

CHAPTER 5.0

PIA HOUSING

Introduction

This chapter contains historical data for the 1990 housing stock as well as recent residential permit activity in the Albuquerque PIA study area. The housing stock includes the number of single family, multi-family, and mobile homes from the 1990 Census of Population and Housing by planning information area (PIA) and for the total study area.¹ Single family and multi-family residential building permits are included for the years, 1980-1998, by PIA. The housing permit data have been obtained from a variety of sources including the City of Albuquerque, the City of Rio Rancho, the Village of Corrales, the Village of Los Ranchos de Albuquerque, New Mexico Construction Industries Division, and Bernalillo County. Southwest Land Research and the Middle Rio Grande Council of Governments compiled much of these data.

This chapter also contains 1999-2010 annual projections of residential building permits by PIA and for the total study area. Projections are provided both for single family and multi-family residential permits. The projection methodology used to forecast study area and PIA residential building permits is presented along with an interpretation of findings.

1990 Housing Stock

In 1990 there were 139,761 single-family houses, 58,479 multi-family units, and 14,272 mobile homes in the PIA study area. As of April 1990, the study area's total housing stock was 212,512 units. Table 5.1 contains the 1990 housing stock data by PIA for single family and multi-family units, while Table 5.2 contains an inventory of mobile homes in the study area by PIA for selected years including 1990.

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Table 5.1
ALBUQUERQUE STUDY AREA HOUSING STOCK, 1990
BY PIA

PIA	1990 Housing Stock			Percent of Units *		
	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total
1	6,769	4,184	10,953	4.8	7.2	5.5
2	12,124	1,728	13,852	8.7	3.0	7.0
3	6,619	6,454	13,073	4.7	11.0	6.6
4	9,684	5,961	15,645	6.9	10.2	7.9
5	17,664	18,425	36,089	12.6	31.5	18.2
6	653	25	678	0.5	0.0	0.3
7	7,005	926	7,931	5.0	1.6	4.0
8	3,232	42	3,274	2.3	0.1	1.7
9	4,517	148	4,665	3.2	0.3	2.4
10	4,524	1,434	5,958	3.2	2.5	3.0
11	5,900	754	6,654	4.2	1.3	3.4
12	2,656	992	3,648	1.9	1.7	1.8
13	13,044	4,261	17,305	9.3	7.3	8.7
14	23,172	9,033	32,205	16.6	15.4	16.2
15	3,340	2,891	6,231	2.4	4.9	3.1
16/21	30	0	30	0.0	0.0	0.0
17	0	0	0	0.0	0.0	0.0
18	2,306	38	2,344	1.6	0.1	1.2
19	1,488	4	1,492	1.1	0.0	0.8
23	2,244	128	2,372	1.6	0.2	1.2
24	11,266	972	12,238	8.1	1.7	6.2
25	1,524	79	1,603	1.1	0.1	0.8
Study Area	139,761	58,479	198,240	100.0	100.0	100.0

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

* Percent of units in the Study Area.

In 1990 the largest concentration of single family housing was in PIA 14, which is the traditional Northeast Heights area of the City of Albuquerque. PIA 14 had 23,172 single family units, representing 16.6 percent of the study area's single family housing stock. See Table 5.1. The next largest concentration of single family housing was PIA 5 with 17,664 units, representing 12.6 percent of the study area's single family housing stock. PIA 5 includes the neighborhoods south of I-40 and west of Wyoming around the University of New Mexico and stretching to the Southeast Heights along Gibson SE. Other significant concentrations of single family housing in 1990 are PIA 2 (12,124; 8.7 percent), PIA 13 (13,044; 9.3 percent), PIA 4 (9,684; 6.9 percent), and PIA 24 (11,266; 8.1 percent) in Rio Rancho.

In 1990 fully two-thirds of the study area's single family housing stock was located east of the Rio Grande. These eastside PIAs--1, 2, 3, 4, 5, 13, 14, 15, and 23--included 94,660 single family units out of a total of 138,761 in the study area. In contrast, 21.7 percent of the single family housing stock in 1990 was west of the Rio Grande including PIAs 9, 10, 11, 12, 24, and 25.

The multi-family housing stock in 1990 was concentrated in just four PIAs--PIAs 3, 4, 5, and 14. They included 39,873 multi-family housing units out of a total of 58,479 for the study area--68.2 percent. PIA 5 had the largest concentration of apartments by far, accounting for 18,425 units and 31.5 percent of the total study area. All four of these PIAs are located east of the Rio Grande. In contrast, in 1990 there were few multi-family units west of the Rio Grande. PIAs 9, 10, 11, 12, 24, and 25 had 4,379 multi-family units, representing just 7.5 percent of the study area total.

Mobile homes in 1990 were scattered about the study area, although the largest concentrations were in PIA 3 (north I-25 industrial corridor), PIA 15 (East Central area), PIA 9 (south of Central and west of Coors Blvd SW), and PIA 2 (North Valley area). In 1990 mobile homes represented 6.7 percent of total study area housing. See Table 5.2.

¹ Data for the 1980 housing stock by PIA were contained in Urban Growth Trends, 1980-1990, City of Albuquerque.

TABLE 5.2

Study Area Existing Mobile Homes Inventory
by PIA, 1980, 1985, 1988, 1990, 1995 and 1998

	1980	1985	1988	1990	1995	1998
PIA 1	227	217	205	239	260	275
PIA 2	1,330	1,513	1,343	1,638	1,669	1,763
PIA 3	2,133	2,200	3,123	2,866	2,918	3,082
PIA 4	363	369	484	432	389	411
PIA 5	718	625	679	649	642	678
PIA 6	219	216	81	363	400	422
PIA 7	466	610	488	971	971	1,025
PIA 8	499	519	243	679	712	752
PIA 9	708	842	1,152	1,718	2,334	2,465
PIA 10	70	95	82	173	203	214
PIA 11	141	76	83	76	13	14
PIA 12	9	12	0	7	8	8
PIA 13	7	16	8	22	12	13
PIA 14	17	0	1	14	20	21
PIA 15	1,990	2,548	2,913	2,679	2,742	2,896
PIA 16/21	1	0	5	8	1	1
PIA 17	0	0	23	2	0	0
PIA 18	292	385	353	488	606	640
PIA 19	263	342	360	717	703	742
PIA 23	0	0	0	2	12	13
PIA 24	84	91	92	184	221	329
PIA 25	na	na	na	345	334	307
TOTAL	9,537	10,676	11,718	14,272	15,170	16,071

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

Notes: na-not available

Housing Occupancy Rate

Table 5.3 contains data from the 1990 Census of Population and Housing for the housing occupancy rate for single family and multi-family housing type by PIA. For the study area the single family occupancy rate² was 95.4 percent, while for multi-family housing it was a lower 85.5 percent. The low occupancy rate for multi-family housing in 1990 reflected the aftermath of the over building of new apartments in the 1984-1986 time period.

The single family occupancy rate was highest in PIA 4 and PIA 14, both PIAs in the near and traditional Northeast Heights areas of Albuquerque. The single family occupancy rate was lowest in the east mountain area (PIA 19) and in downtown Albuquerque (PIA 1).

Residential Building Permits, 1980-1998

Tables 5.4 through 5.6 contain 1980-1998 data for annual residential building permits issued within the study area by PIA for both single family and multi-family units. These three tables provide a quick guide to where residential building has occurred within the study area for the last nineteen years. Tables 5.7 through 5.30 contain similar residential building permit data with a study area summary, Bernalillo County summary, and each PIA shown as an individual table. The tables for the individual PIAs include a “percent of total units” calculation which indicates the relative importance of that PIAs residential construction to the total study area for each year.

The pace of residential building has been cyclical throughout the 1980-1998 time period. See Chart 5.1 that plots residential building permits for the study area. In the early 1980s sky-high interest rates, two national recessions, and a slowdown in the study area’s local economy restrained

Planning Department, November, 1992, Chapter 5.

² The vacancy rate is 1.0 minus the occupancy rate.

housing construction to a very low level. Single family housing permits averaged about 1,800 in the 1980-82 time period, while multi-family housing permits averaged only 775.

TABLE 5.3
HOUSING OCCUPANCY RATE (%) BY TYPE BY PIA, 1990

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

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

With the decline in interest rates, with a cyclical economic recovery, and with accelerated depreciation provisions for investor-owned apartments in the 1981 federal tax law, housing

Chart 5.1

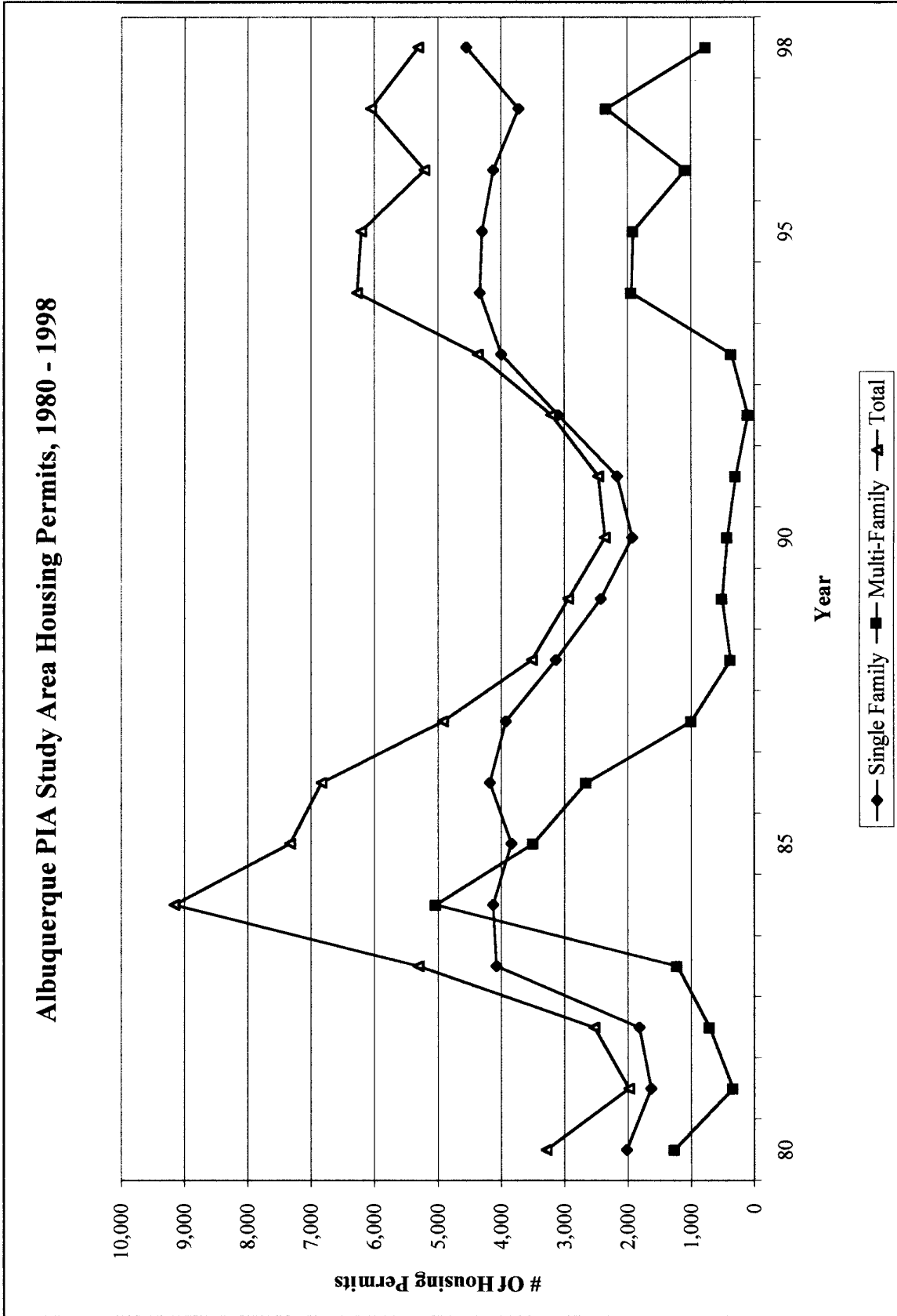


TABLE 5.4

STUDY AREA TOTAL RESIDENTIAL BUILDING PERMITS, BY PIA, 1980 - 1998

NUMBER OF TOTAL UNITS

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	TOTAL 1980-98
PIA 1	59	101	103	28	299	167	645	62	47	28	18	29	35	19	19	35	64	25	30	1,813
PIA 2	199	84	81	138	181	285	194	170	124	94	64	58	132	162	168	140	148	131	119	2,672
PIA 3	392	83	304	429	1,012	363	152	309	28	21	68	28	37	150	146	70	98	230	578	4,498
PIA 4	304	17	13	25	280	147	0	66	1	1	1	2	57	0	2	30	6	1	1	954
PIA 5	228	170	43	167	212	198	501	61	252	32	151	12	8	47	47	20	201	39	112	2,501
PIA 6	9	7	1	6	17	4	16	13	5	15	6	6	9	15	15	20	17	9	1	191
PIA 7	77	20	21	31	41	92	73	58	99	34	30	22	36	33	50	146	55	62	35	1,015
PIA 8	28	25	30	21	45	44	34	60	44	20	24	38	52	41	40	28	27	18	20	639
PIA 9	154	118	162	184	79	77	71	160	96	63	63	19	24	35	42	496	670	418	752	3,683
PIA 10	159	65	96	204	925	573	481	483	242	136	178	223	291	580	817	729	774	771	462	8,189
PIA 11	189	141	132	124	272	618	995	697	427	371	225	171	410	483	559	461	514	238	249	7,276
PIA 12	14	11	8	60	517	276	797	58	120	105	78	86	104	156	825	1,836	663	1,678	1,126	8,518
PIA 13	412	476	536	1,018	2,675	1,362	942	1,098	627	926	708	807	874	906	1,800	703	523	715	492	17,600
PIA 14	429	158	322	1,194	1,018	1,181	325	382	160	109	82	108	162	175	153	68	88	60	72	6,246
PIA 15	151	61	131	54	161	329	356	98	73	67	53	75	69	95	230	179	161	81	80	2,504
PIA 16/21	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	1	5
PIA 17	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
PIA 18	93	56	66	101	107	128	129	134	117	90	84	66	93	114	187	192	175	70	62	2,064
PIA 19	62	44	36	42	72	60	71	88	72	75	60	56	88	77	111	79	80	56	46	1,275
PIA 20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 24	317	320	415	1,463	1,179	1,359	1,016	870	929	704	419	600	655	1,075	883	865	839	1,371	993	16,272
PIA 25	12	25	32	15	68	75	38	56	52	49	50	59	68	202	186	111	104	84	79	1,365
OTHER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
TOTAL	3,288	1,982	2,532	5,304	9,160	7,338	6,836	4,923	3,515	2,942	2,364	2,465	3,204	4,366	6,280	6,208	5,209	6,057	5,310	89,283

Sources: 1980-1996 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-1991, City of Albuquerque, Kirtland AFB and Village of Corrales; 1992-1994, Middle Rio Grande Council of Governments; 1985-1994, City of Rio Rancho; 1995, UNM Bureau of Business and Economic Research, February, 1996. 1995-98 City of Albuquerque, Kirtland AFB, City of Rio Rancho, and Middle Rio Grande Council of Governments.

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

TABLE 5.5
STUDY AREA SINGLE FAMILY RESIDENTIAL BUILDING PERMITS, BY PIA, 1980 - 1998
NUMBER OF SINGLE FAMILY UNITS

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	TOTAL 1980-98
PIA 1	47	25	29	28	48	39	47	30	41	28	18	29	35	19	19	32	54	22	30	620
PIA 2	140	70	69	132	171	182	170	166	121	94	64	58	128	162	168	129	138	111	119	2,392
PIA 3	82	75	94	168	87	128	152	69	28	21	28	28	37	150	146	70	98	228	254	1,943
PIA 4	4	6	2	5	2	3	0	6	1	1	1	2	1	0	2	30	6	1	1	74
PIA 5	57	43	32	29	64	62	50	24	13	14	11	12	8	43	47	16	32	30	49	636
PIA 6	9	7	1	6	17	4	14	13	5	15	6	6	9	15	15	20	17	9	1	189
PIA 7	52	20	21	26	41	57	60	52	59	34	30	22	36	33	50	58	43	62	31	787
PIA 8	28	25	30	21	45	44	34	60	41	20	18	30	52	41	40	28	27	18	20	622
PIA 9	150	118	162	184	79	77	71	160	96	63	63	19	24	35	42	496	454	362	752	3,407
PIA 10	138	65	28	193	315	304	329	481	242	136	178	223	291	580	785	613	526	359	462	6,248
PIA 11	179	137	132	116	272	318	651	695	427	310	225	171	410	479	398	341	306	238	249	6,054
PIA 12	14	11	8	60	101	76	89	58	120	105	78	86	104	156	351	592	643	874	1,086	4,612
PIA 13	392	476	536	1,016	958	824	942	711	604	542	467	542	865	624	636	405	393	417	492	11,842
PIA 14	209	111	104	481	388	206	221	242	160	109	82	108	162	171	153	52	86	57	72	3,174
PIA 15	77	17	21	54	113	129	128	82	73	67	53	75	69	95	230	179	161	81	80	1,784
PIA 16/21	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	1	5
PIA 17	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
PIA 18	93	56	66	101	107	128	129	134	117	90	84	66	93	114	187	192	175	70	62	2,064
PIA 19	62	44	36	42	72	60	71	88	72	75	60	56	88	77	111	79	80	56	46	1,275
PIA 20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 24	275	307	415	1,403	1,179	1,127	986	800	863	656	416	574	620	1,003	772	859	775	645	664	14,339
PIA 25	12	25	32	15	68	75	38	56	52	49	50	59	68	202	186	111	104	84	79	1,365
OTHER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
TOTAL	2,020	1,638	1,818	4,080	4,127	3,843	4,182	3,927	3,135	2,431	1,934	2,166	3,100	4,000	4,338	4,302	4,120	3,724	4,550	63,435

Sources: 1980-1996 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-1991, City of Albuquerque, Kirtland AFB and Village of Corrales; 1992-1994, Middle Rio Grande Council of Governments; 1985-1994, City of Rio Rancho; 1995, UNM Bureau of Business and Economic Research, February, 1996. 1995-98 City of Albuquerque, Kirtland AFB, City of Rio Rancho, and Middle Rio Grande Council of Governments.

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

TABLE 5.6

STUDY AREA MULTI-FAMILY RESIDENTIAL BUILDING PERMITS, BY PIA, 1980 - 1998

NUMBER OF MULTI-FAMILY UNITS

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	TOTAL 1980-98
PIA 1	12	76	74	0	251	128	598	32	6	0	0	0	0	0	0	3	10	3	0	1,193
PIA 2	59	14	12	6	10	103	24	4	3	0	0	0	4	0	0	11	10	20	0	280
PIA 3	310	8	210	261	925	235	0	240	0	0	40	0	0	0	0	0	0	2	324	2,555
PIA 4	300	11	11	20	278	144	0	60	0	0	0	0	56	0	0	0	0	0	0	880
PIA 5	171	127	11	138	148	136	451	37	239	18	140	0	0	4	0	4	169	9	63	1,865
PIA 6	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
PIA 7	25	0	0	5	0	35	13	6	40	0	0	0	0	0	0	88	12	0	4	228
PIA 8	0	0	0	0	0	0	0	0	3	0	6	8	0	0	0	0	0	0	0	17
PIA 9	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	216	56	0	276
PIA 10	21	0	68	11	610	269	152	2	0	0	0	0	0	0	32	116	248	412	0	1,941
PIA 11	10	4	0	8	0	300	344	2	0	61	0	0	0	4	161	120	208	0	0	1,222
PIA 12	0	0	0	0	416	200	708	0	0	0	0	0	0	0	474	1,244	20	804	40	3,906
PIA 13	20	0	0	2	1,717	538	0	387	23	384	241	265	9	282	1,164	298	130	298	0	5,758
PIA 14	220	47	218	713	630	975	104	140	0	0	0	0	0	4	0	16	2	3	0	3,072
PIA 15	74	44	110	0	48	200	228	16	0	0	0	0	0	0	0	0	0	0	0	720
PIA 16/21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIA 24	42	13	0	60	0	232	30	70	66	48	3	26	35	72	111	6	64	726	329	1,933
PIA 25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1,268	344	714	1,224	5,033	3,495	2,654	996	380	511	430	299	104	366	1,942	1,906	1,089	2,333	760	25,848

Sources: 1980-1996 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-1991, City of Albuquerque, Kirtland AFB and Village of Corrales; 1992-1994, Middle Rio Grande Council of Governments; 1985-1994; City of Rio Rancho; 1995, UNM Bureau of Business and Economic Research, February, 1996. 1995-98 City of Albuquerque, Kirtland AFB, City of Rio Rancho, and Middle Rio Grande Council of Governments.

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

TABLE 5.7

Total Residential Building Permits, by Type and Year
Study Area

Year	Single Family	Multi- Family	Total
1980	2,020	1,268	3,288
1981	1,638	344	1,982
1982	1,818	714	2,532
1983	4,080	1,224	5,304
1984	4,127	5,033	9,160
1985	3,843	3,495	7,338
1986	4,182	2,654	6,836
1987	3,927	996	4,923
1988	3,135	380	3,515
1989	2,431	511	2,942
1990	1,934	430	2,364
1991	2,166	299	2,465
1992	3,100	104	3,204
1993	4,000	366	4,366
1994	4,338	1,942	6,280
1995	4,302	1,906	6,208
1996	4,120	1,089	5,209
1997	3,724	2,333	6,057
1998	4,550	760	5,310

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.8

Total Residential Building Permits, by Type and Year
Bernalillo County

Year	Single Family	Multi- Family	Total
1980	1,733	1,226	2,959
1981	1,306	331	1,637
1982	1,371	714	2,085
1983	2,662	1,164	3,826
1984	2,880	5,033	7,913
1985	2,641	3,263	5,904
1986	3,158	2,624	5,782
1987	3,071	926	3,997
1988	2,220	314	2,534
1989	1,726	463	2,189
1990	1,468	427	1,895
1991	1,533	273	1,806
1992	2,412	69	2,481
1993	2,795	294	3,089
1994	3,380	1,831	5,211
1995	3,332	1,900	5,232
1996	3,241	1,025	4,266
1997	2,995	1,607	4,602
1998	3,807	431	4,238

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.9

Total Residential Building Permits, by Type and Year
PIA 1

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	47	12	2.3	0.9
1981	25	76	1.5	22.1
1982	29	74	1.6	10.4
1983	28	0	0.7	0.0
1984	48	251	1.2	5.0
1985	39	128	1.0	3.7
1986	47	598	1.1	22.5
1987	30	32	0.8	3.2
1988	41	6	1.3	1.6
1989	28	0	1.2	0.0
1990	18	0	0.9	0.0
1991	29	0	1.3	0.0
1992	35	0	1.1	0.0
1993	19	0	0.5	0.0
1994	19	0	0.4	0.0
1995	32	3	0.7	0.2
1996	54	10	1.3	0.9
1997	22	3	0.6	0.1
1998	30	0	0.7	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.10

Total Residential Building Permits, by Type and Year
PIA 2

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	140	59	6.9	4.7
1981	70	14	4.3	4.1
1982	69	12	3.8	1.7
1983	132	6	3.2	0.5
1984	171	10	4.1	0.2
1985	182	103	4.7	2.9
1986	170	24	4.1	0.9
1987	166	4	4.2	0.4
1988	121	3	3.9	0.8
1989	94	0	3.9	0.0
1990	64	0	3.3	0.0
1991	58	0	2.7	0.0
1992	128	4	4.1	3.8
1993	162	0	4.1	0.0
1994	168	0	3.9	0.0
1995	129	11	3.0	0.6
1996	138	10	3.3	0.9
1997	111	20	3.0	0.9
1998	119	0	2.6	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.11

Total Residential Building Permits, by Type and Year
PIA 3

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	82	310	4.1	24.4
1981	75	8	4.6	2.3
1982	94	210	5.2	29.4
1983	168	261	4.1	21.3
1984	87	925	2.1	18.4
1985	128	235	3.3	6.7
1986	152	0	3.6	0.0
1987	69	240	1.8	24.1
1988	28	0	0.9	0.0
1989	21	0	0.9	0.0
1990	28	40	1.4	9.3
1991	28	0	1.3	0.0
1992	37	0	1.2	0.0
1993	150	0	3.8	0.0
1994	146	0	3.4	0.0
1995	70	0	1.6	0.0
1996	98	0	2.4	0.0
1997	228	2	6.1	0.1
1998	254	324	5.6	42.6

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.12

Total Residential Building Permits, by Type and Year
PIA 4

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	4	300	0.2	23.7
1981	6	11	0.4	3.2
1982	2	11	0.1	1.5
1983	5	20	0.1	1.6
1984	2	278	0.0	5.5
1985	3	144	0.1	4.1
1986	0	0	0.0	0.0
1987	6	60	0.2	6.0
1988	1	0	0.0	0.0
1989	1	0	0.0	0.0
1990	1	0	0.1	0.0
1991	2	0	0.1	0.0
1992	1	56	0.0	53.8
1993	0	0	0.0	0.0
1994	2	0	0.0	0.0
1995	30	0	0.7	0.0
1996	6	0	0.1	0.0
1997	1	0	0.0	0.0
1998	1	0	0.0	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.13

Total Residential Building Permits, by Type and Year
PIA 5

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	57	171	2.8	13.5
1981	43	127	2.6	36.9
1982	32	11	1.8	1.5
1983	29	138	0.7	11.3
1984	64	148	1.6	2.9
1985	62	136	1.6	3.9
1986	50	451	1.2	17.0
1987	24	37	0.6	3.7
1988	13	239	0.4	62.9
1989	14	18	0.6	3.5
1990	11	140	0.6	32.6
1991	12	0	0.6	0.0
1992	8	0	0.3	0.0
1993	43	4	1.1	1.1
1994	47	0	1.1	0.0
1995	16	4	0.4	0.2
1996	32	169	0.8	15.5
1997	30	9	0.8	0.4
1998	49	63	1.1	8.3

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.14

Total Residential Building Permits, by Type and Year
PIA 6

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	9	0	0.4	0.0
1981	7	0	0.4	0.0
1982	1	0	0.1	0.0
1983	6	0	0.1	0.0
1984	17	0	0.4	0.0
1985	4	0	0.1	0.0
1986	14	2	0.3	0.1
1987	13	0	0.3	0.0
1988	5	0	0.2	0.0
1989	15	0	0.6	0.0
1990	6	0	0.3	0.0
1991	6	0	0.3	0.0
1992	9	0	0.3	0.0
1993	15	0	0.4	0.0
1994	15	0	0.3	0.0
1995	20	0	0.5	0.0
1996	17	0	0.4	0.0
1997	9	0	0.2	0.0
1998	1	0	0.0	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.15

Total Residential Building Permits, by Type and Year
PIA 7

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	52	25	2.6	2.0
1981	20	0	1.2	0.0
1982	21	0	1.2	0.0
1983	26	5	0.6	0.4
1984	41	0	1.0	0.0
1985	57	35	1.5	1.0
1986	60	13	1.4	0.5
1987	52	6	1.3	0.6
1988	59	40	1.9	10.5
1989	34	0	1.4	0.0
1990	30	0	1.6	0.0
1991	22	0	1.0	0.0
1992	36	0	1.2	0.0
1993	33	0	0.8	0.0
1994	50	0	1.2	0.0
1995	58	88	1.3	4.6
1996	43	12	1.0	1.1
1997	62	0	1.7	0.0
1998	31	4	0.7	0.5

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.16

Total Residential Building Permits, by Type and Year
PIA 8

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	28	0	1.4	0.0
1981	25	0	1.5	0.0
1982	30	0	1.7	0.0
1983	21	0	0.5	0.0
1984	45	0	1.1	0.0
1985	44	0	1.1	0.0
1986	34	0	0.8	0.0
1987	60	0	1.5	0.0
1988	41	3	1.3	0.8
1989	20	0	0.8	0.0
1990	18	6	0.9	1.4
1991	30	8	1.4	2.7
1992	52	0	1.7	0.0
1993	41	0	1.0	0.0
1994	40	0	0.9	0.0
1995	28	0	0.7	0.0
1996	27	0	0.7	0.0
1997	18	0	0.5	0.0
1998	20	0	0.4	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.17

Total Residential Building Permits, by Type and Year
PIA 9

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	150	4	7.4	0.3
1981	118	0	7.2	0.0
1982	162	0	8.9	0.0
1983	184	0	4.5	0.0
1984	79	0	1.9	0.0
1985	77	0	2.0	0.0
1986	71	0	1.7	0.0
1987	160	0	4.1	0.0
1988	96	0	3.1	0.0
1989	63	0	2.6	0.0
1990	63	0	3.3	0.0
1991	19	0	0.9	0.0
1992	24	0	0.8	0.0
1993	35	0	0.9	0.0
1994	42	0	1.0	0.0
1995	496	0	11.5	0.0
1996	454	216	11.0	19.8
1997	362	56	9.7	2.4
1998	752	0	16.5	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.18

Total Residential Building Permits, by Type and Year
PIA 10

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	138	21	6.8	1.7
1981	65	0	4.0	0.0
1982	28	68	1.5	9.5
1983	193	11	4.7	0.9
1984	315	610	7.6	12.1
1985	304	269	7.9	7.7
1986	329	152	7.9	5.7
1987	481	2	12.2	0.2
1988	242	0	7.7	0.0
1989	136	0	5.6	0.0
1990	178	0	9.2	0.0
1991	223	0	10.3	0.0
1992	291	0	9.4	0.0
1993	580	0	14.5	0.0
1994	785	32	18.1	1.6
1995	613	116	14.2	6.1
1996	526	248	12.8	22.8
1997	359	412	9.6	17.7
1998	462	0	10.2	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.19

Total Residential Building Permits, by Type and Year
PIA 11

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	179	10	8.9	0.8
1981	137	4	8.4	1.2
1982	132	0	7.3	0.0
1983	116	8	2.8	0.7
1984	272	0	6.6	0.0
1985	318	300	8.3	8.6
1986	651	344	15.6	13.0
1987	695	2	17.7	0.2
1988	427	0	13.6	0.0
1989	310	61	12.8	11.9
1990	225	0	11.6	0.0
1991	171	0	7.9	0.0
1992	410	0	13.2	0.0
1993	479	4	12.0	1.1
1994	398	161	9.2	8.3
1995	341	120	7.9	6.3
1996	306	208	7.4	19.1
1997	238	0	6.4	0.0
1998	249	0	5.5	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.20

Total Residential Building Permits, by Type and Year
PIA 12

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	14	0	0.7	0.0
1981	11	0	0.7	0.0
1982	8	0	0.4	0.0
1983	60	0	1.5	0.0
1984	101	416	2.4	8.3
1985	76	200	2.0	5.7
1986	89	708	2.1	26.7
1987	58	0	1.5	0.0
1988	120	0	3.8	0.0
1989	105	0	4.3	0.0
1990	78	0	4.0	0.0
1991	86	0	4.0	0.0
1992	104	0	3.4	0.0
1993	156	0	3.9	0.0
1994	351	474	8.1	24.4
1995	592	1,244	13.8	65.3
1996	643	20	15.6	1.8
1997	874	804	23.5	34.5
1998	1086	40	23.9	5.3

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.21

Total Residential Building Permits, by Type and Year
PIA 13

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	392	20	19.4	1.6
1981	476	0	29.1	0.0
1982	536	0	29.5	0.0
1983	1,016	2	24.9	0.2
1984	958	1,717	23.2	34.1
1985	824	538	21.4	15.4
1986	942	0	22.5	0.0
1987	711	387	18.1	38.9
1988	604	23	19.3	6.1
1989	542	384	22.3	75.1
1990	467	241	24.1	56.0
1991	542	265	25.0	88.6
1992	865	9	27.9	8.7
1993	624	282	15.6	77.0
1994	636	1164	14.7	59.9
1995	405	298	9.4	15.6
1996	393	130	9.5	11.9
1997	417	298	11.2	12.8
1998	492	0	10.8	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.22

Total Residential Building Permits, by Type and Year
PIA 14

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	209	220	10.3	17.4
1981	111	47	6.8	13.7
1982	104	218	5.7	30.5
1983	481	713	11.8	58.3
1984	388	630	9.4	12.5
1985	206	975	5.4	27.9
1986	221	104	5.3	3.9
1987	242	140	6.2	14.1
1988	160	0	5.1	0.0
1989	109	0	4.5	0.0
1990	82	0	4.2	0.0
1991	108	0	5.0	0.0
1992	162	0	5.2	0.0
1993	171	4	4.3	1.1
1994	153	0	3.5	0.0
1995	52	16	1.2	0.8
1996	86	2	2.1	0.2
1997	57	3	1.5	0.1
1998	72	0	1.6	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.23

Total Residential Building Permits, by Type and Year
PIA 15

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	77	74	3.8	5.8
1981	17	44	1.0	12.8
1982	21	110	1.2	15.4
1983	54	0	1.3	0.0
1984	113	48	2.7	1.0
1985	129	200	3.4	5.7
1986	128	228	3.1	8.6
1987	82	16	2.1	1.6
1988	73	0	2.3	0.0
1989	67	0	2.8	0.0
1990	53	0	2.7	0.0
1991	75	0	3.5	0.0
1992	69	0	2.2	0.0
1993	95	0	2.4	0.0
1994	230	0	5.3	0.0
1995	179	0	4.2	0.0
1996	161	0	3.9	0.0
1997	81	0	2.2	0.0
1998	80	0	1.8	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.24

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

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	0	0	0.0	0.0
1981	0	0	0.0	0.0
1982	0	0	0.0	0.0
1983	0	0	0.0	0.0
1984	0	0	0.0	0.0
1985	0	0	0.0	0.0
1986	0	0	0.0	0.0
1987	0	0	0.0	0.0
1988	0	0	0.0	0.0
1989	2	0	0.1	0.0
1990	2	0	0.1	0.0
1991	0	0	0.0	0.0
1992	0	0	0.0	0.0
1993	0	0	0.0	0.0
1994	0	0	0.0	0.0
1995	0	0	0.0	0.0
1996	0	0	0.0	0.0
1997	0	0	0.0	0.0
1998	1	0	0.0	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.25

Total Residential Building Permits, by Type and Year
PIA 17

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	0	0	0.0	0.0
1981	0	0	0.0	0.0
1982	0	0	0.0	0.0
1983	0	0	0.0	0.0
1984	0	0	0.0	0.0
1985	0	0	0.0	0.0
1986	0	0	0.0	0.0
1987	0	0	0.0	0.0
1988	0	0	0.0	0.0
1989	0	0	0.0	0.0
1990	0	0	0.0	0.0
1991	0	0	0.0	0.0
1992	0	0	0.0	0.0
1993	1	0	0.0	0.0
1994	0	0	0.0	0.0
1995	0	0	0.0	0.0
1996	0	0	0.0	0.0
1997	0	0	0.0	0.0
1998	0	0	0.0	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.26

Total Residential Building Permits, by Type and Year
PIA 18

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	93	0	4.6	0.0
1981	56	0	3.4	0.0
1982	66	0	3.6	0.0
1983	101	0	2.5	0.0
1984	107	0	2.6	0.0
1985	128	0	3.3	0.0
1986	129	0	3.1	0.0
1987	134	0	3.4	0.0
1988	117	0	3.7	0.0
1989	90	0	3.7	0.0
1990	84	0	4.3	0.0
1991	66	0	3.0	0.0
1992	93	0	3.0	0.0
1993	114	0	2.9	0.0
1994	187	0	4.3	0.0
1995	192	0	4.5	0.0
1996	175	0	4.2	0.0
1997	70	0	1.9	0.0
1998	62	0	1.4	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.27

Total Residential Building Permits, by Type and Year
PIA 19

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	62	0	3.1	0.0
1981	44	0	2.7	0.0
1982	36	0	2.0	0.0
1983	42	0	1.0	0.0
1984	72	0	1.7	0.0
1985	60	0	1.6	0.0
1986	71	0	1.7	0.0
1987	88	0	2.2	0.0
1988	72	0	2.3	0.0
1989	75	0	3.1	0.0
1990	60	0	3.1	0.0
1991	56	0	2.6	0.0
1992	88	0	2.8	0.0
1993	77	0	1.9	0.0
1994	111	0	2.6	0.0
1995	79	0	1.8	0.0
1996	80	0	1.9	0.0
1997	56	0	1.5	0.0
1998	46	0	1.0	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.28

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

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	0	0	0.0	0.0
1981	0	0	0.0	0.0
1982	0	0	0.0	0.0
1983	0	0	0.0	0.0
1984	0	0	0.0	0.0
1985	0	0	0.0	0.0
1986	0	0	0.0	0.0
1987	0	0	0.0	0.0
1988	0	0	0.0	0.0
1989	0	0	0.0	0.0
1990	0	0	0.0	0.0
1991	0	0	0.0	0.0
1992	0	0	0.0	0.0
1993	0	0	0.0	0.0
1994	0	0	0.0	0.0
1995	0	0	0.0	0.0
1996	0	0	0.0	0.0
1997	0	0	0.0	0.0
1998	0	0	0.0	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.29

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

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	275	42	13.6	3.3
1981	307	13	18.7	3.8
1982	415	0	22.8	0.0
1983	1,403	60	34.4	4.9
1984	1,179	0	28.6	0.0
1985	1,127	232	29.3	6.6
1986	986	30	23.6	1.1
1987	800	70	20.4	7.0
1988	863	66	27.5	17.4
1989	656	48	27.0	9.4
1990	416	3	21.5	0.7
1991	574	26	26.5	8.7
1992	620	35	20.0	33.7
1993	1,003	72	25.1	19.7
1994	772	111	17.8	5.7
1995	859	6	20.0	0.3
1996	775	64	18.8	5.9
1997	645	726	17.3	31.1
1998	664	329	14.6	43.3

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

TABLE 5.30

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

Year	Number of Units		Percent of Units*	
	Single Family	Multi-Family	Single Family	Multi-Family
1980	12	0	0.6	0.0
1981	25	0	1.5	0.0
1982	32	0	1.8	0.0
1983	15	0	0.4	0.0
1984	68	0	1.6	0.0
1985	75	0	2.0	0.0
1986	38	0	0.9	0.0
1987	56	0	1.4	0.0
1988	52	0	1.7	0.0
1989	49	0	2.0	0.0
1990	50	0	2.6	0.0
1991	59	0	2.7	0.0
1992	68	0	2.2	0.0
1993	202	0	5.1	0.0
1994	186	0	4.3	0.0
1995	111	0	2.6	0.0
1996	104	0	2.5	0.0
1997	84	0	2.3	0.0
1998	79	0	1.7	0.0

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

Sources: 1980-86 housing permits, "Demographic Projections, 1987," City of Albuquerque; 1987-91 City of Albuquerque and Kirtland AFB; 1992-94, Middle Rio Grande Council of Governments; 1995-98, City of Albuquerque, Kirtland AFB, and Middle Rio Grande Council of Governments.

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

The pace of residential construction slowed markedly in 1987 and 1988, particularly in new apartment building. High vacancy rates due to over building and the repeal in 1987 of the accelerated depreciation tax law provisions led to a collapse in multi-family construction in 1987, which continued until 1994. In the 1988-1993 time period multi-family housing permits averaged only 348 per year in the study area, reaching a low of 104 units in 1992. In 1994 and 1995 there was a rebound in apartment construction within the study area, although multi-family residential construction did not reach the peak building rates of the 1984-1986 time period.

Between 1996 and 1998 an annual average of 1,394 new apartments were built, although there were only 760 new multi-family housing permits in 1998. Recently, apartment vacancy rates have increased from about 7-8 percent to 11-12 percent. The high apartment vacancy rate today does not reflect the overbuilding of new apartments, but rather heightened competition from homebuilders who have recently targeted the entry level, first time home buyer. High vacancy rates have led to rent concessions, resulting in a slowdown in new apartment construction.

Single family housing activity also slowed within the study area beginning in 1988 and continuing through 1991. In 1992 a single family housing recovery was evident within the study area, as interest rates fell dramatically and the region's economy was buoyed by the migration of high tech manufacturing and corporate support facilities. In 1994 and 1995 single family housing permits exceeded the previous peak reached in 1984 with a respective 4,338 and 4,241 single family permits.

This construction level continued during the 1996-1998 period with the building of 4,550 single-family units in 1998. The new single housing market has done well in the last few years

despite the slowdown in the Albuquerque area's job growth. A strategic focus by Albuquerque homebuilders on entry level, affordable housing has been responsible for the strong showing of the single family housing market recently. However, much of this single family housing construction has come at the expense of the multi-family housing market.

PIA Residential Building Permits, 1980-1998

In the 1980-1998 time period there have been significant changes in the location of new residential building within the study area. In the early 1980s single family housing construction was primarily concentrated in three PIAs--PIA 13 (far Northeast Heights), PIA 14 (traditional Northeast Heights), and PIA 24 (Rio Rancho). Today, in PIA 13 there is still significant single family home building, followed by some activity in PIAs 2, 3, 14, and 15 on the city's eastside.

Single family home building has become increasingly concentrated on the city's westside. In 1998 PIAs 9, 10, 11, 12, and 24 accounted for two-thirds of all single-family residential permits in the study area. PIA 9 (southwest mesa area) in 1998 was the second major location of single family housing construction with 752 permits. Low cost land and entry-level affordable housing are the attractions in PIA 9. PIA 12 (Paradise Hills/Cottonwood Mall area) saw the most single family home building in the last two years, with 1,086 permits in 1998. This PIA has developable land served by utilities and is within the westside's growing employment center. The recent strong increase in PIA 12 housing construction represents development of the Ventana Ranch property as well as entry-level affordable housing around Cottonwood Mall.

On the eastside the recent increase in single family housing in PIA 3 in 1997 and 1998 reflects the assembled parcels within the North Albuquerque Acres development, which has been annexed by the City of Albuquerque. Continued single family housing development in PIA 13 is due to the High Desert project. Furthermore, PIA 18 and PIA 19 in the east mountains have shown a slower

pace of single family housing development in 1997 and 1998 that is attributed to water availability issues and long commutes to employment centers in Albuquerque (particularly in winter months). In addition, competing development of entry-level affordable housing in PIA 9 and PIA 12 have impacted the east mountains.

There have also been significant location changes in new apartment construction within the study area since 1980. Whereas most multi-family residential building took place east of the Rio Grande throughout most of the 1980-1995 time period, the westside has been gaining lately as the center for new apartments. In 1996 and 1997 most new apartments were built on the westside (PIAs 9,10, 11, and 12). Only PIA 3 and PIA 24 have seen significant multi-family permit activity in 1998.

Thus, by 1998 new housing construction--both single family and multi-family--had become increasingly concentrated west of the Rio Grande within the study area. This is a trend that is expected to continue due to land availability and land affordability issues.

Residential Permit Projections Methodology

This chapter also includes annual projections of single family and multi-family housing permits for the total PIA study area and by individual PIA for the 1999-2010 time period. The housing projection methodology followed a two-step procedure: (1) a total study area housing permit projection was developed as a control total for each future year and (2) the study area housing projection was apportioned to the 23 individual PIAs based upon its assigned PIA share of the study area total.

The projection methodology for the total study area took a broader regional perspective because of the growing importance of Valencia County in the region's housing market. Valencia County is not one of the individual PIAs in the defined Albuquerque study area of this report. However, in the

1993-1998 time period there were 3,125 single family housing permits issued in Valencia County (an average of 521 per year),³ accounting for 11.1 percent of all single family housing permits issued in the metro region, defined as the Albuquerque PIA study area plus Valencia County. Furthermore, much of the new additions to the housing stock in Valencia County are mobile homes. Between 1980 and 1998 there were 4,978 residential permits issued in Valencia County, while the number of mobile homes increased by 6,342. Thus, 56.0 percent of this county's new housing in the 1980-1998 time period was mobile homes.

Because of the availability of low cost land and its closeness and easy access to the employment centers in the Albuquerque PIA study area, Valencia County is expected to continue to develop as a residential suburban area south of the Albuquerque study area. It should be noted that the pace of housing development in Valencia in 1998 and 1999 has slowed, primarily due to the increased competition in the entry-level housing market from housing developments in PIA 9 and PIA 12. Nevertheless, the housing projection here for the PIA study area has accounted for likely growth in Valencia County in the 1999-2010 time period.

The PIA study area housing projection methodology started with an analysis of 1980-1998 annual historical data for single family and multi-family housing permits in the metro region, defined as Bernalillo and Valencia counties as well as Rio Rancho and Corrales in southern Sandoval County.⁴ Data from the U.S. Bureau of the Census was used as a consistent data source for housing permits. In the 1980-1998 time period there were 94,454 residential housing unit permits issued in the metro region.

Based upon the Middle Rio Grande Council of Governments data, between 1980 and 1998 there was a total increase of 10,459 mobile home units in the metro region. Thus, the total addition

³ Valencia County includes the fast growing communities of Los Lunas and Bosque Farms. Data on Valencia County single family housing permits was obtained from the Middle Rio Grande Council of Governments.

⁴ The metro region definition represents the Albuquerque study area plus Valencia County.

to the metro region's housing stock in this time period was 104,913 (94,454 housing unit permits plus 10,459 mobile home units).

Then the population growth trends for the metro region for the 1980-1999 time period were examined. Note that, because of assumed lags in actual construction and occupancy and the issuance of a building permit, 1980-1998 housing permits were assumed to be correlated with 1980-1999 population. Between 1980 and 1999 population in the metro region increased by 212,832. This population increase divided by additions to the housing stock equals 2.0287 persons per new housing unit. Household size has been declining historical within the U.S. and the metro region. Based upon historical trends in average household size within the metro region, a decay factor was developed to estimate average persons per new housing unit in the 1999-2010 projection period, which was 1.9678 persons per new housing unit.

A population forecast for the metro region was developed for the 1999-2010 time, indicating an increase of 117,706 persons. Dividing by 1.9678 yields projected total new housing units necessary to house this new population of 59,816 in the 1999-2009 time period⁵ for the metro region.

Future housing for Valencia County then had to be separately evaluated in order to go from the metro region to the Albuquerque PIA study area. In the 1980-1998 time period population growth in Valencia County was a total increase of 36,128. Housing permits numbered 4,978, while new mobile homes units increased 6,342 in the relevant time period. For Valencia County the total addition to the housing stock was 11,320, which yields a 3.19 persons per new housing unit (36,128 divided by 11,320).

It was assumed that in the 1999-2009 time period 35.0 percent of new housing in Valencia County will be mobile homes. The population increase expected between 1999 and 2009 in Valencia County is 22,921. Based upon the historical rate of decline in average household size, it

⁵ Note the one year lag, too, between projected population and projected housing.

was assumed that in the future the average persons per new housing unit would be 2.975 for Valencia County.

Dividing 22,921 (projected population increase) by 2.975 yields 7,704 new housing units projected for Valencia County between 1999 and 2009. Assuming 65.0 percent are permitted, 5,008 residential permits will be issued in Valencia County in the 1999-2009 time period, or 501 per year on average. This is only somewhat lower than the actual units permitted in the last six years.

To get to the Albuquerque PIA study area housing permit forecast, the 59,816 residential permits projected for the metro region were adjusted for the 5,008 residential permits projected for Valencia County. Subtracting 5,008 from 59,816 yields 54,808 residential permits as the preliminary projection for the PIA study area between 1999 and 2009.

One further adjustment to the PIA study area residential permits projection was made to account for the current above-average vacancy rates in both single family and multi-family housing in the PIA study area. Data from the Apartment Association of New Mexico indicates that the current vacancy rate for apartments in the Albuquerque region is around 11.0 percent, which is well above what is considered a more normal or equilibrium vacancy rate. And listings of single family homes for sale by the Albuquerque Board of Realtors multiple list service in 1999 was approximately 5,000 per month compared to 3,500 per month in 1996. This increase in homes for sale represents about 1.0 percent of the existing single family housing stock in the Albuquerque region.

Existing high vacancy rates for both single family and multi-family housing means that future demand for housing in the study area can be met by existing vacant housing units. We assumed that the current single family housing vacancy rate is 1.0 percent above the norm, while the current multi-family housing vacancy rate is 4.0 percent above the norm. Based upon current estimates of the single family and multi-family housing stock, this represents 1,236 vacant single family houses

and 2,708 multi-family housing units. These latter amounts were subtracted from the preliminary PIA study area projection of 54,808 needed housing units in the 1999-2010 time period, yielding a total housing demand of 50,864 over the forecast period. This is then 4,983 housing units per year in the 1999-2009 time period.⁶

The next step in the housing projection methodology involved splitting the total PIA residential permit forecast between single family and multi-family housing units. Between 1980 and 1998 multi-family residential permits represented 29.0 percent of total housing permits in the study area. If you exclude the tax code-induced peak years of 1984-1986, multi-family residential permits represented 22.2 percent of study area housing permits. In the projections here it was assumed that multi-family residential permits will be 21.6 percent of total study area permits in the future; the other 78.4 percent will be single family. This assumption considered both the historical market share of multi-family housing, the current high vacancy rates for apartments, and the strategic shift among Albuquerque homebuilders toward the entry-level, affordable home, which competes head-on with the apartment market. Thus, on average in the 1999-2009 time period multi-family residential permits will be 1,000 per year, while single family residential permits will be 3,625 per year.⁷

The final step in the study area housing projection methodology was to apportion the housing projection year-by-year. Actual 1999 residential permit data were available from various data sources through the end of the third quarter of 1999. The latter data were used to estimate both single family and multi-family housing permits for the year 1999. A strong cyclical downturn was incorporated in the 2000-2001 time period, with a modest rebound expected thereafter. The

⁶ The projection for 2010 was simply set to the average annual housing permit level for the 1999-2009 period.

⁷ Increases in the mobile home stock in the PIA study area were assumed to be zero for the forecast period. Recent data from the Middle Rio Grande Council of Governments do indicate a small increase for the last three years in the stock of mobile homes in the PIA study area. See Table 5.2. Mobile homes do depreciate, and the land on which mobile homes sit becomes more valuable as the region grows and expands. This provides incentives to redevelop mobile home sites for

overriding constraints were that the new housing unit total for the study area over the 1999-2009 time period did not exceed 50,864 and 21.6 percent would be multi-family units and 78.4 percent would be single family units. The forecast for the year 2010 was set equal to the annual average for the 1999-2009 time period, as discussed above.

A strong cyclical housing downturn in the 2000-2001 time period seems reasonable for the study area. The analysis above suggests the need, on average, for 3,625 single family and 1,000 multi-family residential permits per year. In 1999, based upon nine months actual data, 4,687 single family houses were permitted. In the 1994-1998 time period study area single family residential permits averaged about 4,200 units in each year. Thus, single family home building in the last five years has been well above the equilibrium level based upon population trends. Rising vacancy rates for single family homes are apparent. Mortgage interest rates have also risen significantly since the Spring of 1999, which will squeeze out the marginal home buyer.

Some of the recent single family homebuilding has come at the expense of the apartment market, where apartment vacancy rates have risen sharply. Multi-family housing permits were only 760 in 1998 and an estimated 600 in 1999, based upon data for the first nine months. Apartment construction is already below its equilibrium level due to current high vacancy rates. The study area single family residential market appears to be at a cyclical peak and should fall back to near long term equilibrium levels, as defined by population demand. Multi-family housing activity, on the other hand, is now below equilibrium levels and should rise back to long term equilibrium levels, once vacancy rates begin to fall.

Once the study area housing projections were established as a control total for the years, 1999-2010, a share was allocated to each of the 23 individual PIAs. The share apportioned to each PIA was in the end a judgment call, but was based upon the following information:

other uses. Also, the recent increase in entry-level, affordable home building competes directly with mobile homes.

1. historical PIA share in the 1980-1998 time period. See Tables 5.9 through 5.30.
2. recent trends in single family and multi-family housing construction in each PIA, including actual permits issued through the first nine months of 1999 by PIA.
3. interviews with all the major housing developers in the study area concerning their plans for home building with the study area.
4. interviews with major land holders in the study area including Amrep and the State Land Office.
5. vacant developable land by PIA which is zoned for residential use.
6. the City of Albuquerque's and Bernalillo County's capital improvement plans, which provide information on the long term provision of water, sewer, and transportation services to developing areas within the study area.
7. interviews with officials from the City of Rio Rancho concerning redevelopment projects in Rio Rancho.
8. adopted land use plans of the City of Albuquerque.

Research Findings-Study Area

Table 5.31 presents the study area projections of total, single family, and multi-family housing permits for the years, 1999-2010. These data are also plotted in Charts 5.2 and 5.3. In 1999 single family housing permits are expected to be 4,687, up slightly from 4,550 in 1998. Single family residential permits are then expected to fall to 3,741 in 2000 and fall further to 3,180 in 2001, before a cyclical recovery begins in 2002 back to the equilibrium level of 3,625. While a decline from 4,687 to 3,180 single family housing permits over the course of two years may seem severe, the level of single family residential building is still expected to remain well above the recession levels of the 1989-1991 time period, when study area single family residential permits fell to as low as 1,934. See Table 5.5 and Chart 5.2.

The multi-family housing sector, which began to turn down in 1998, weakened further in 1999 with only 600 multi-family units permitted in the PIA study area. This is consistent with current

Thus, the assumption of no change in the mobile home stock in the 1999-2010 time period seems reasonable.

TABLE 5.31

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA STUDY AREA

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	4,687	600	5,287	244,703
2000	3,741	860	4,601	249,003
2001	3,180	1,060	4,240	253,243
2002	3,350	1,060	4,410	257,653
2003	3,530	1,060	4,590	261,847
2004	3,540	1,060	4,600	266,447
2005	3,549	1,060	4,609	271,056
2006	3,559	1,060	4,619	275,675
2007	3,569	1,060	4,629	280,304
2008	3,578	1,060	4,638	284,942
2009	3,588	1,060	4,648	289,590
2010	3,625	1,000	4,625	293,991

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

* Excludes Mobile Homes.

Chart 5.2

**PIA STUDY AREA SINGLE FAMILY HOUSING PERMITS
1985 - 2010**

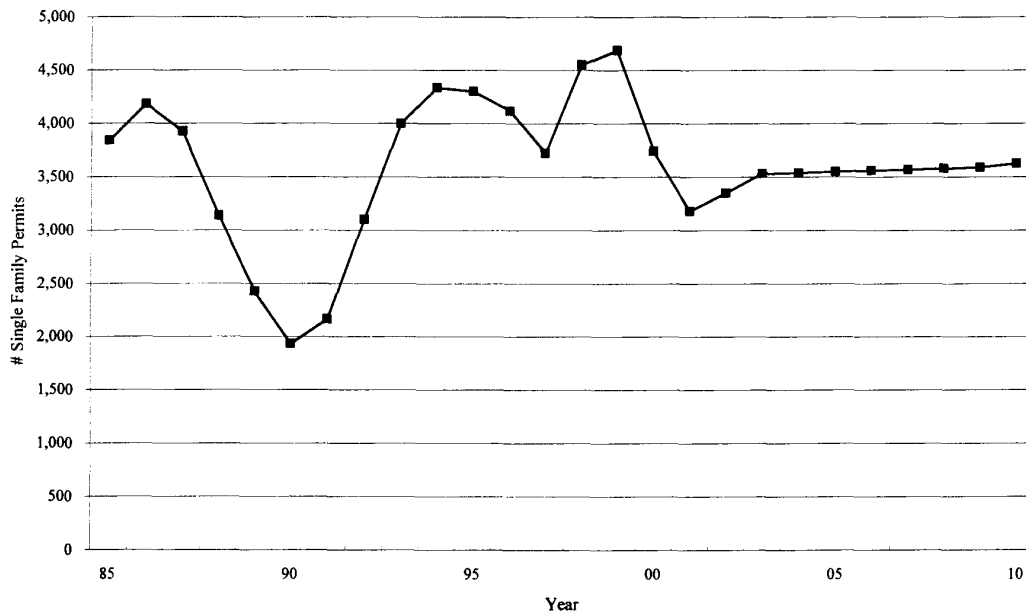
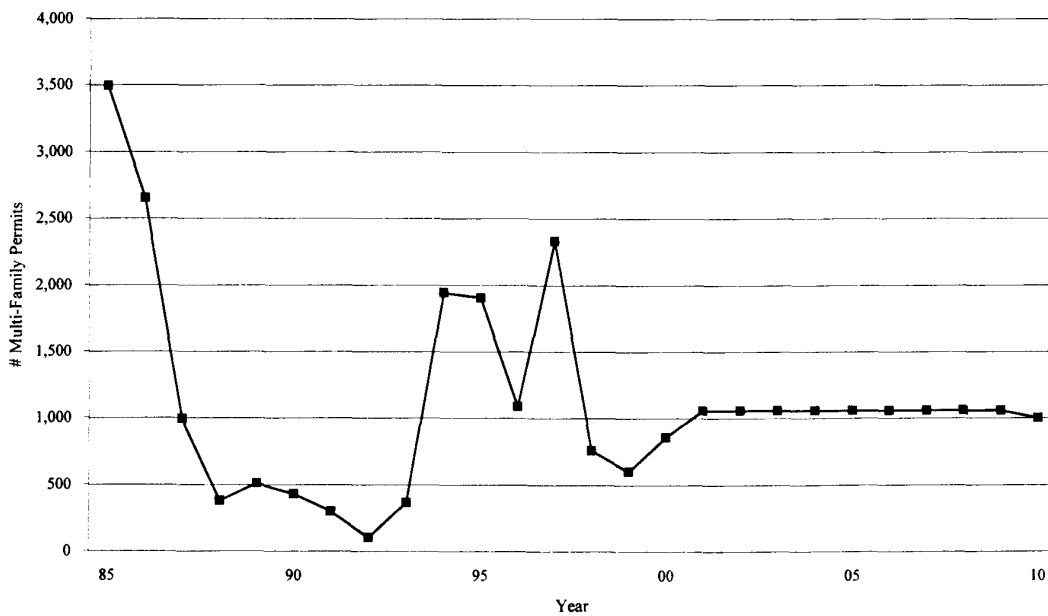


Chart 5.3

**PIA STUDY AREA MULTI-FAMILY HOUSING PERMITS
1985 - 2010**



high vacancy rates for apartments and the severe competition coming from entry-level homebuilding in PIA 9 and PIA 12. Beginning in 2000 a recovery is expected in multi-family housing with the number of multi-family permitted units rising back toward the equilibrium level of 1,000 per year.

Table 5.31 also shows a column for the implied housing stock (excluding mobile homes) for the Albuquerque study area for the years, 1999-2010. The housing stock number was derived by adding new residential building permits since 1990 to the 1990 Census of Population and Housing housing stock number for the study area. See Table 5.1. By the year 2010 the Albuquerque study area housing stock is expected to be 295,199 units, a 48.9 percent increase over the 1990 total of 198,240.

Research Findings-Individual PIAs

Tables 5.32 and 5.33 present projections of single family and multi-family housing permits by individual PIA for the 1999-2010 time period. These PIA housing projections represent the apportionment of the total study area housing projections (Table 5.31) to the individual PIAs. Table 5.34 contains the implied housing stock for the year 2010 for each PIA. Annual growth rates in each PIAs housing stock for the 1990-2010 time period are also shown in Table 5.34. Tables 5.35 through 5.57 provide the same housing projections and housing stock data for each individual PIA.

At the PIA level single family housing construction will continue to be concentrated in the study area's west side and Rio Rancho throughout the forecast period. PIAs 9, 10, 11, 12, and 24 will account for between 65.0 and 70.0 percent of new single family housing permits in the 1999-2010 time period. Only PIA 3 and PIA 13 will see significant new single family housing construction among the other PIAs.

PIA 9, which saw a spike in single family permits beginning in 1995, is expected to continue to support a level of annual permits in the 500-unit range. This is the southwest mesa area of the study

TABLE 5.32
STUDY AREA SINGLE FAMILY HOUSING BY PIA
1999 - 2010

PIA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1	33	26	22	23	25	25	25	25	25	25	25	25
2	122	97	83	87	92	92	92	93	93	93	93	94
3	305	296	299	281	279	271	263	263	264	265	266	268
4	2	2	2	2	2	2	2	2	2	2	2	2
5	40	32	10	10	11	11	11	11	11	11	11	11
6	14	11	10	10	11	11	11	11	11	11	11	11
7	47	37	32	34	35	35	35	36	36	36	36	36
8	23	19	16	17	18	18	18	18	18	18	18	18
9	773	542	413	452	494	504	515	516	518	519	520	526
10	551	430	350	369	388	389	390	391	393	394	395	399
11	281	206	175	184	194	195	195	196	196	197	197	199
12	937	736	595	624	658	660	681	683	685	687	689	656
13	492	393	334	352	318	319	284	285	286	286	287	290
14	70	56	48	50	53	53	53	53	54	54	54	54
15	272	198	153	134	106	89	89	89	89	89	90	91
16/21	1	0	15	20	20	20	0	0	0	0	0	40
17	0	0	0	0	0	0	0	0	0	0	0	0
18	66	52	45	47	49	50	50	50	50	50	50	51
19	47	37	32	34	35	35	35	36	36	36	36	36
20	0	0	0	0	0	0	0	0	0	0	0	40
23	0	0	0	0	0	0	0	0	0	0	0	0
24	529	494	485	554	672	692	729	731	733	735	737	705
25	82	75	64	67	71	71	71	71	71	72	72	73
TOTAL	4,687	3,741	3,180	3,350	3,530	3,540	3,549	3,559	3,569	3,578	3,588	3,625

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

TABLE 5.33
STUDY AREA MULTI-FAMILY HOUSING BY PIA
1999 - 2010

PIA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1	68	50	0	50	0	50	0	50	0	50	0	50
2	2	0	0	0	10	0	0	0	0	0	0	0
3	57	100	0	100	0	150	300	0	300	0	0	300
4	0	0	0	150	200	0	0	0	0	0	0	0
5	15	0	0	10	0	10	0	10	0	10	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0
7	0	10	0	0	0	0	10	0	10	0	10	0
8	0	0	0	0	0	0	0	0	0	0	0	0
9	0	0	200	0	200	150	0	300	0	200	200	200
10	268	0	300	300	100	0	150	200	0	0	200	150
11	0	0	260	0	200	0	150	0	300	0	50	0
12	100	100	150	0	200	200	300	200	300	400	300	0
13	90	300	0	300	0	200	0	0	0	100	0	0
14	0	0	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0	0	0	0
16/21	0	0	0	0	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0
24	0	300	150	150	150	300	150	300	150	300	300	300
25	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	600	860	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,000

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

TABLE 5.34

ALBUQUERQUE STUDY AREA HOUSING STOCK
BY PIA

PIA					Percent of Units*		
	1990	2000	2010	1990-2010 % Change	1990	2000	2010
1	10,953	11,404	11,899	8.6%	5.5%	4.6%	4.0%
2	13,852	15,195	16,117	16.4%	7.0%	6.1%	5.5%
3	13,073	15,236	19,105	46.1%	6.6%	6.1%	6.5%
4	15,645	15,749	16,119	3.0%	7.9%	6.3%	5.5%
5	36,089	36,813	36,961	2.4%	18.2%	14.8%	12.6%
6	678	801	909	34.1%	0.3%	0.3%	0.3%
7	7,931	8,494	8,875	11.9%	4.0%	3.4%	3.0%
8	3,274	3,604	3,781	15.5%	1.7%	1.4%	1.3%
9	4,665	8,499	14,926	220.0%	2.4%	3.4%	5.1%
10	5,958	12,032	17,290	190.2%	3.0%	4.8%	5.9%
11	6,654	10,451	13,339	100.5%	3.4%	4.2%	4.5%
12	3,648	12,073	20,741	468.6%	1.8%	4.8%	7.1%
13	17,305	26,108	29,749	71.9%	8.7%	10.5%	10.1%
14	32,205	33,299	33,825	5.0%	16.2%	13.4%	11.5%
15	6,231	7,724	8,743	40.3%	3.1%	3.1%	3.0%
16/21	30	34	149	396.7%	0.0%	0.0%	0.1%
17	0	1	1	NA	0.0%	0.0%	0.0%
18	2,344	3,505	3,997	70.5%	1.2%	1.4%	1.4%
19	1,492	2,229	2,580	72.9%	0.8%	0.9%	0.9%
20	0	0	40	NA	0.0%	0.0%	0.0%
23	2,372	1,784	1,164	-50.9%	1.2%	0.7%	0.4%
24	12,238	21,261	30,284	147.5%	6.2%	8.5%	10.3%
25	1,603	2,703	3,406	112.5%	0.8%	1.1%	1.2%
Study Area	198,240	249,003	293,991	48.3%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census and UNM Bureau of Business and Economic Research.
Excludes mobile homes.

* Percent of housing units in the Study Area.

area and it contains ample developable land for entry-level, affordable housing. Recent and planned transportation infrastructure development of Paseo del Volcan and Rio Bravo will heighten long-term interest in this PIA. Local homebuilders have focused their strategic efforts to build affordable housing for local residents in PIA 9. Because of recent increases in mortgage interest rates and heightened competition from apartment owners, the affordable housing market is expected to cool off in 2000 and 2001. Single family housing permits in PIA 9, which numbered 752 in 1998 and an estimated 773 in 1999, will fall back to a still respectable 500 unit level thereafter.

PIA 10 has been under active development for a number of years and contains land owned by the Westland Corporation. Westland's Sector North plan contains 6,500 total acres of developable land, which will sustain single family housing development in this forecast horizon. PIA 11 is the Taylor Ranch area. Recent single family home building activity has subsided somewhat due to build out, but the plans to develop vacant land adjacent to St. Pius High School for single family housing are now moving forward.

PIA 12 includes Paradise Hills and the land west of Paradise Hills, which is now under development as Ventana Ranch. In the 1997-1999 time period PIA 12 had the largest number of single family building permits of any PIA in the study area, and it is expected to keep that distinction for the next few years. Only nearby Rio Rancho is expected to see as much single family home building as PIA 12. There is ample vacant developable acreage in PIA 12 including the old Horizon properties, which will be developed in this forecast period.

PIA 24, which is the city of Rio Rancho, has seen a recent, unexpected decline in home building activity. In 1999, based upon nine months of actual permit data, only 529 single family housing permits were issued, down from the 650 unit level in 1997 and 1998 and the 1,003 level in 1993. In 1999 Amrep, the city's largest homebuilder, made a strategic decision to cease housing construction and to focus on land development. Rio Rancho's economy suffered a severe blow in

mid-1998 with downsizing at Intel (estimated at 1,500) and the closing of Fulcrum Direct. Finally, Rio Rancho has been the principal location of entry-level, affordable housing within the study area in the past. However, it now faces stiff competition from PIA 9 and even PIA 12 for the entry-level home market. Multiple home builders are now entering the Rio Rancho housing market and, because of the availability of competitively priced developable land, PIA 24 is expected to see a rebound in single family housing construction after 2002.

PIA 13 in the far northeast is expected to maintain a level of single family housing permits in the 300-350 unit range per year. The High Desert project is under active development and efforts continue to assemble and subdivide lots in North Albuquerque Acres. The City of Albuquerque's recent annexation of these assembled lots should accelerate housing development. Later in the forecast period single family housing will diminish somewhat, as developable land becomes scarcer.

PIA 3 has seen a significant increase in single family home building since 1997, when 228 units were permitted. Throughout the forecast period PIA 3 should see single family permits in the 250-300 unit level, primarily because of the new Vista del Norte housing development on the site of an old rock quarry. PIA 15 in the East Central/Four Hills area of Albuquerque saw a rebound in single family housing construction in 1999 near the Eubank entrance to Kirtland AFB. The Willow Wood development there will keep housing in the 150-200 unit level for a few years, until the developable land is exhausted.

PIA 20, which includes Mesa del Sol controlled by the State Land Office, is assumed to begin some single family housing development by the year 2010. This housing development could be the Mesa del Sol property itself or the Valle del Sol project under private ownership. Significant development of PIA 20 will require future investments in transportation as well as water and sewer infrastructure. Finally, PIA 16/21 will begin to see some single family home development after 2001. This development will most likely come from the planned development of the Volcano Cliffs

area, although some single family housing development is possible late in the forecast period from the Quail Ranch development or some spillover from the development of the Paradise West properties at the west end of PIA 12. Transportation infrastructure will be a necessity for any significant housing development within PIA 16/21 in the future.

In the multi-family housing area the PIA projections are somewhat more difficult because of the relatively small base of activity projected. These multi-family residential permit projections assume that apartment construction will continue to shift to the study area's west side--PIAs 9, 10, 11, 12, and 24. There is limited land available on the study area's east side for multi-family housing projects, and the exact timing of development of one or two major apartment projects is difficult. Some apartment development is still expected in PIAs 1, 3, 4, and 13 on the east side. PIA 1, the downtown area of Albuquerque, will see new small apartment complexes developed at the old Huning castle site as well as part of the downtown revitalization effort. The Vista del Norte housing development, just underway in PIA 3, includes plans for several apartment complexes. Rio Rancho will also see more multi-family residential development in the future, as land values increase. Low-income apartments, financed by the New Mexico Mortgage Finance Authority, will likely be built in unincorporated areas of PIA 9 as well as in PIA 24--Rio Rancho.

TABLE 5.35

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 1

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	33	68	101	11,328
2000	26	50	76	11,404
2001	22	0	22	11,426
2002	23	50	73	11,499
2003	25	0	25	11,524
2004	25	50	75	11,599
2005	25	0	25	11,624
2006	25	50	75	11,699
2007	25	0	25	11,724
2008	25	50	75	11,799
2009	25	0	25	11,824
2010	25	50	75	11,899

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

* Excludes Mobile Homes.

TABLE 5.36

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 2

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	122	2	124	15,098
2000	97	0	97	15,195
2001	83	0	83	15,278
2002	87	0	87	15,365
2003	92	10	102	15,467
2004	92	0	92	15,559
2005	92	0	92	15,651
2006	93	0	93	15,744
2007	93	0	93	15,837
2008	93	0	93	15,930
2009	93	0	93	16,023
2010	94	0	94	16,117

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

* Excludes Mobile Homes.

TABLE 5.37

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 3

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	305	57	362	14,840
2000	296	100	396	15,236
2001	299	0	299	15,535
2002	281	100	381	15,916
2003	279	0	279	16,195
2004	271	150	421	16,616
2005	263	300	563	17,179
2006	263	0	263	17,442
2007	264	300	564	18,006
2008	265	0	265	18,271
2009	266	0	266	18,537
2010	268	300	568	19,105

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

* Excludes Mobile Homes.

TABLE 5.38

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 4

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	2	0	2	15,747
2000	2	0	2	15,749
2001	2	0	2	15,751
2002	2	150	152	15,903
2003	2	200	202	16,105
2004	2	0	2	16,107
2005	2	0	2	16,109
2006	2	0	2	16,111
2007	2	0	2	16,113
2008	2	0	2	16,115
2009	2	0	2	16,117
2010	2	0	2	16,119

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

* Excludes Mobile Homes.

TABLE 5.39

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 5

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	40	15	55	36,781
2000	32	0	32	36,813
2001	10	0	10	36,823
2002	10	10	20	36,843
2003	11	0	11	36,854
2004	11	10	21	36,875
2005	11	0	11	36,886
2006	11	10	21	36,907
2007	11	0	11	36,918
2008	11	10	21	36,939
2009	11	0	11	36,950
2010	11	0	11	36,961

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

* Excludes Mobile Homes.

TABLE 5.40

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 6

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	14	0	14	790
2000	11	0	11	801
2001	10	0	10	811
2002	10	0	10	821
2003	11	0	11	832
2004	11	0	11	843
2005	11	0	11	854
2006	11	0	11	865
2007	11	0	11	876
2008	11	0	11	887
2009	11	0	11	898
2010	11	0	11	909

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

* Excludes Mobile Homes.

TABLE 5.41
 RESIDENTIAL BUILDING PERMITS, 1999 - 2010
 PIA 7

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	47	0	47	8,447
2000	37	10	47	8,494
2001	32	0	32	8,526
2002	34	0	34	8,560
2003	35	0	35	8,595
2004	35	0	35	8,630
2005	35	10	45	8,675
2006	36	0	36	8,711
2007	36	10	46	8,757
2008	36	0	36	8,793
2009	36	10	46	8,839
2010	36	0	36	8,875

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

* Excludes Mobile Homes.

TABLE 5.42

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 8

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	23	0	23	3,585
2000	19	0	19	3,604
2001	16	0	16	3,620
2002	17	0	17	3,637
2003	18	0	18	3,655
2004	18	0	18	3,673
2005	18	0	18	3,691
2006	18	0	18	3,709
2007	18	0	18	3,727
2008	18	0	18	3,745
2009	18	0	18	3,763
2010	18	0	18	3,781

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

* Excludes Mobile Homes.

TABLE 5.43

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 9

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	773	0	773	7,957
2000	542	0	542	8,499
2001	413	200	613	9,112
2002	452	0	452	9,564
2003	494	200	694	10,258
2004	504	150	654	10,912
2005	515	0	515	11,427
2006	516	300	816	12,243
2007	518	0	518	12,761
2008	519	200	719	13,480
2009	520	200	720	14,200
2010	526	200	726	14,926

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

* Excludes Mobile Homes.

TABLE 5.44

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 10

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	551	268	819	11,602
2000	430	0	430	12,032
2001	350	300	650	12,682
2002	369	300	669	13,351
2003	388	100	488	13,839
2004	389	0	389	14,228
2005	390	150	540	14,768
2006	391	200	591	15,359
2007	393	0	393	15,752
2008	394	0	394	16,146
2009	395	200	595	16,741
2010	399	150	549	17,290

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

* Excludes Mobile Homes.

TABLE 5.45

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 11

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	281	0	281	10,245
2000	206	0	206	10,451
2001	175	260	435	10,886
2002	184	0	184	11,070
2003	194	200	394	11,464
2004	195	0	195	11,659
2005	195	150	345	12,004
2006	196	0	196	12,200
2007	196	300	496	12,696
2008	197	0	197	12,893
2009	197	50	247	13,140
2010	199	0	199	13,339

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

* Excludes Mobile Homes.

TABLE 5.46

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 12

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	937	100	1037	11,237
2000	736	100	836	12,073
2001	595	150	745	12,818
2002	624	0	624	13,442
2003	658	200	858	14,300
2004	660	200	860	15,160
2005	681	300	981	16,141
2006	683	200	883	17,024
2007	685	300	985	18,009
2008	687	400	1087	19,096
2009	689	300	989	20,085
2010	656	0	656	20,741

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

* Excludes Mobile Homes.

TABLE 5.47
 RESIDENTIAL BUILDING PERMITS, 1999 - 2010
 PIA 13

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	492	90	582	25,415
2000	393	300	693	26,108
2001	334	0	334	26,442
2002	352	300	652	27,094
2003	318	0	318	27,412
2004	319	200	519	27,931
2005	284	0	284	28,215
2006	285	0	285	28,500
2007	286	0	286	28,786
2008	286	100	386	29,172
2009	287	0	287	29,459
2010	290	0	290	29,749

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

* Excludes Mobile Homes.

TABLE 5.48

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 14

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	70	0	70	33,243
2000	56	0	56	33,299
2001	48	0	48	33,347
2002	50	0	50	33,397
2003	53	0	53	33,450
2004	53	0	53	33,503
2005	53	0	53	33,556
2006	53	0	53	33,609
2007	54	0	54	33,663
2008	54	0	54	33,717
2009	54	0	54	33,771
2010	54	0	54	33,825

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

* Excludes Mobile Homes.

TABLE 5.49

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 15

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	272	0	272	7,526
2000	198	0	198	7,724
2001	153	0	153	7,877
2002	134	0	134	8,011
2003	106	0	106	8,117
2004	89	0	89	8,206
2005	89	0	89	8,295
2006	89	0	89	8,384
2007	89	0	89	8,473
2008	89	0	89	8,562
2009	90	0	90	8,652
2010	91	0	91	8,743

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

* Excludes Mobile Homes.

TABLE 5.50

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 16/21

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	1	0	1	34
2000	0	0	0	34
2001	15	0	15	49
2002	20	0	20	69
2003	20	0	20	89
2004	20	0	20	109
2005	0	0	0	109
2006	0	0	0	109
2007	0	0	0	109
2008	0	0	0	109
2009	0	0	0	109
2010	40	0	40	149

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

* Excludes Mobile Homes.

TABLE 5.51

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 17

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	0	0	0	1
2000	0	0	0	1
2001	0	0	0	1
2002	0	0	0	1
2003	0	0	0	1
2004	0	0	0	1
2005	0	0	0	1
2006	0	0	0	1
2007	0	0	0	1
2008	0	0	0	1
2009	0	0	0	1
2010	0	0	0	1

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

* Excludes Mobile Homes.

TABLE 5.52

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 18

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	66	0	66	3,453
2000	52	0	52	3,505
2001	45	0	45	3,550
2002	47	0	47	3,597
2003	49	0	49	3,646
2004	50	0	50	3,696
2005	50	0	50	3,746
2006	50	0	50	3,796
2007	50	0	50	3,846
2008	50	0	50	3,896
2009	50	0	50	3,946
2010	51	0	51	3,997

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

* Excludes Mobile Homes.

TABLE 5.53

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 19

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	47	0	47	2,192
2000	37	0	37	2,229
2001	32	0	32	2,261
2002	34	0	34	2,295
2003	35	0	35	2,330
2004	35	0	35	2,365
2005	35	0	35	2,400
2006	36	0	36	2,436
2007	36	0	36	2,472
2008	36	0	36	2,508
2009	36	0	36	2,544
2010	36	0	36	2,580

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

* Excludes Mobile Homes.

TABLE 5.54

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 20

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	0	0	0	-
2000	0	0	0	-
2001	0	0	0	-
2002	0	0	0	-
2003	0	0	0	-
2004	0	0	0	-
2005	0	0	0	-
2006	0	0	0	-
2007	0	0	0	-
2008	0	0	0	-
2009	0	0	0	-
2010	40	0	40	40

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

* Excludes Mobile Homes.

TABLE 5.55

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 23

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	0	0	0	2,085
2000	0	0	0	1,784
2001	0	0	0	1,784
2002	0	0	0	1,784
2003	0	0	0	1,388
2004	0	0	0	1,388
2005	0	0	0	1,388
2006	0	0	0	1,388
2007	0	0	0	1,388
2008	0	0	0	1,388
2009	0	0	0	1,388
2010	0	0	0	1,164

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

* Excludes Mobile Homes.

TABLE 5.56

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 24

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	529	0	529	20,467
2000	494	300	794	21,261
2001	485	150	635	21,896
2002	554	150	704	22,600
2003	672	150	822	23,422
2004	692	300	992	24,414
2005	729	150	879	25,293
2006	731	300	1031	26,324
2007	733	150	883	27,207
2008	735	300	1035	28,242
2009	737	300	1037	29,279
2010	705	300	1005	30,284

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

* Excludes Mobile Homes.

TABLE 5.57

RESIDENTIAL BUILDING PERMITS, 1999 - 2010
PIA 25

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL	HOUSING STOCK*
1999	82	0	82	2,628
2000	75	0	75	2,703
2001	64	0	64	2,767
2002	67	0	67	2,834
2003	71	0	71	2,905
2004	71	0	71	2,976
2005	71	0	71	3,047
2006	71	0	71	3,118
2007	71	0	71	3,189
2008	72	0	72	3,261
2009	72	0	72	3,333
2010	73	0	73	3,406

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

* Excludes Mobile Homes.