	153
Wholesale	140	151	163	176	189	202	216	229	242	256	270	284
Retail	532	575	622	670	719	769	821	871	921	973	1,026	1,081
FIRE	48	52	57	61	65	70	75	79	84	88	93	98
Services & Misc.	212	235	260	286	314	342	372	401	431	462	495	528
Government	742	798	861	925	989	1,055	1,123	1,187	1,252	1,318	1,385	1,454
Total	2,688	2,902	3,141	3,383	3,630	3,883	4,148	4,397	4,652	4,914	5,183	5,459

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

TABLE 4.40

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 10

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	4	4	4	4	4	4	4	4	4	4	4	4
Construction	219	223	228	233	238	243	248	251	255	259	263	266
Manufacturing	1,014	1,032	1,056	1,079	1,101	1,122	1,146	1,162	1,180	1,197	1,215	1,232
TCU	1,034	1,053	1,077	1,101	1,123	1,145	1,169	1,186	1,203	1,221	1,239	1,257
Wholesale	651	662	678	692	707	720	735	746	757	768	780	791
Retail	1,541	1,568	1,605	1,640	1,674	1,706	1,742	1,767	1,793	1,820	1,846	1,874
FIRE	103	105	107	109	112	114	116	118	120	121	123	125
Services & Misc.	1,400	1,428	1,464	1,499	1,533	1,566	1,601	1,628	1,656	1,683	1,711	1,740
Government	884	896	914	931	947	963	979	991	1,002	1,014	1,025	1,037
Total	6,850	6,970	7,135	7,288	7,438	7,584	7,740	7,854	7,970	8,087	8,206	8,327

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

TABLE 4.41

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 11

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	72	73	74	75	76	76	77	78	78	79	79	80
Construction	169	173	179	184	190	195	201	206	210	215	220	225
Manufacturing	37	38	39	40	41	42	44	45	46	47	48	49
TCU	29	30	31	32	33	34	35	36	37	37	38	39
Wholesale	59	60	62	64	66	68	70	72	73	75	77	78
Retail	1,222	1,255	1,296	1,335	1,375	1,414	1,455	1,489	1,524	1,559	1,595	1,632
FIRE	224	230	237	245	252	259	267	273	279	286	292	299
Services & Misc.	1,363	1,403	1,451	1,499	1,546	1,593	1,643	1,684	1,727	1,770	1,814	1,859
Government	496	507	522	536	550	564	579	590	602	614	626	639
Total	3,671	3,769	3,892	4,010	4,128	4,246	4,370	4,472	4,576	4,682	4,790	4,901

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

TABLE 4.42

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 12

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	7	7	7	8	8	8	8	8	8	9	9	9
Construction	236	245	256	267	278	288	300	310	320	331	342	353
Manufacturing	134	139	145	151	157	163	170	176	182	187	194	200
TCU	47	49	51	53	56	58	60	62	64	66	68	71
Wholesale	94	98	102	107	111	115	120	124	128	132	137	141
Retail	5,097	5,295	5,530	5,762	5,996	6,231	6,480	6,697	6,919	7,146	7,379	7,616
FIRE	472	490	512	534	555	577	600	620	641	662	683	705
Services & Misc.	1,283	1,334	1,396	1,456	1,517	1,579	1,644	1,701	1,760	1,820	1,881	1,944
Government	496	513	534	555	576	596	618	637	656	675	695	715
Total	7,866	8,171	8,534	8,892	9,253	9,616	9,999	10,335	10,677	11,028	11,387	11,754

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

TABLE 4.43

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 13

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	72	73	74	75	77	78	79	80	81	81	82	83
Construction	667	688	713	738	763	788	815	837	860	883	907	931
Manufacturing	61	63	65	67	69	72	74	76	78	80	82	85
TCU	121	125	130	134	139	143	148	152	156	161	165	169
Wholesale	352	363	376	389	403	416	430	441	453	466	478	491
Retail	3,007	3,102	3,217	3,330	3,442	3,555	3,674	3,775	3,877	3,982	4,090	4,199
FIRE	643	663	688	712	736	760	785	807	829	851	874	897
Services & Misc.	6,052	6,247	6,485	6,717	6,950	7,182	7,429	7,638	7,853	8,072	8,295	8,524
Government	1,152	1,184	1,224	1,263	1,302	1,340	1,381	1,414	1,448	1,482	1,517	1,553
Total	12,127	12,507	12,972	13,426	13,880	14,334	14,814	15,220	15,635	16,058	16,491	16,933

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

TABLE 4.44

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 14

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	122	121	120	120	119	118	118	116	115	114	112	111
Construction	760	767	778	788	797	806	815	819	824	828	832	837
Manufacturing	247	249	253	256	259	262	265	266	268	269	271	272
TCU	304	307	311	315	319	322	326	328	329	331	333	335
Wholesale	323	326	331	335	339	342	346	348	350	352	354	356
Retail	7,338	7,365	7,436	7,492	7,540	7,582	7,630	7,633	7,636	7,638	7,640	7,641
FIRE	1,692	1,707	1,732	1,754	1,774	1,792	1,813	1,823	1,833	1,842	1,852	1,862
Services & Misc.	5,600	5,697	5,829	5,950	6,068	6,180	6,300	6,384	6,468	6,551	6,635	6,718
Government	2,623	2,638	2,668	2,693	2,715	2,735	2,757	2,764	2,770	2,776	2,781	2,787
Total	19,009	19,177	19,458	19,703	19,930	20,140	20,369	20,481	20,592	20,702	20,810	20,918

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

TABLE 4.45

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 15

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	11	11	12	12	12	12	12	12	12	12	12	12
Construction	1,023	1,062	1,109	1,156	1,203	1,227	1,252	1,270	1,289	1,308	1,327	1,347
Manufacturing	983	1,083	1,195	1,245	1,295	1,321	1,348	1,368	1,388	1,408	1,429	1,450
TCU	417	433	452	471	490	500	510	518	525	533	541	549
Wholesale	205	212	222	231	241	245	250	254	258	262	265	269
Retail	3,225	3,309	3,414	3,557	3,701	3,774	3,852	3,908	3,966	4,024	4,084	4,144
FIRE	165	172	179	187	194	198	202	205	208	211	214	218
Services & Misc.	1,498	1,537	1,585	1,653	1,722	1,757	1,795	1,823	1,851	1,880	1,909	1,939
Government	340	352	366	380	394	401	408	412	417	422	427	432
Total	7,866	8,171	8,534	8,892	9,253	9,435	9,629	9,771	9,915	10,061	10,209	10,359

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

TABLE 4.46

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 16/21

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	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
Manufacturing	0	0	0	0	0	0	0	0	0	0	0	0
TCU	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
Retail	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
Services & Misc.	2	3	3	3	4	4	5	5	6	6	7	7
Government	111	111	113	115	117	119	121	122	124	125	127	128
Total	113	113	116	119	121	123	126	128	130	132	133	135

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

TABLE 4.47

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 17

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	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
Manufacturing	0	0	0	0	0	0	0	0	0	0	0	0
TCU	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
Retail	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
Services & Misc.	31	59	60	62	64	65	67	68	70	71	73	74
Government	57	108	110	112	114	116	118	120	121	122	124	125
Total	88	167	171	174	178	181	185	188	191	193	196	199

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

TABLE 4.48

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 18

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	2	2	2	2	2	2	2	2	2	2	2	2
Construction	175	178	182	186	189	193	197	200	203	206	209	212
Manufacturing	19	19	20	20	20	21	21	22	22	22	23	23
TCU	37	37	38	39	40	41	42	42	43	43	44	45
Wholesale	6	6	6	6	7	7	7	7	7	7	7	7
Retail	369	376	385	393	401	409	417	423	430	436	442	449
FIRE	16	17	17	17	18	18	18	19	19	19	19	20
Services & Misc.	145	148	152	155	159	162	166	169	172	175	178	180
Government	87	88	90	91	93	95	96	97	98	99	101	102
Total	855	870	891	910	929	947	967	981	995	1,010	1,025	1,040

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

TABLE 4.49

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 19

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	24	24	24	24	24	24	24	24	24	24	24	24
Construction	133	135	139	142	144	147	150	153	155	157	159	162
Manufacturing	58	59	61	62	63	65	66	67	68	69	70	71
TCU	13	13	14	14	14	15	15	15	15	15	16	16
Wholesale	11	11	12	12	12	12	13	13	13	13	13	14
Retail	49	49	51	52	53	54	55	56	56	57	58	59
FIRE	3	3	3	3	4	4	4	4	4	4	4	4
Services & Misc.	129	133	137	141	145	149	154	157	161	164	168	172
Government	235	239	244	248	252	256	261	264	267	270	273	276
Total	655	667	683	697	712	726	741	752	763	774	785	797

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

TABLE 4.50

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 20

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	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
Manufacturing	0	0	31	39	47	56	64	73	82	92	101	111
TCU	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
Retail	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
Services & Misc.	0	0	51	65	78	93	108	123	138	154	171	187
Government	0	0	20	26	31	37	42	48	54	60	66	72
Total	0	0	102	129	157	185	215	244	275	306	338	371

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

TABLE 4.51

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 23

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Construction	85	84	83	82	81	81	81	81	81	80	80	80
Manufacturing	28	27	27	27	26	26	26	26	26	26	26	26
TCU	28	27	27	27	26	26	26	26	26	26	26	26
Wholesale	0	0	0	0	0	0	0	0	0	0	0	0
Retail	111	109	108	107	105	106	106	106	105	105	104	104
FIRE	85	84	83	82	81	81	81	81	81	80	80	80
Services & Misc.	8,249	8,176	8,142	8,084	8,009	8,061	8,080	8,050	8,017	7,982	7,944	7,903
Government	12,718	12,504	12,352	12,166	11,957	11,939	11,967	11,922	11,874	11,821	11,765	11,704
Total	21,303	21,011	20,824	20,575	20,286	20,321	20,369	20,293	20,211	20,121	20,025	19,922

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

TABLE 4.52

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 24

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	60	61	62	64	65	66	67	68	69	70	71	72
Construction	684	708	737	766	794	823	853	879	906	933	961	990
Manufacturing	5,954	6,163	6,415	6,662	6,911	7,160	6,720	6,815	7,022	7,233	7,449	7,670
TCU	1,112	1,151	1,198	1,244	1,291	1,337	1,387	1,429	1,472	1,517	1,562	1,608
Wholesale	205	213	221	230	238	247	256	264	272	280	288	297
Retail	3,764	3,896	4,055	4,212	4,369	4,527	4,693	4,837	4,983	5,133	5,287	5,443
FIRE	770	797	830	862	894	926	960	989	1,019	1,050	1,081	1,113
Services & Misc.	2,070	2,152	2,250	2,347	2,444	2,543	3,352	3,575	3,695	3,818	3,944	4,074
Government	2,489	2,568	2,665	2,759	2,853	2,946	3,045	3,128	3,212	3,298	3,386	3,475
Total	17,108	17,710	18,434	19,145	19,859	20,575	21,332	21,984	22,651	23,333	24,030	24,743

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

TABLE 4.53

EMPLOYMENT PROJECTIONS, 1999 - 2010

PIA 25

Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Agriculture	15	15	15	15	15	15	15	15	15	15	15	15
Construction	184	188	192	196	200	204	208	212	215	218	221	224
Manufacturing	18	19	19	20	20	20	21	21	21	22	22	22
TCU	8	8	9	9	9	9	9	9	10	10	10	10
Wholesale	111	113	115	118	120	123	125	127	129	131	133	135
Retail	274	279	285	291	297	303	310	314	319	323	328	333
FIRE	14	14	14	15	15	15	16	16	16	16	16	17
Services & Misc.	176	180	185	190	194	199	203	207	211	215	218	222
Government	117	118	121	123	125	127	129	131	132	134	136	137
Total	918	934	956	976	997	1,016	1,037	1,052	1,068	1,083	1,099	1,116

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