



# **City of Albuquerque Rail yards South Broadway / Barelas Neighborhoods**

Housing needs assessment  
update 12/2009

Draft 12/14/2009







A tale of the 3 R's  
- Rivers  
- Railroads  
- Routes



## Scope of Services:



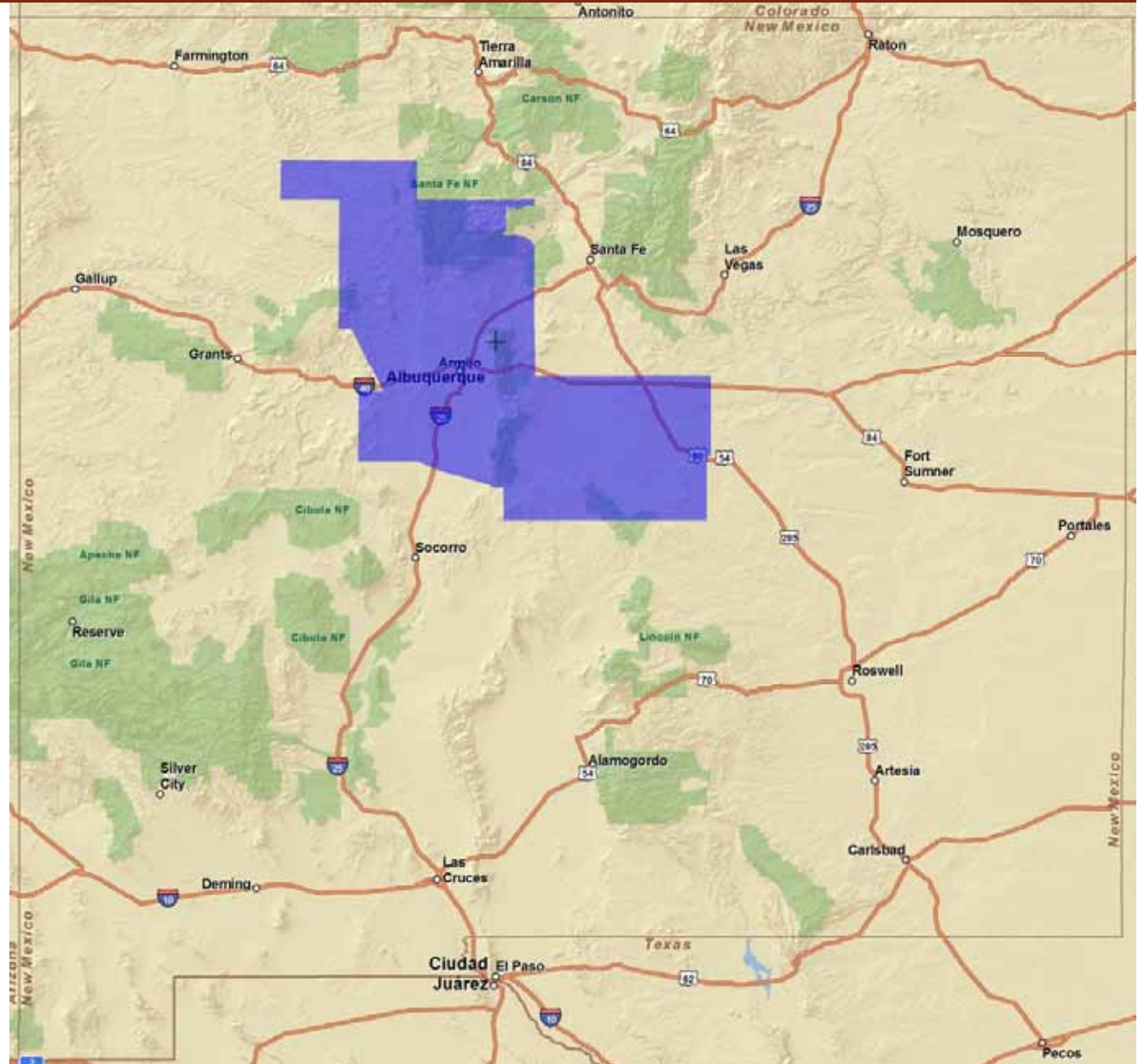
- Housing needs assessment based downtown trade areas
- Single family and multi-family
- Demand – Supply = Gap
- Demand from demographics
- Supply from census inventory + units built since 2000
- Summary:
  - Recommendations for product type
  - Recommended price ranges (rent/sale)
  - Summary of housing needs



# Trade Area - Tertiary

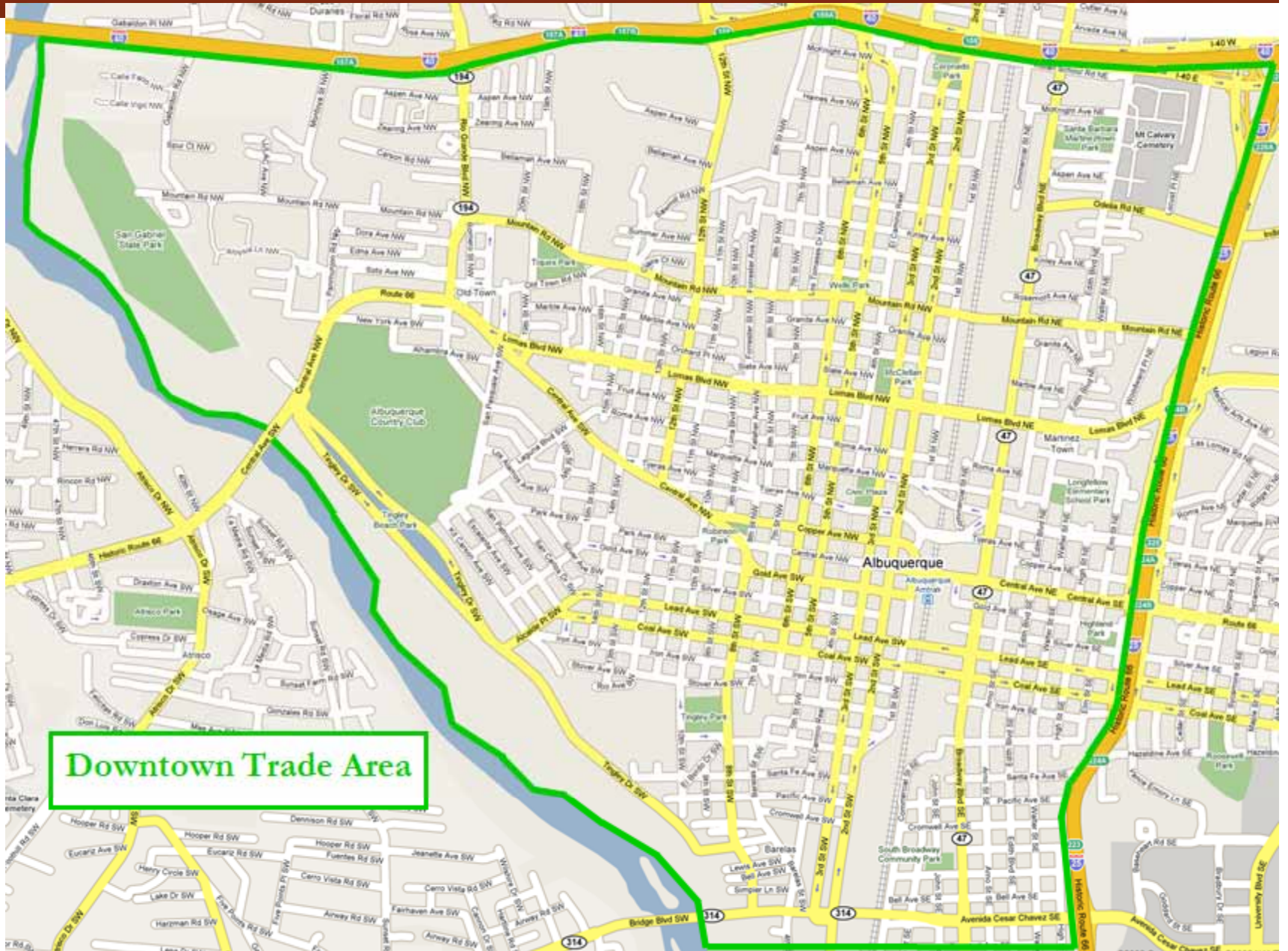


Albuquerque MSA





# Trade Area - Secondary



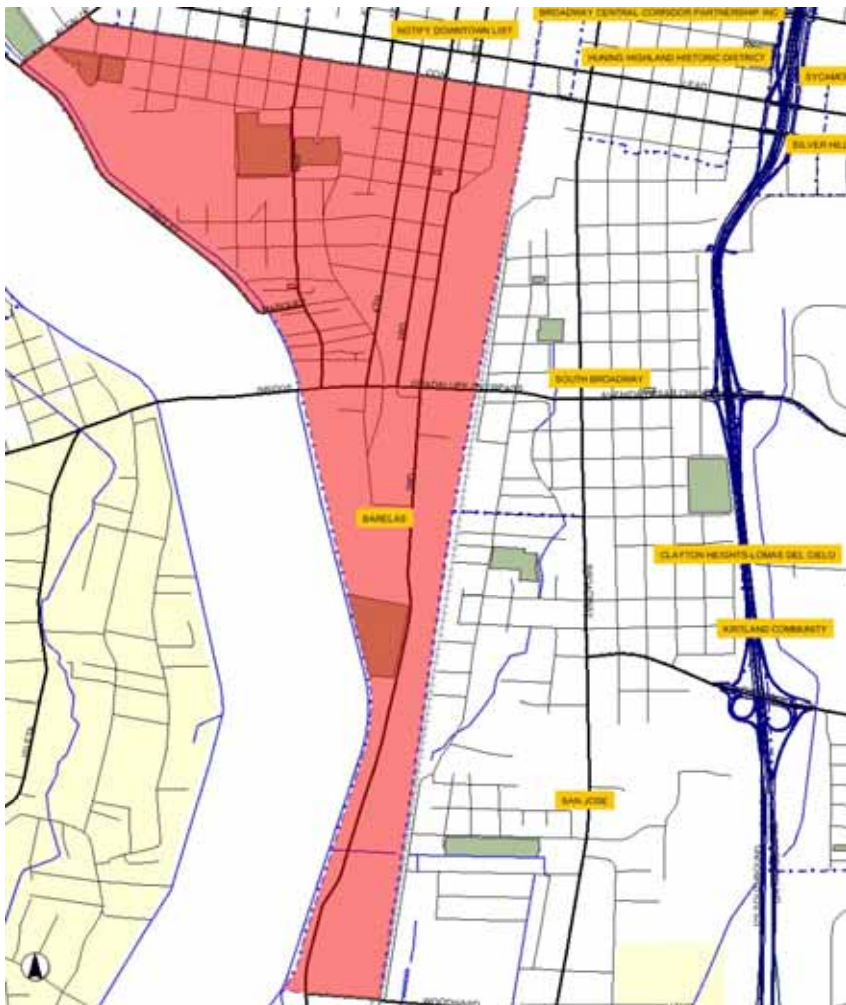
**Downtown Trade Area**



# Trade Area - Primary

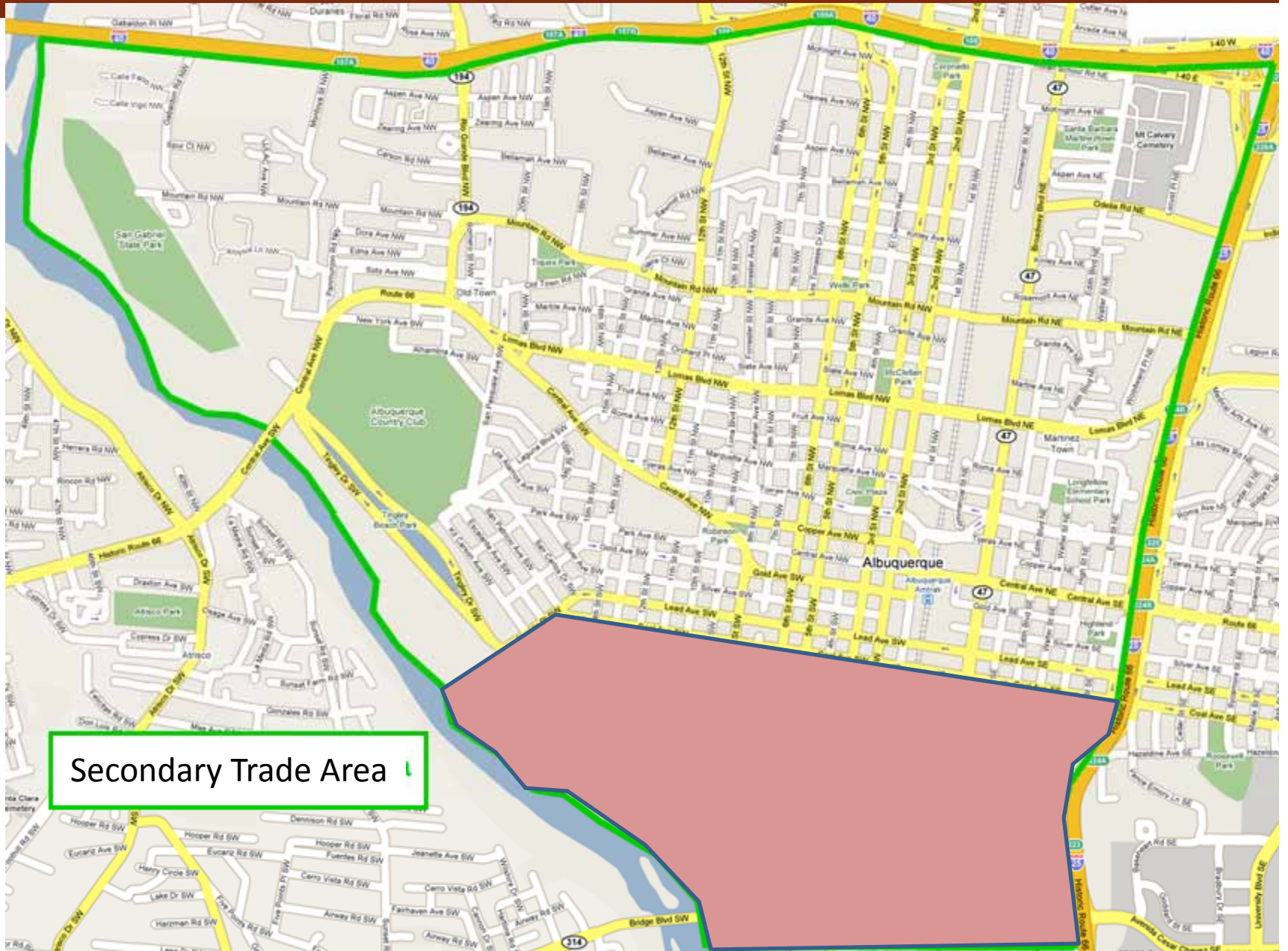


- Formed by Barelvas & South Broadway Neighborhood associations





# Trade Area - Primary



Secondary Trade Area

# A brief history



Of the

- geological,
- demographic,
- political,
- and market forces

that shaped these two neighborhoods





# The Royal Road



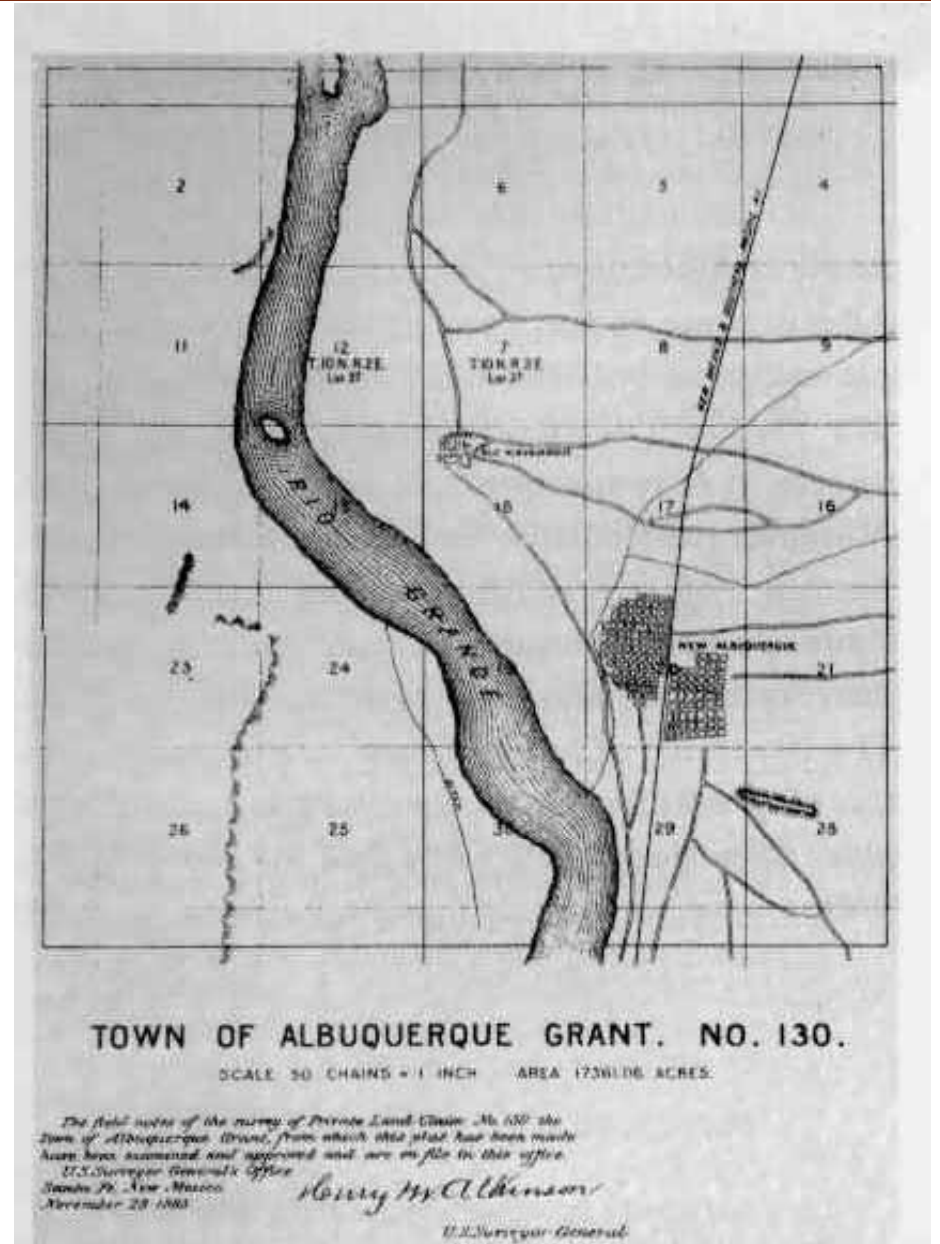
- Camino Real – Mexico City to Denver
- Western Trail NC to CA
- Intersects here



# Albuquerque then and Now



- 1870-1900's
- Town center had shifted from Oldtown to Downtown - in anticipation of meeting the new railroad
- Population: 1,307
- San Felipe Hotel built
- 1890-City incorporates with population of 3,785
- 1901 - Fred Harvey Hotel Opens
- 1912-NM becomes 47th state





# Housing History in ABQ



- Why the Railroad didn't come to Old Town.

## Flood zone



# Grant for new town



TOWN OF ALBUQUERQUE GRANT.							
NO	GRANTEE	GRANT DATED	GRANT APPROVED	DESCRIPTION			ACRES
				LOT	TOWNSHIP	RANGE	
130	COMMUNITY OF ALBUQUERQUE	INDEFINITE	SEPTEMBER 5, 1882	37	10 N.	2 AND 3 E.	17,361.06
				38	11 N.	2 E.	
				39	11 N.	3 E.	

### ACCOUNT FOR COST

*For surveying and platting Private Land Claim No. 130, the Town of Albuquerque Grant, furnished the General Land Office by the Surveyor General of New Mexico, under the Commissioner's Instructions of June 29, 1877.*

COST OF SURVEYING  
COST OF PLATTING

\$321.87  
120.00  
TOTAL 441.87

*The field notes of the survey of Private Land Claim No. 130, the Town of Albuquerque Grant, from which this plat has been made, have been examined and approved and are on file in this office.*

U.S. Surveyor General's Office,  
Santa Fe, New Mexico,  
November 28, 1883.

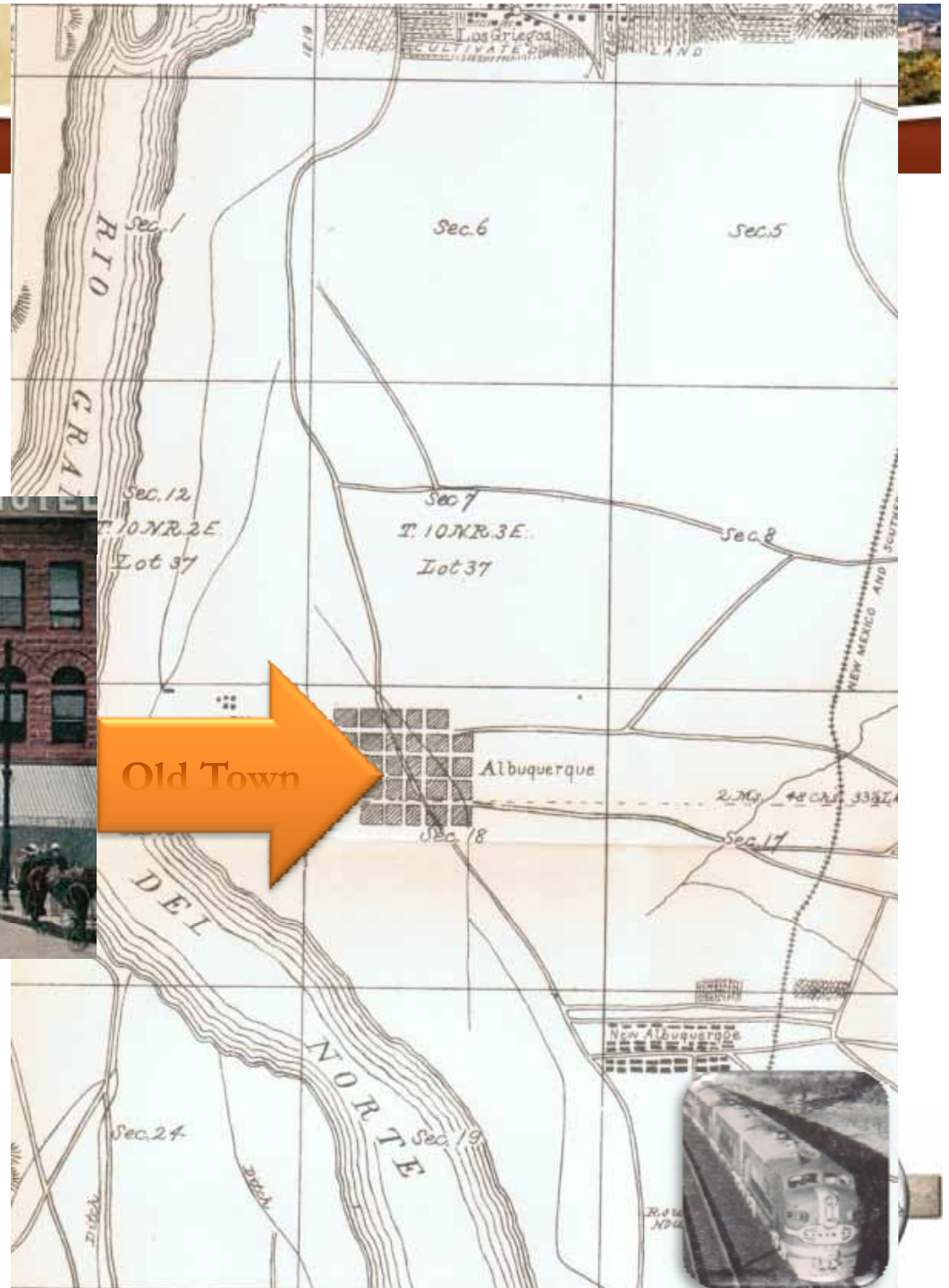
*Wm. M. Atkinson*  
U.S. Surveyor General.





# Railroad - 1880

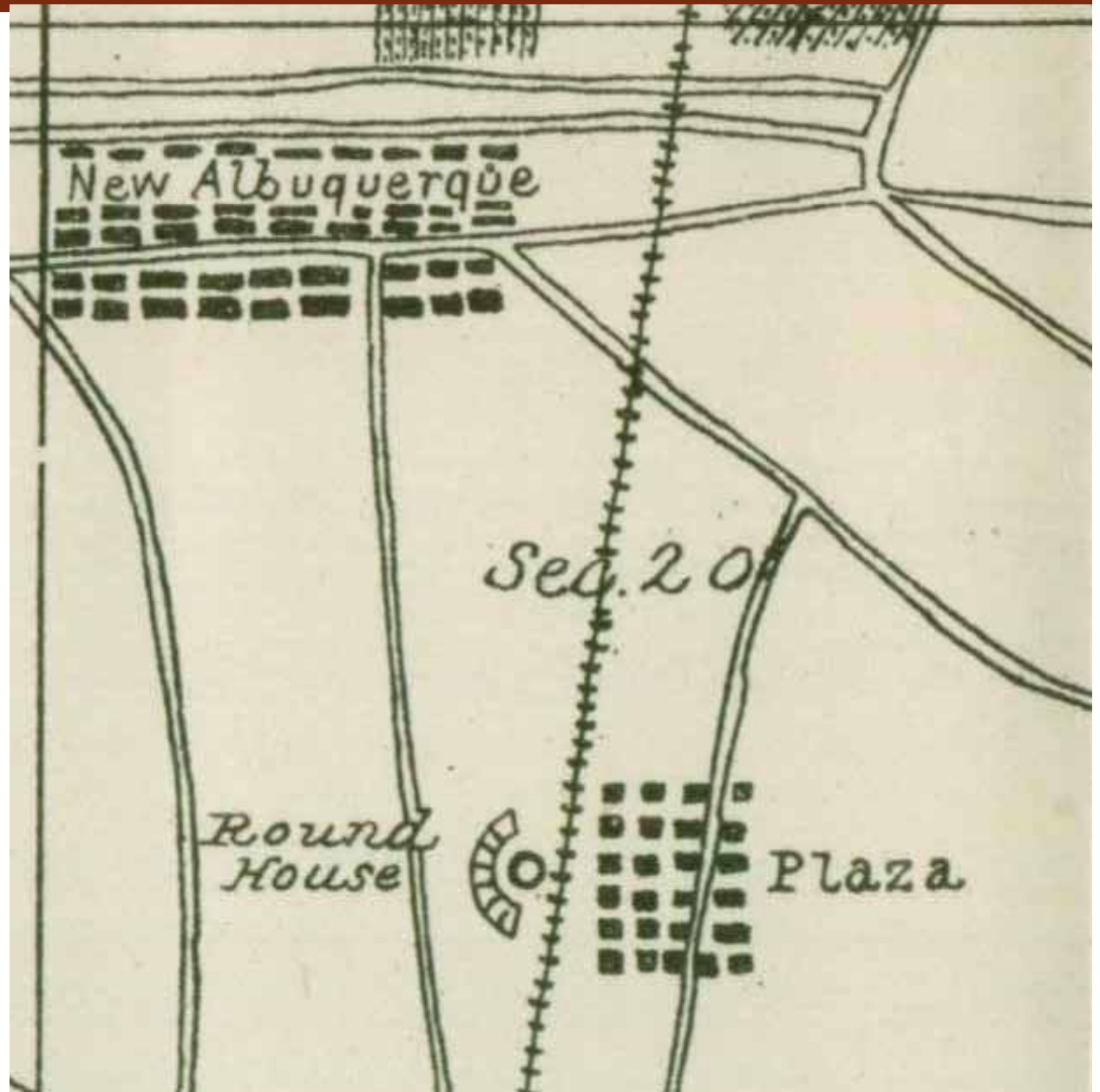
- Old and New town tied together with a trolley



# Housing History in ABQ



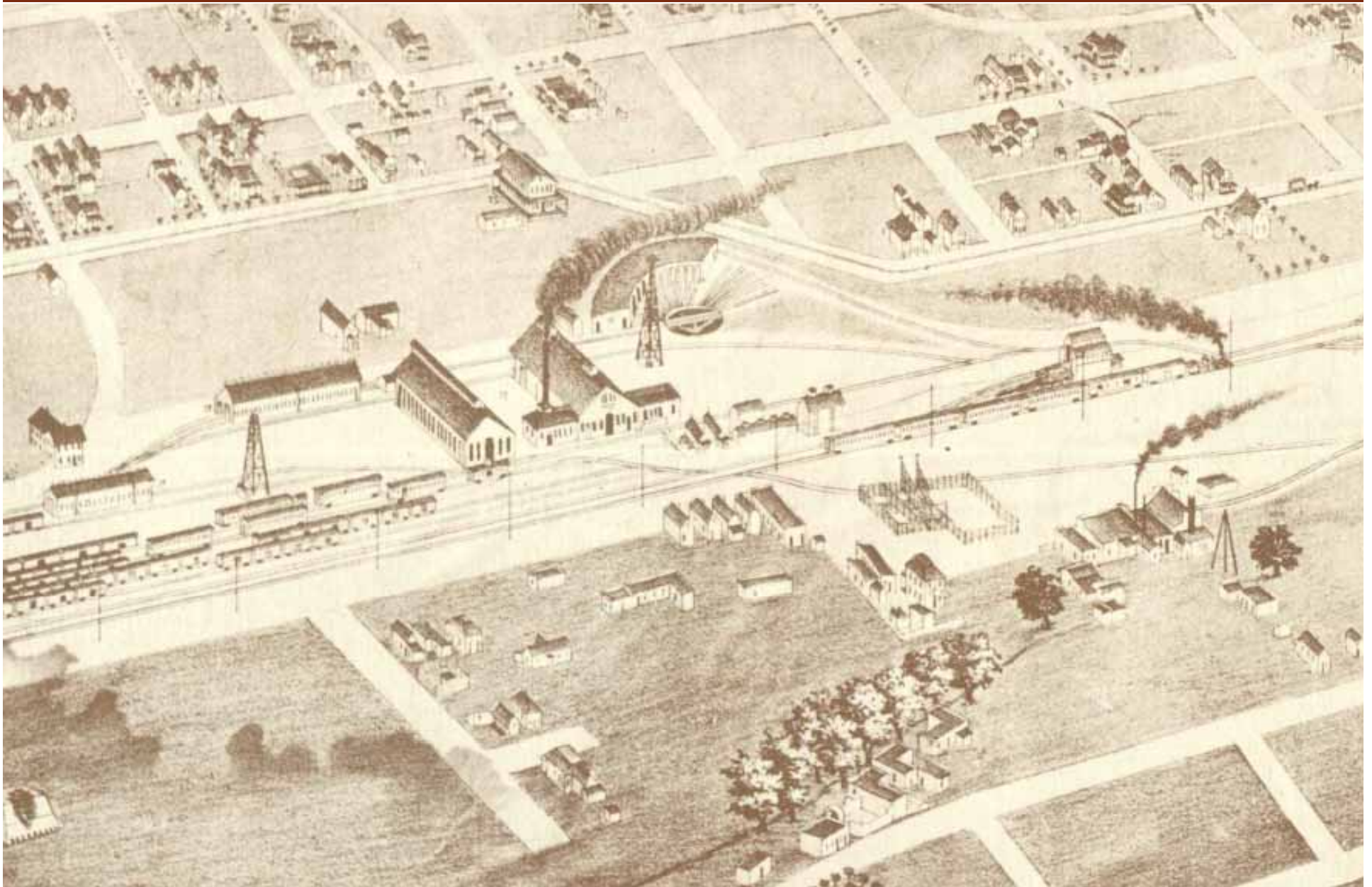
- Railroad adjoins Barelmas and South Broadway neighborhoods







# Location of Rail yards





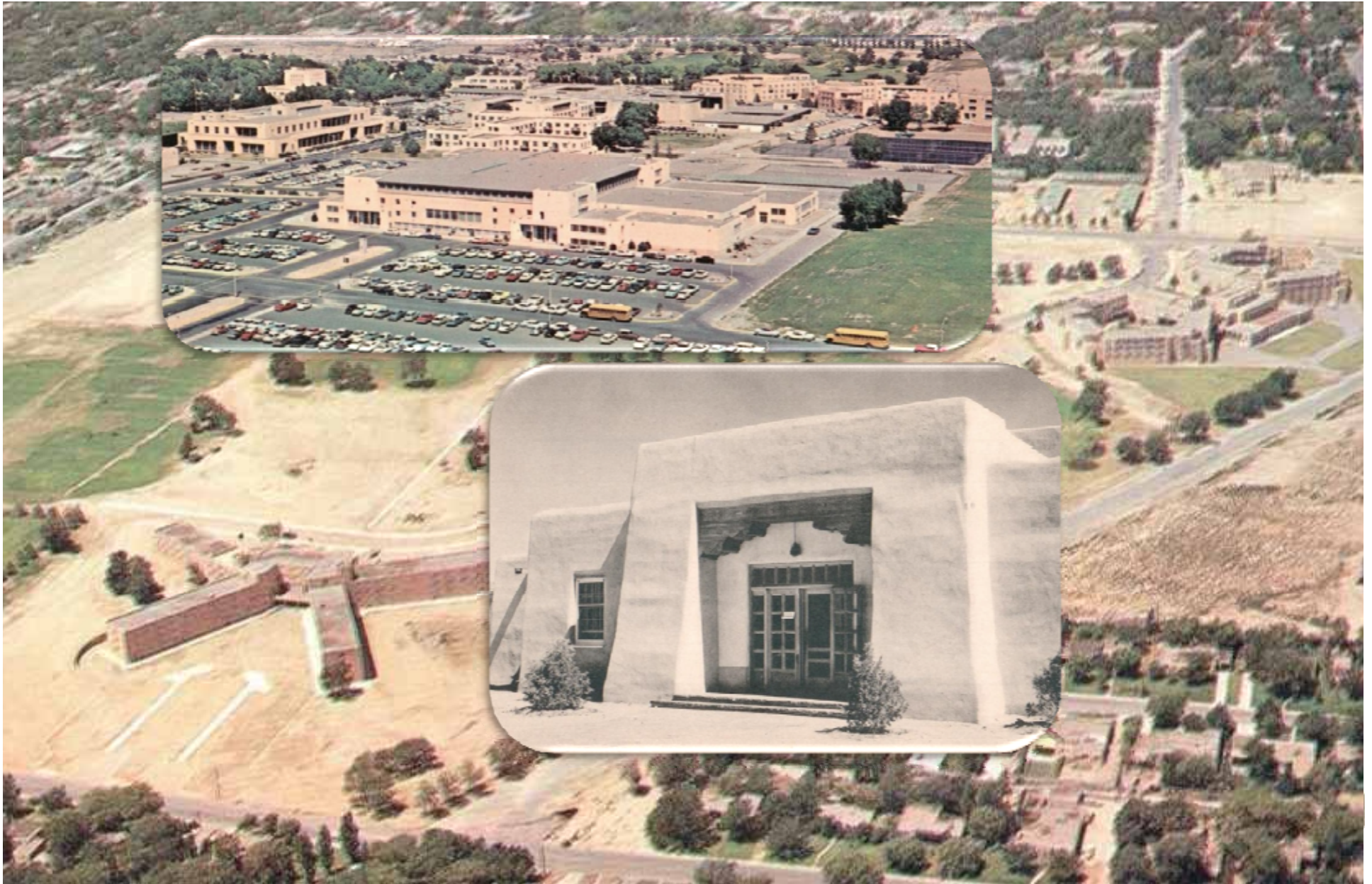
# Railroad era housing

Catalyst for Huning  
Highlands, South  
Broadway, and Barelas





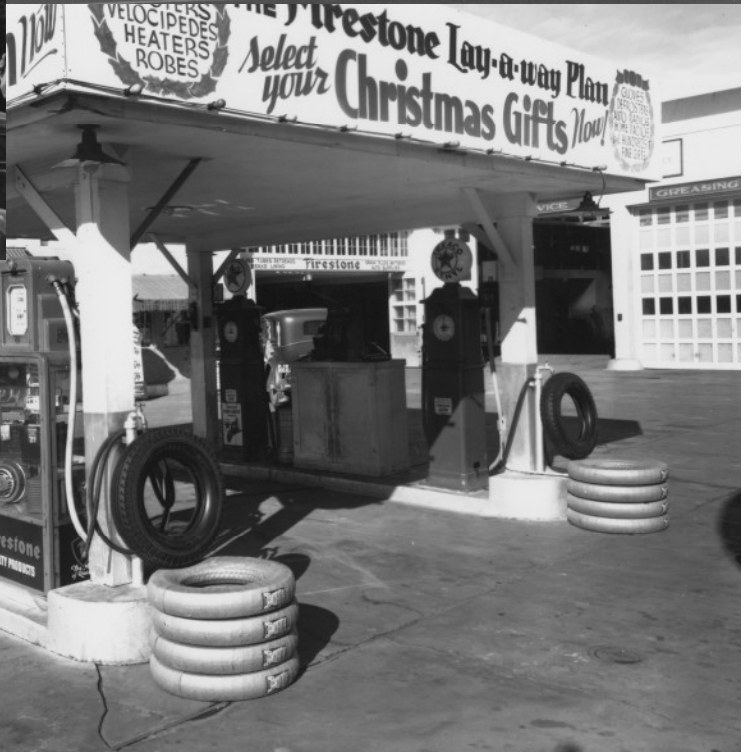
UNM - 1889





# Route 66







# UNM housing fueled by cars





# Military



(from 250 anniversary publication)



**The heart of America's vital atomic weapons program is centered in the Atomic Energy Commission's**

## **Albuquerque Operations Office**

ONE OF THE MAJOR CENTERS for the nation's atomic weapons program is the Atomic Energy Commission's Albuquerque Operations Office. Known as the Santa Fe Operations Office until recently, although it was never located in Santa Fe, AOO is field headquarters for a far-flung complex of research, development, testing, and production facilities reaching from Eniwetok Atoll in the Pacific to the Atlantic seaboard. In New Mexico, these facilities include the Commission's Los Alamos Scientific Laboratory which is operated by the University of California; its Sandia Laboratory which is operated by Sandia Corporation, and its South Albuquerque Works which is operated by ACF Industries, Inc.

In general, the Atomic Energy Commission constructs and owns laboratory, production and other facilities, but does not operate them. Instead, it turns to universities and to private industrial and research firms which already have skills and organizational know-how, and contracts with them to operate its facilities and to conceive, design, develop, test and produce atomic weapons.

All of this work, of course, must be tied into the Commission's general program, and AOO is the administrative office that performs this function for a major part of the weapons program.

In the Albuquerque office are about 650 employees who plan, coordinate and guide the program for which AOO is responsible. They administer such



# Military



ABQ's post WW II growth built on service personnel who stationed here

**CHAMBER OF COMMERCE**  
**ALBUQUERQUE, NEW MEXICO**

Mr  
37  
Ch

Dear Mrs. Meyerowitz:

Complying with your request of recent date, we are enclosing a folder which is very descriptive of our city and the surrounding area.

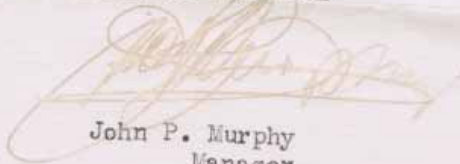
We think you should know that our housing situation is very, very serious, due to nearby Army installations, and houses or apartments to rent are practically impossible to find. We feel safe in saying that at present the only vacancies would be in tourist courts, although they are rapidly becoming filled by permanent residents, although they charge nightly rather than weekly or monthly rates.

We are sorry we cannot be encouraging in this matter, but we do not expect any relief from this situation until the war is over, building restrictions are lifted, and our Army personnel leave for their own homes.

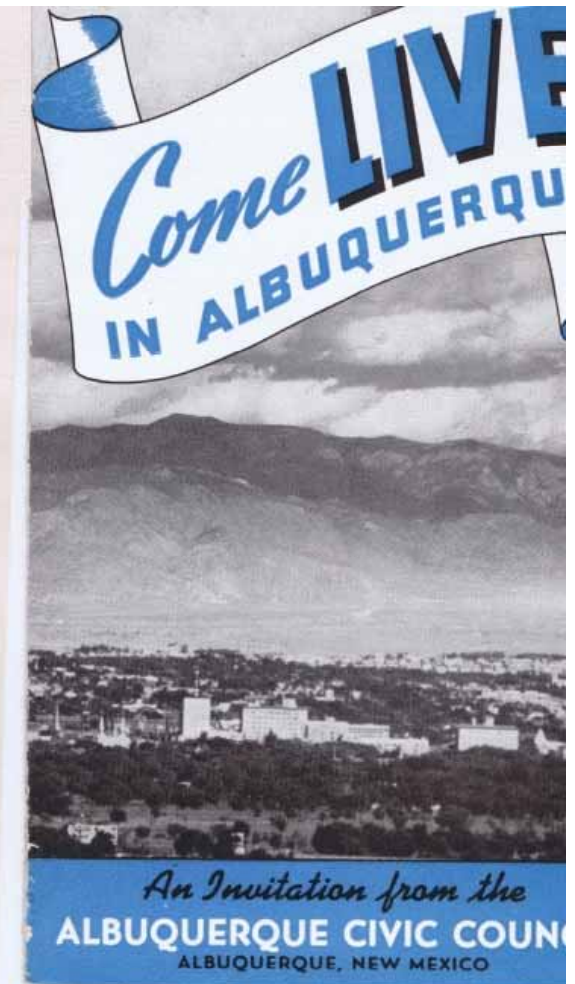
Hoping we have been of assistance to you, we are

Yours very truly,

CHAMBER OF COMMERCE

  
John P. Murphy  
Manager

ng  
Enc.





# Downtown Flourished

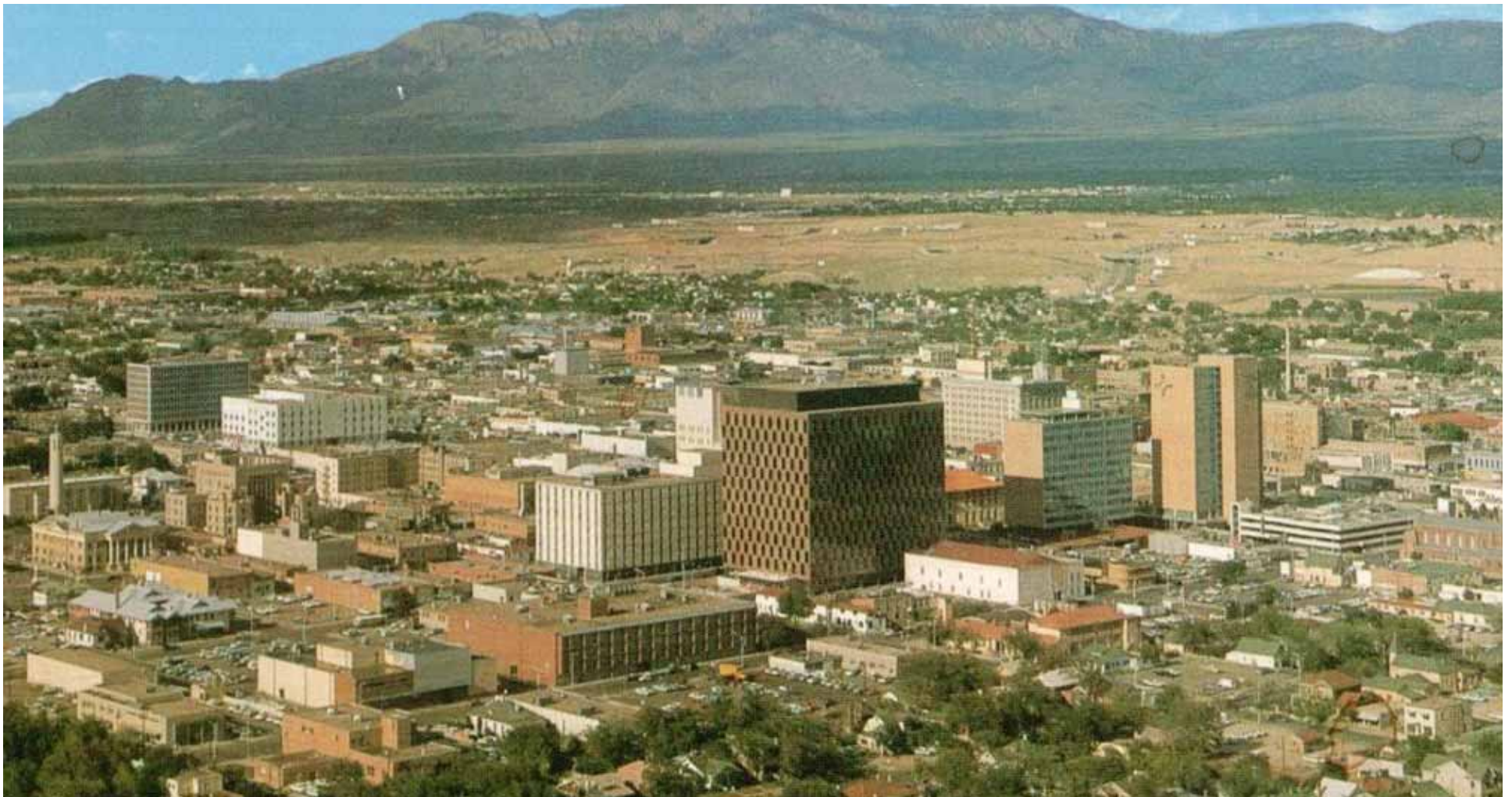




# Interstates



National highway system shifted traffic off of Central/4th





# Changing face of Downtown



1965-1975





# Changing face of Downtown



1975-1985



# Changing face of Downtown



1985-1995





# Albuquerque then and Now



- 1997
  - 📄 1960's - Today
  - 📄 Retail shifts from downtown to Uptown
  - 📄 Population: 665,000
  - 📄 1960's - Federal government subsidizes local downtown "reurbanization" by providing demolition \$.
  - 📄 City demolished over 100 downtown buildings - replaces them w/parking lots
  - 📄 '72-San Felipe demolished
  - 📄 '87-Alvarado demolished
  - 📄 Hyatt Hotel built
  - 📄 Convention Center expanded



Urban Renewal?



*Air View of Albuquerque, N. M.*





# Urban Renewal?

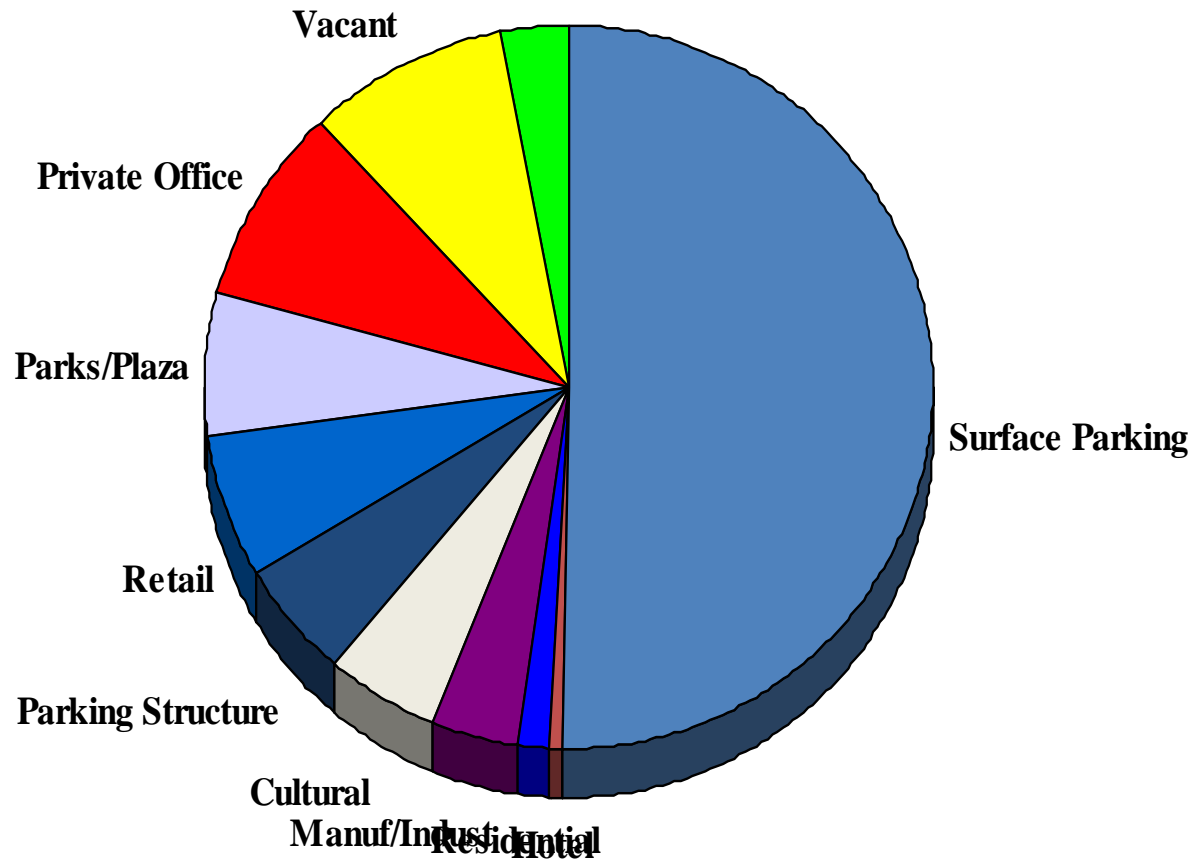


*Albuquerque,*

*New Mexico*



# Downtown Land Use (1995)





# ABQ Macro Level Trends



- 1970s to today
  - Changing demographics
  - Increased commute times
  - Increased job mobility
  - Increased construction costs
  - Increased soft costs for development
  - Increasing approval times for development
  - Cost of housing out paced income growth



## Downtown ABQ 1990s-today



- Change in perception of downtown occurred when commute times exceeded 25-30 mins.
- Broad coalition of owners, renters, businesses and other stakeholders came together to solve problems
- Original seed funding came from area businesses
- Support by public officials was outstanding
- A variety of tools brought into play

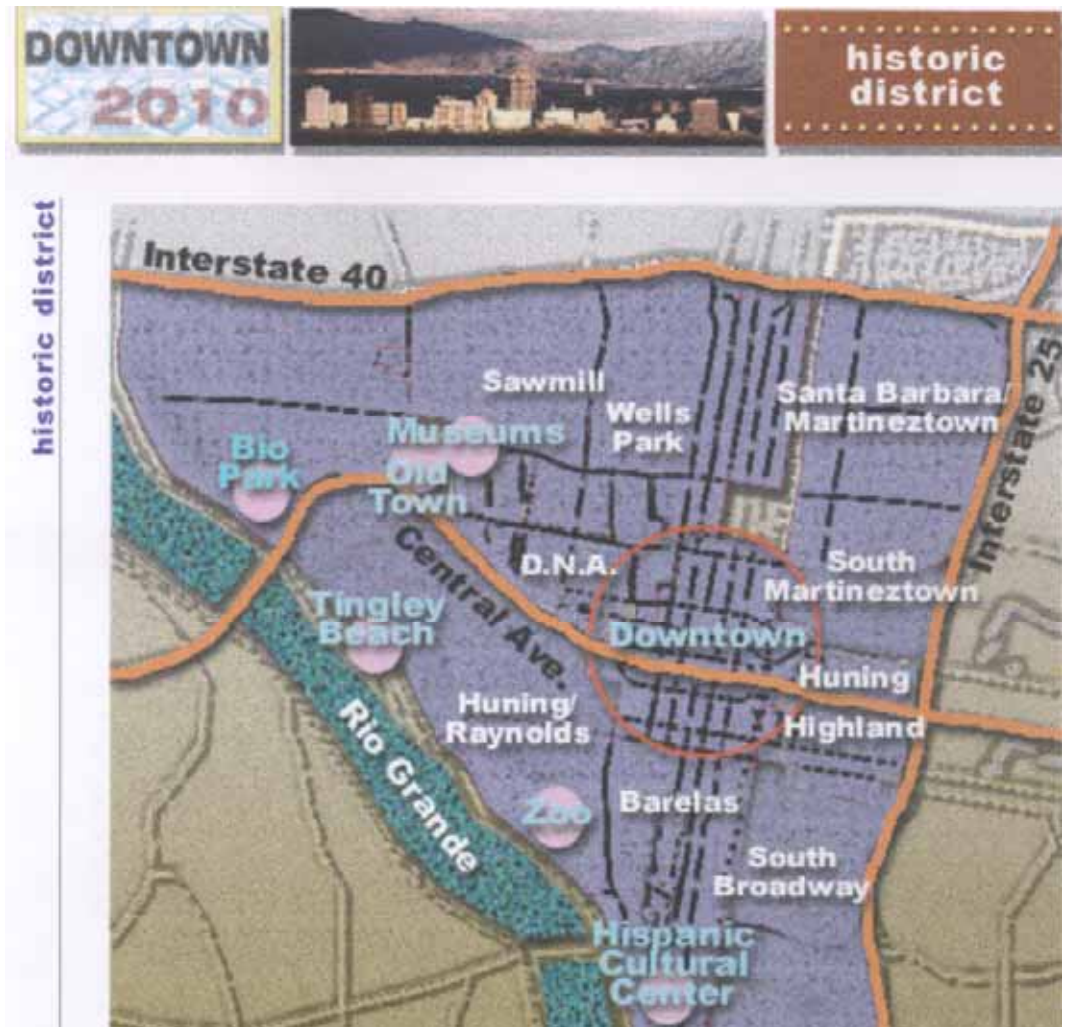




# Downtown 2010 Plan



- Brought stakeholders together to agree on common design elements and densities
- Provided certainty of development for developers
- Led to over \$600M in new construction
- Not all was a success
- On the back of failure future opportunity and success is created
- Led to fastest downtown turnaround in USA



# 125 years later - Railrunner



## NEW MEXICO RAIL RUNNER EXPRESS



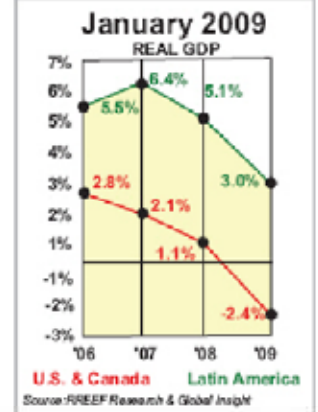


# Current Real Estate Trends

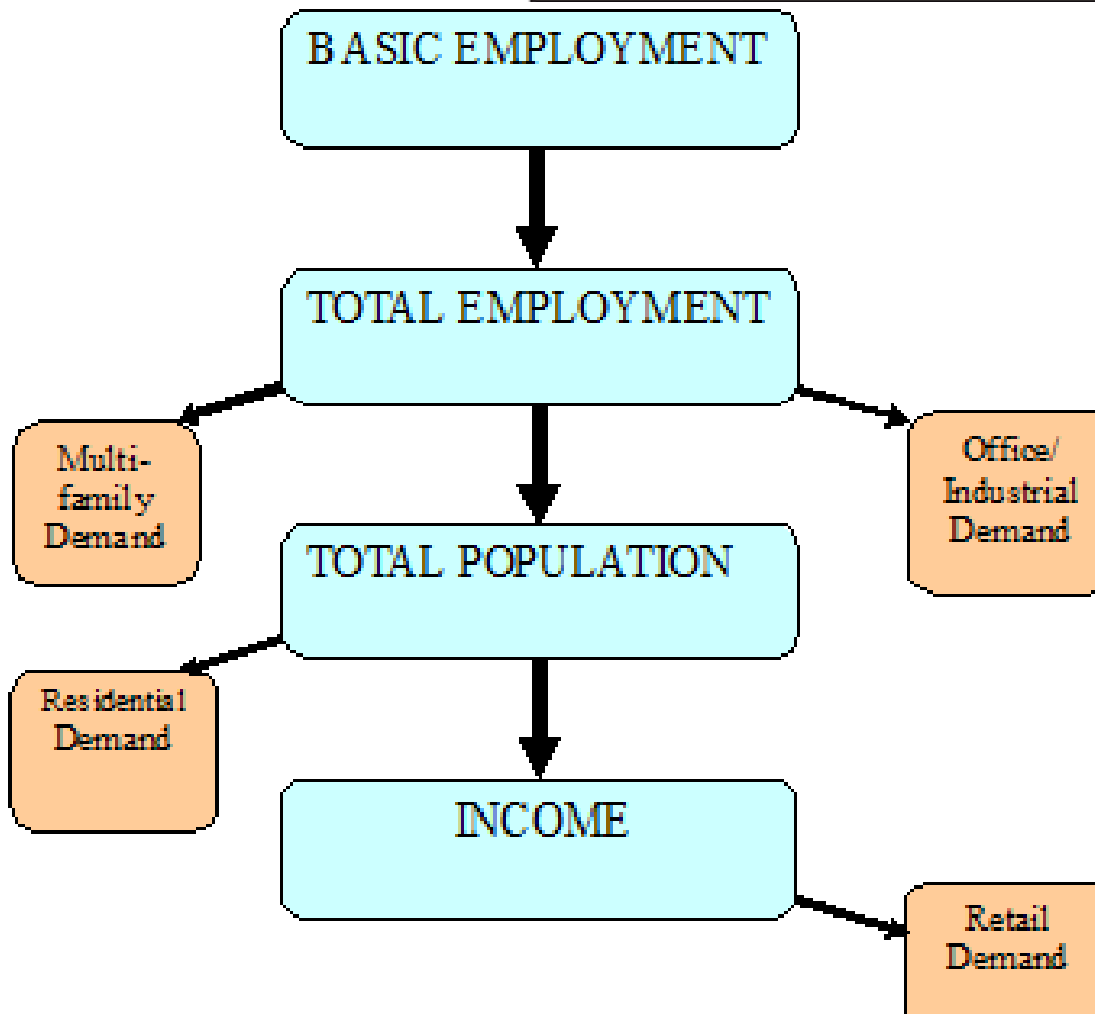
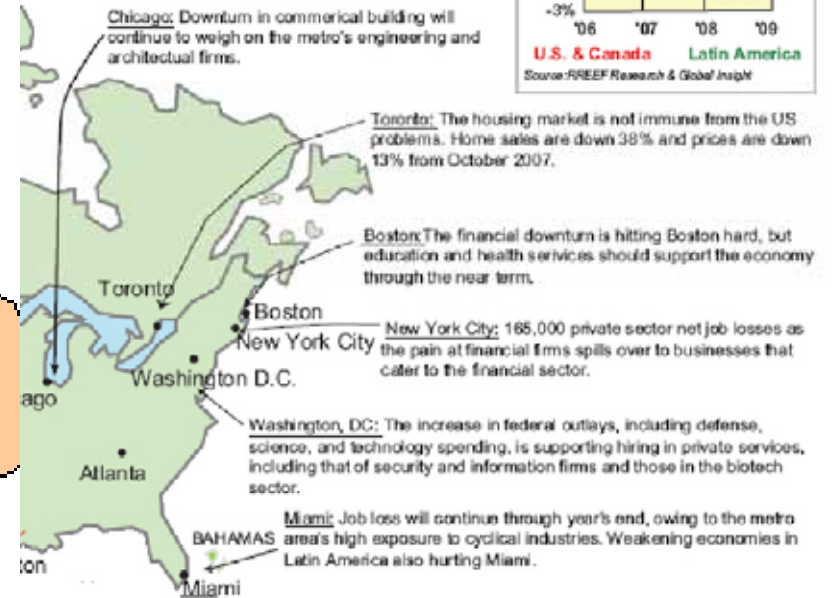


## America's Economic Outlook

- The U.S. lost more jobs in 2008 than in any year since 1945 as employers fired another 524,000 people in December.
- The gross domestic product (GDP) of the 33 Latin American and Caribbean countries will grow a projected 2.8% in 2009, a marked drop from the 6.0% rate in 2007.
- Canadian unemployment rate rose to 6.6% in December.



In a year ago, the falling value of forestry layoffs in British Columbia this year.

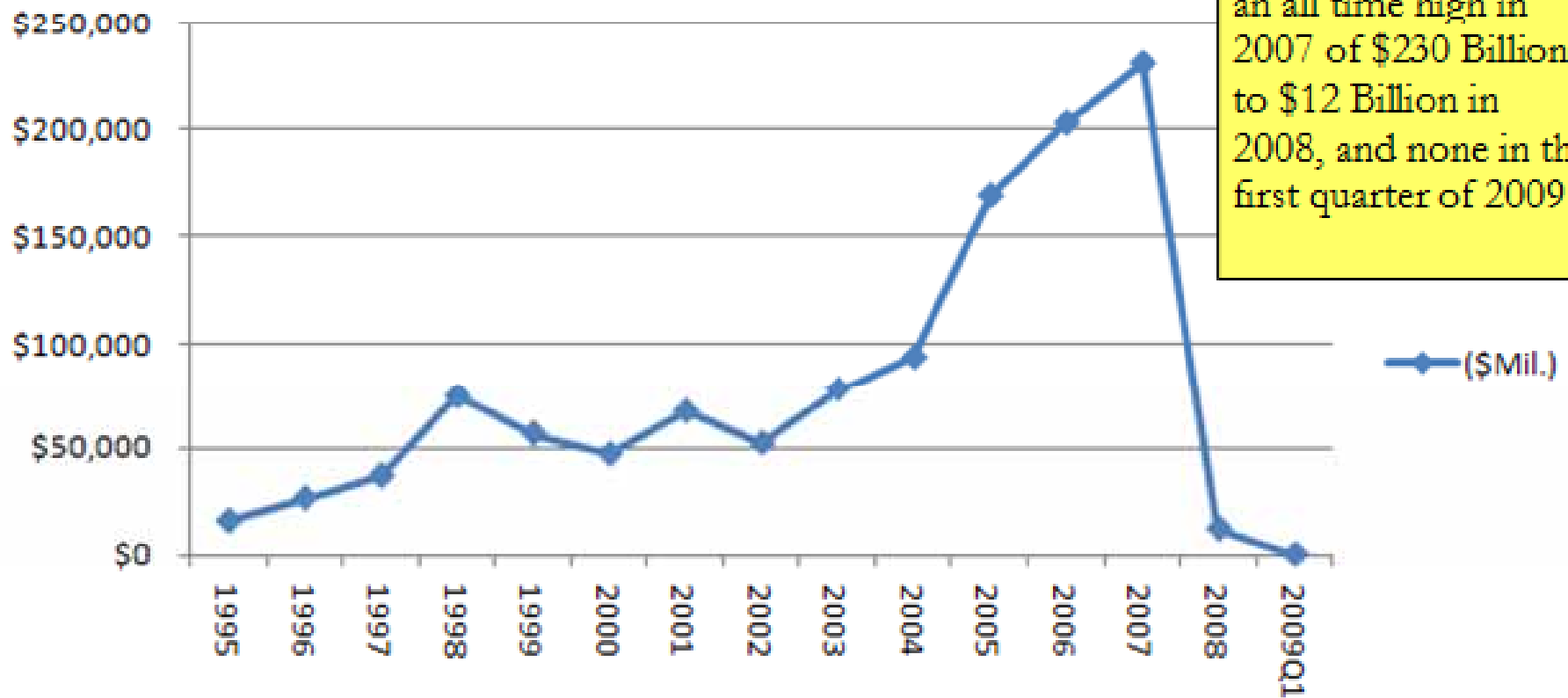


# Capital illiquidity



## US - CMBS Issuance in (\$Mil.)

Securitized loans for commercial real estate plummeted from an all time high in 2007 of \$230 Billion to \$12 Billion in 2008, and none in the first quarter of 2009

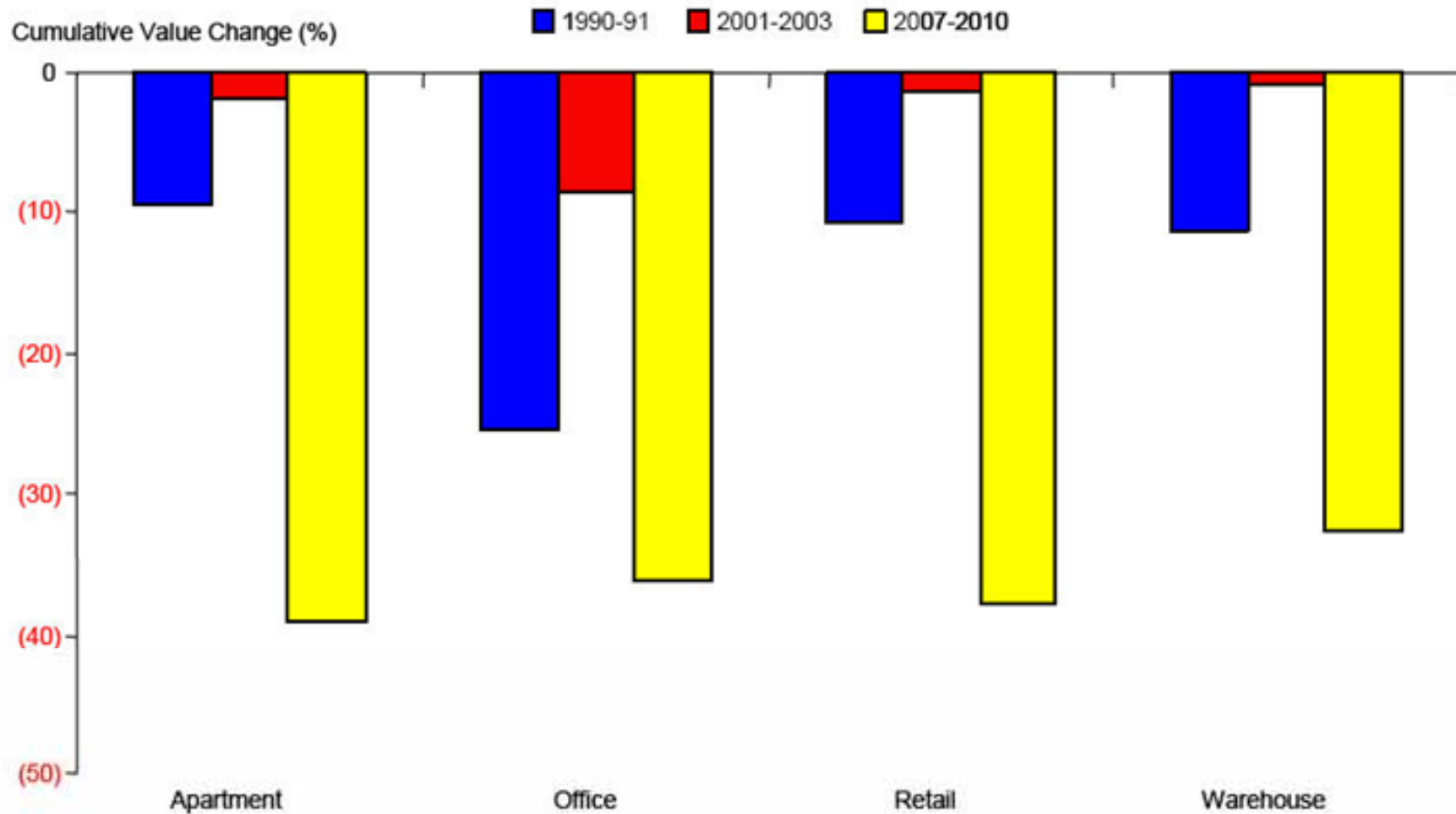




# And its impact on values...



Exhibit 2: Values Losses Will Be Much More Severe In This Recession

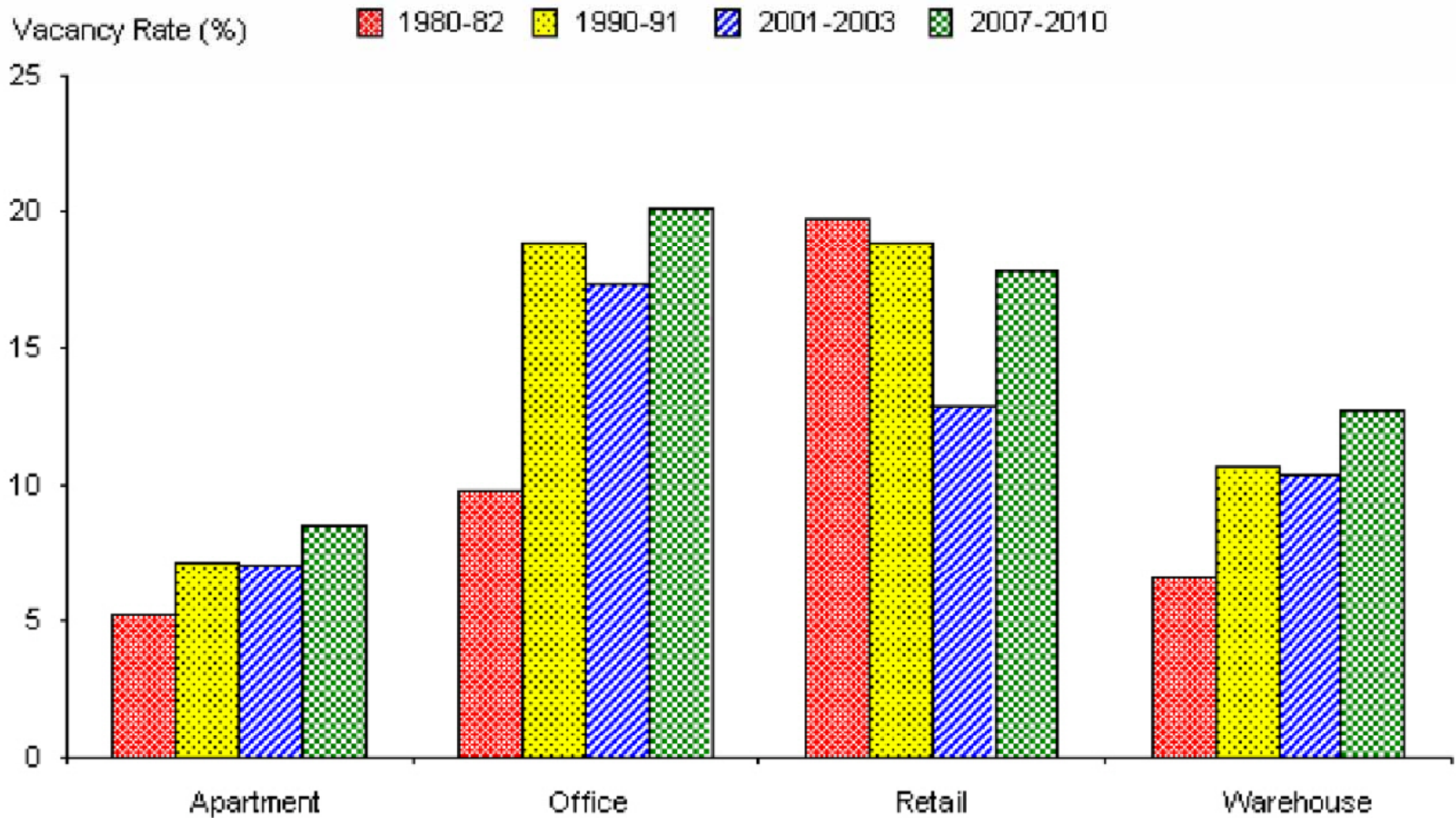


Susan Hudson-Wilson of Property Portfolio & Research Inc.

and more distorted than previous



**Exhibit 1: Peak Vacancy Levels During Recent Recessions**



Source: PPR



# Albuquerque's news is better



## Forbes

Best Place for  
Business  
#1  
Albuquerque,  
NM

## Forbes

Where Home  
prices are most  
likely to Rise  
#1-Albuquerque,  
NM

### Albuquerque, New Mexico in the news

Lowest unemployment in 30 years... strong job growth... high barriers to entry... rising occupancy levels.... 10% rent increases in 2007... 5% rent increases 2008 (Q1 to Q2) ... strong single family appreciation... luxury apartment product selling for \$105,000 to \$150,000/unit... Commuter rail to Santa Fe opens late in 2008... a nationally visible governor... 4,000 new jobs...

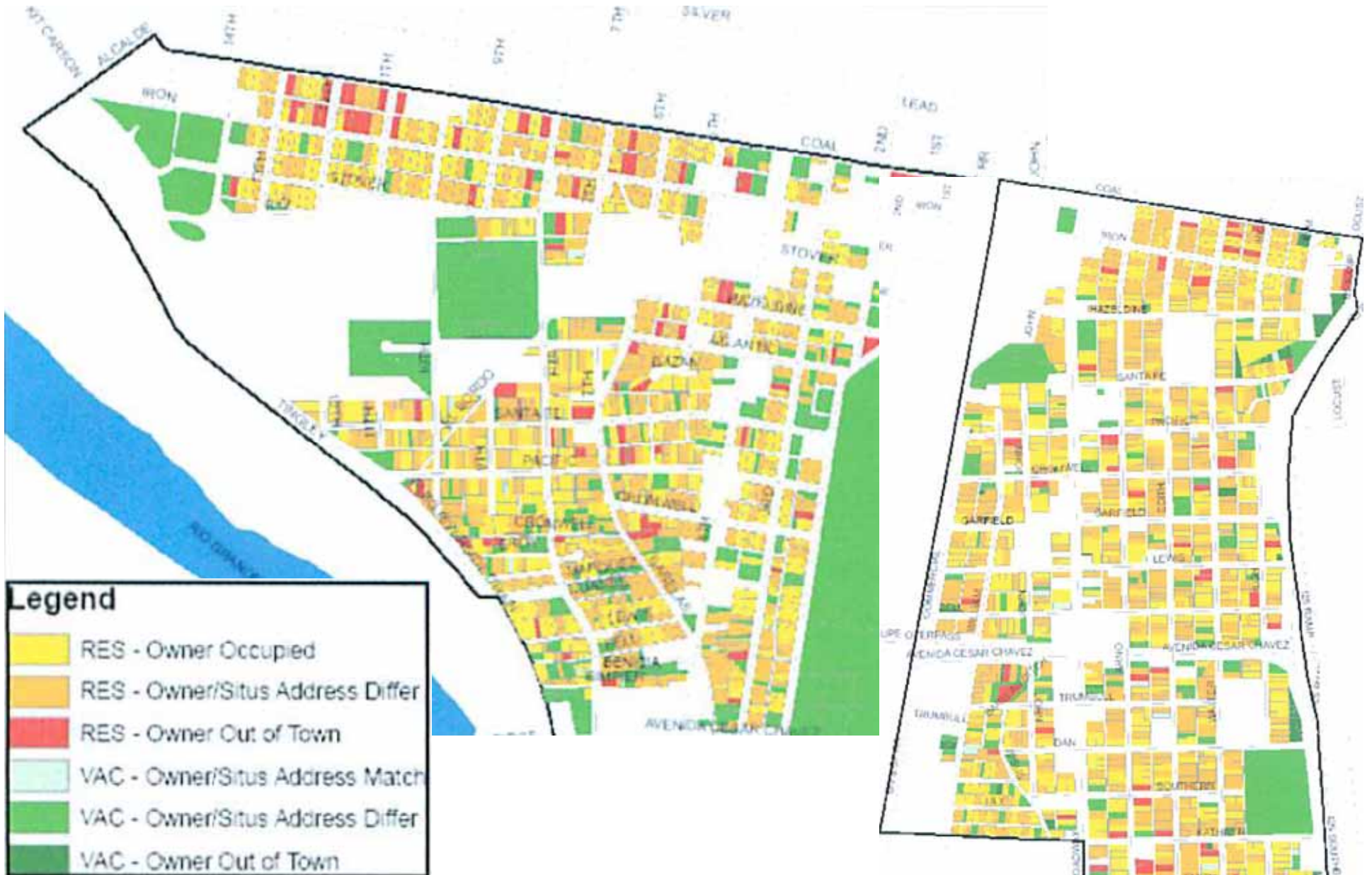
### And more new jobs on the way...

Fidelity investments (1,250), Schott Solar (1,500), Sony Pictures (250), PR newswire (125), Temper-Pedic (300), Albuquerque Studios (75)...

- ☑ **AAA rates Albuquerque 2nd in vacation affordability**  
*American Automobile Association—June 2008*
- ☑ **UNM Anderson School Ranked in Global 100**  
*Aspen Institute, October 2007*
- ☑ **Forbes Ranks Albuquerque #8 in Best Cities for Jobs**  
*Forbes, October 2007*
- ☑ **UNM Schools Ranked Among Best**  
*Hispanic Business- September 2007*
- ☑ **Albuquerque Named 25th Among America's Hottest Job Markets**  
*Washington Business Journal—Bizjournal September 2007*
- ☑ **Albuquerque Named Among the 50 Best Adventure Towns**  
*National Geographic Magazine, September 2007*
- ☑ **New Mexico Ranked Fifth Nationally for Manufacturing Momentum**  
*Business Facilities, June 2007*
- ☑ **Albuquerque Ranked #9 Among Cities for Most Educated Workforce**  
*Business Facilities- June 2007*
- ☑ **New Mexico Ranked #7 for Pro-Business Climate (#1 in the Southwest)**  
*Business Facilities, June 2007*
- ☑ **Albuquerque Ranked #2 Arts Destination**  
*American Style Magazine, June 2007*
- ☑ **Albuquerque Named Among the Top 20 Metros for Nanotech**  
*Wilson Center's Project on Emerging Nanotechnologies, May 2007*
- ☑ **Albuquerque Named one of the Top 20 Midsize Cities for Doing Business** *Inc.com, April 2007*
- ☑ **Albuquerque Fittest City in the Nation**  
*Men's Fitness, March 2007*
- ☑ **Albuquerque One of America's 50 Hottest Cities,**  
*Expansion Management, February 2007*
- ☑ **Albuquerque Named a Top 10 City for Movie Making,**  
*MovieMaker Magazine, Winter 2007*



# The area





# Market Housing Overview



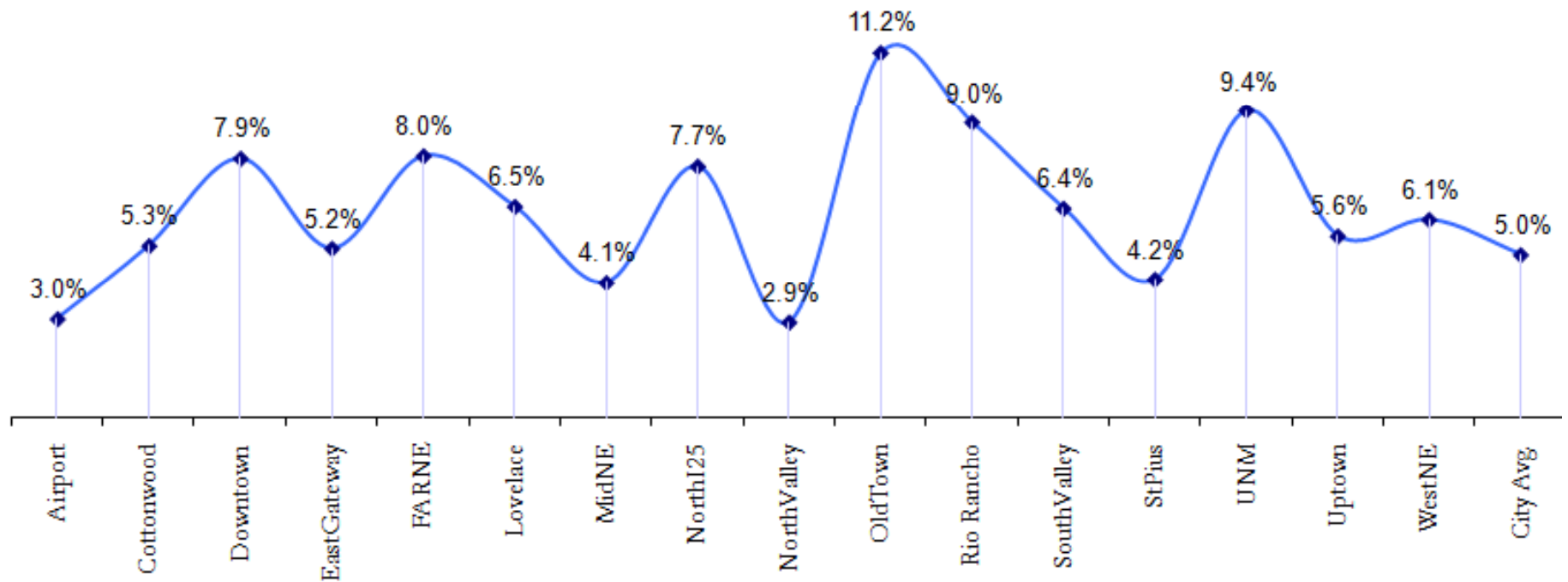
## Albuquerque Single Family Appreciation Study

Researched by by Cantera Consultants and Consultants

Data sample: 135,476 sales tracked

Only includes resells - does not include new construction

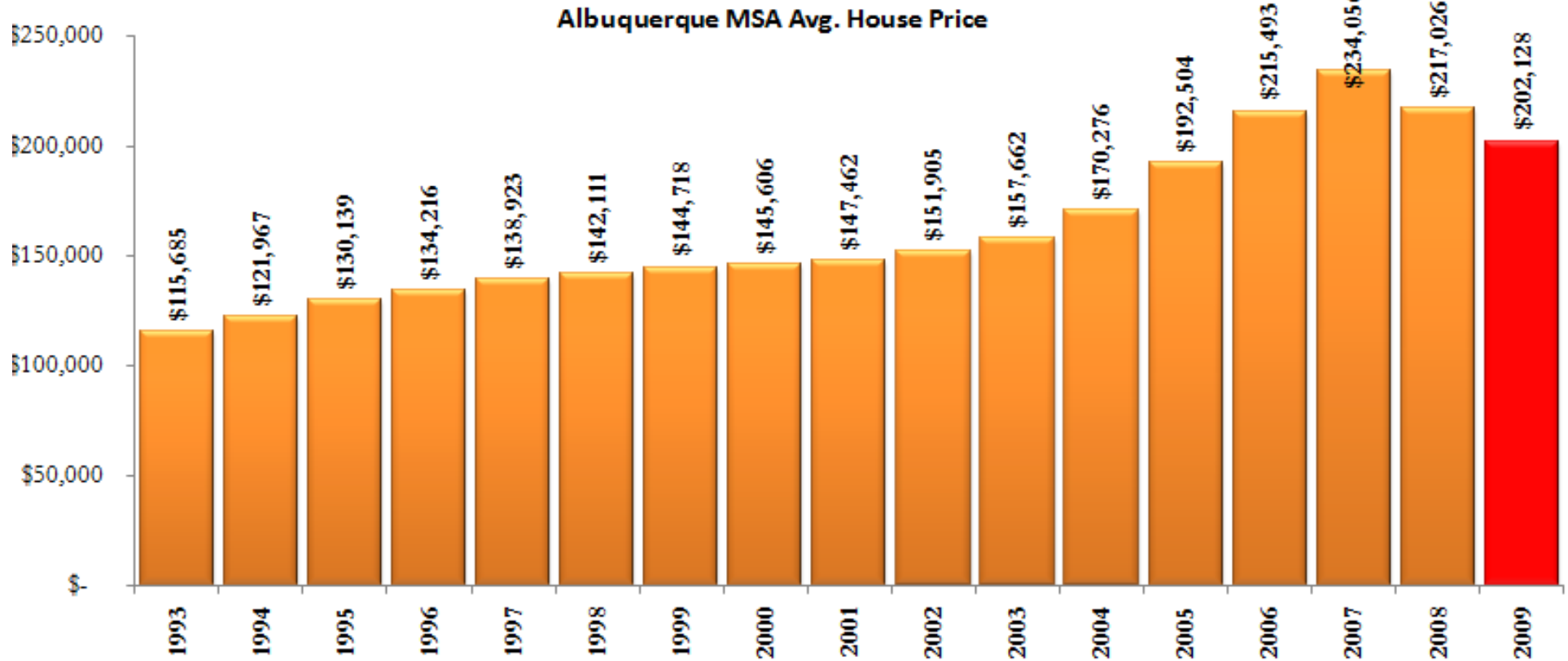
Avg. Annual Appreciation over 16 years (1993-2009)



# Market Housing Overview

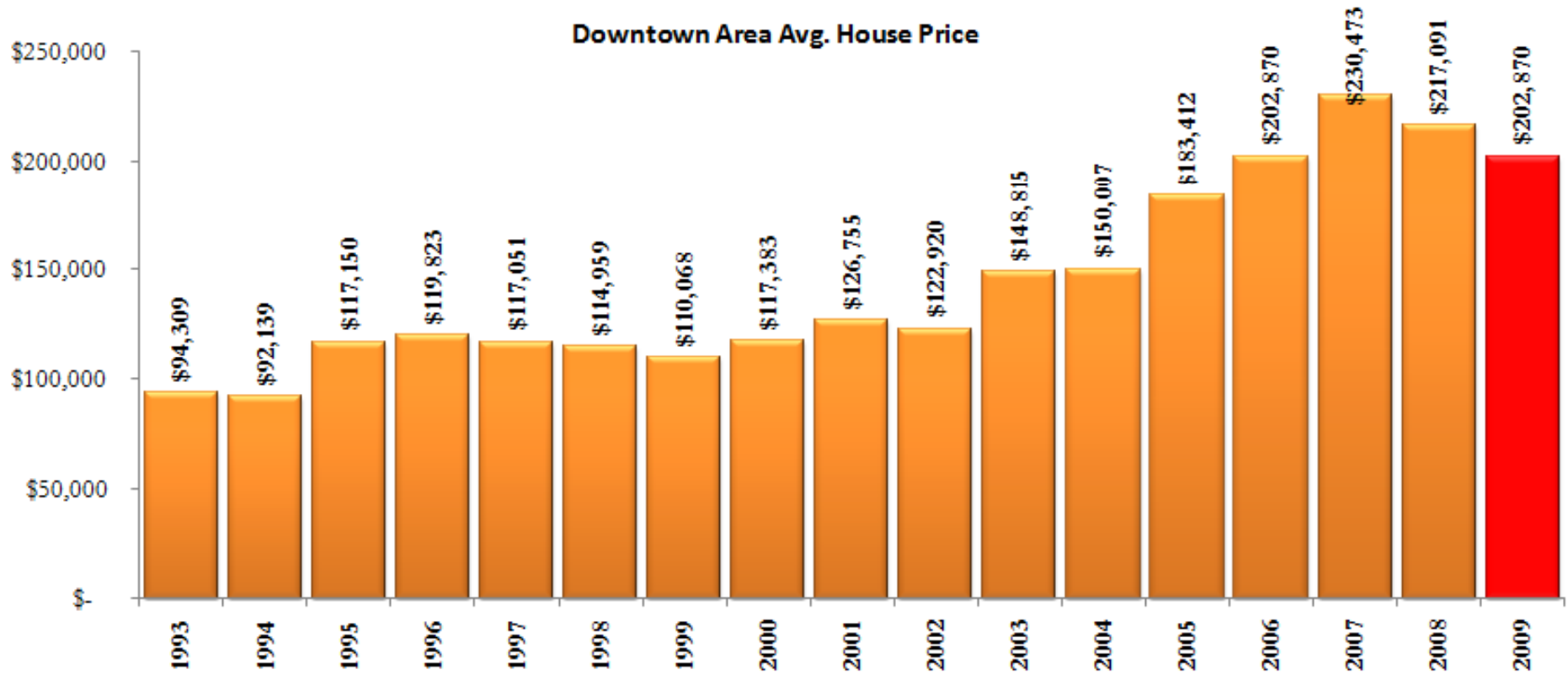


## Albuquerque MSA Avg. House Price





# Market Housing Overview

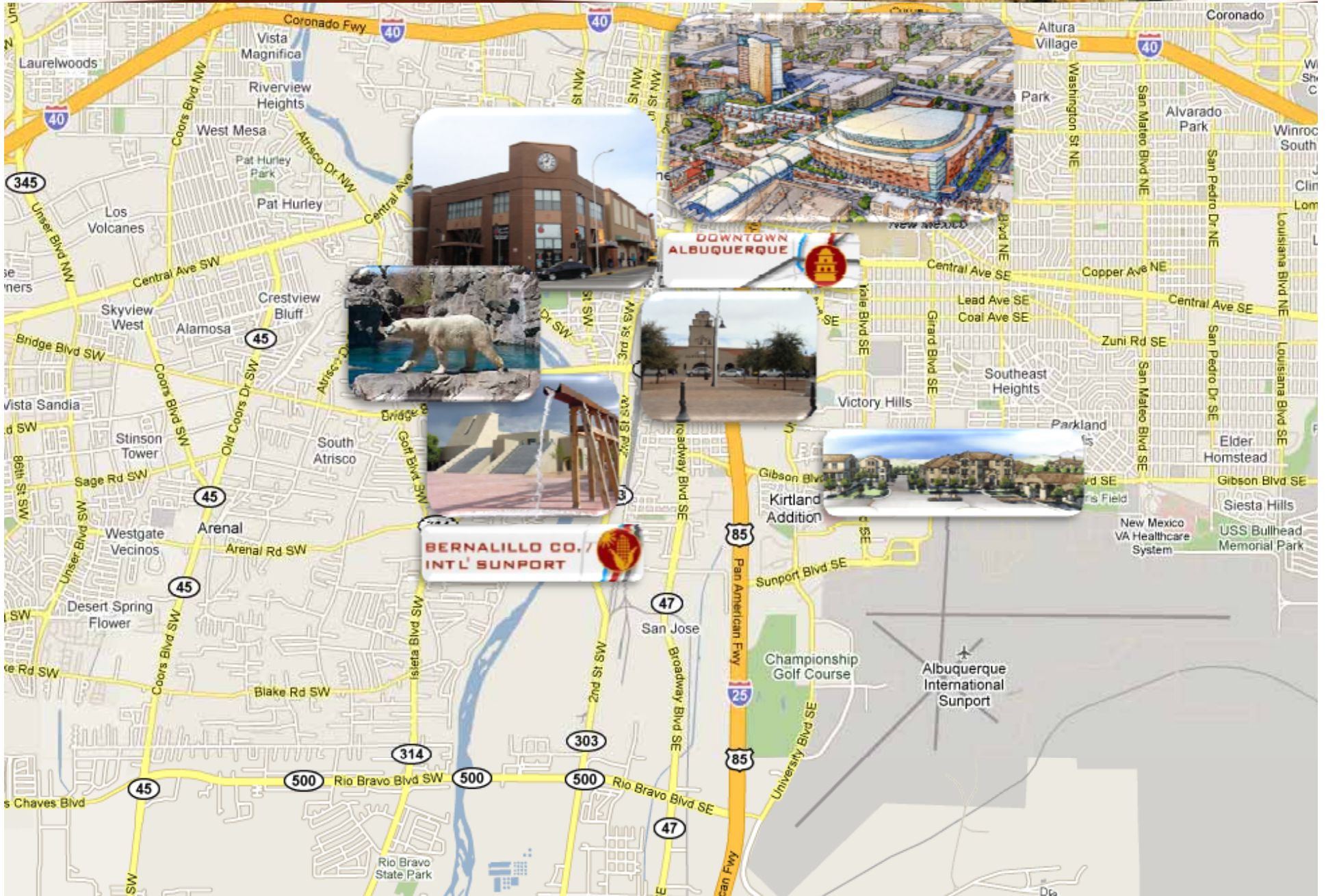


What once was





# Neighborhood Influences





# Linkages- Cultural



## Downtown Albuquerque 2008 |

## Cultural Activities



**A**  
Albuquerque Biological Park (Aquarium & Bio Park)  
903 Tenth Street SW  
Albuquerque, NM 87102  
(505) 768-2000



**B**  
Albuquerque Biological Park (Zoo)  
903 Tenth Street SW  
Albuquerque, NM 87102  
(505) 768-2000

**J** Teen Arts & Entertainment  
Former "Ice House"  
City purchased building, adding \$800,000 to turn into community Teen arts/entertainment center

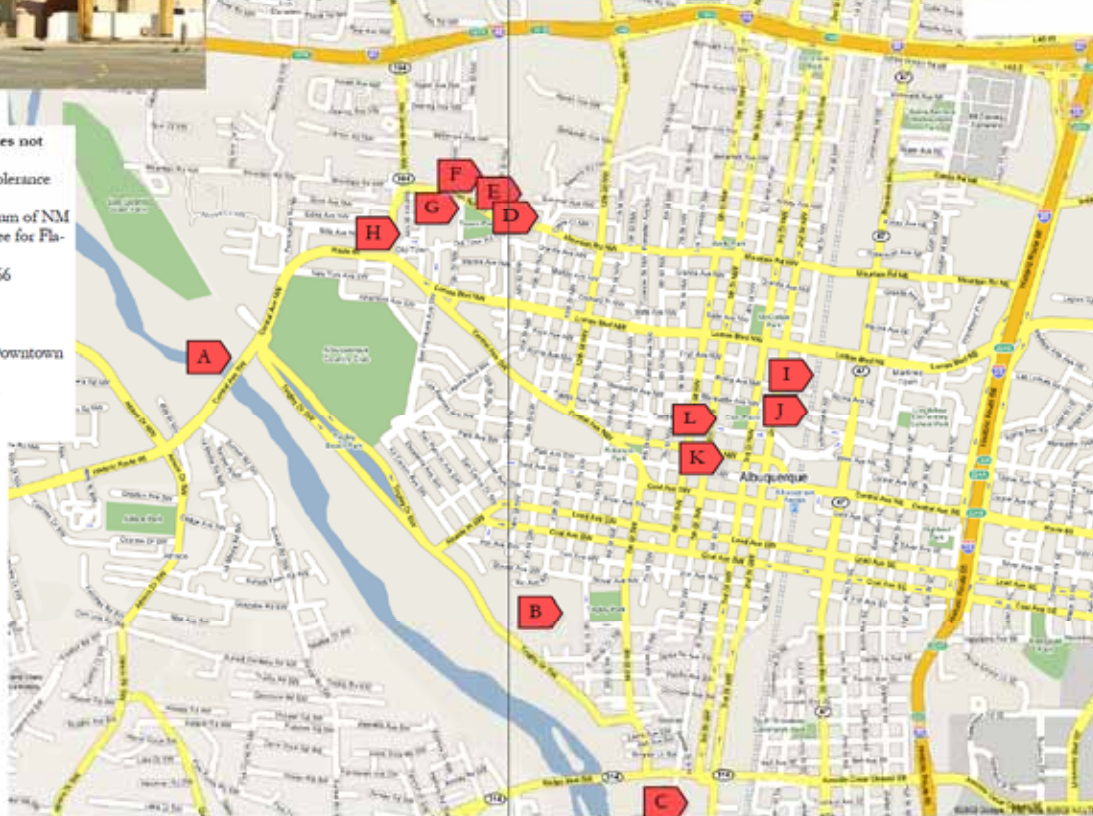
**I** Wool Warehouse  
518 First Street NE

**Art News**  
Keshet Dance Company  
Reached over 7,000 community members—expanded programs and staff and is in the process of relocating into the Historic Kimo building with a \$181,285 grant from the NM State legislature  
516 Arts  
Has experienced over 10,000 visitors since its opening in 2006 and was recognized by four national magazines as one of the highlights of Albuquerque's cultural landscape.  
The Cell Theater continues to expand  
Summer & Dene Gallery added a 2nd floor  
Park Fine Arts opens in Galleria  
Working Classroom celebrates 20th anniversary  
AMP Concerts adds world, folk and acoustic music to Kimo program  
El Rey Theater adds a monthly acoustic music listening program



**H**  
Old Town Merchants Association  
PO Box 7483  
Albuquerque, NM 87194  
(505) 319-4087  
info@albuquerqueoldtown.com

**Additional Venues not featured:**  
-Holocaust & Intolerance Museum  
-Telephone Museum of NM  
-National Institute for Flamenco Arts  
-Home to Route 66  
-Civic Plaza  
-Summerfest  
-Fall Crawl  
- Old town and Downtown Art Galleries  
- Old Town Plaza



**C**  
National Hispanic Cultural Center  
1701 4th Street, SW  
Albuquerque, NM 87102  
(505) 246-2261  
www.nhccnm.org

## Downtown Albuquerque 2008 |

## Cultural Activities

**G**  
The Albuquerque Museum of Art and History  
2000 Mountain Road NW  
Albuquerque, NM 87104  
Phone: (505) 243-7255



**F**  
National Atomic Museum  
1905 Mountain Rd NW  
Albuquerque, NM 87104  
(505) 245-2137  
www.atomicmuseum.com



**E**  
New Mexico Museum of Natural History and Science  
1801 Mountain Rd NW  
Albuquerque, NM 87104  
(505) 841-2845



**D**  
Explora Children's Museum  
1701 Mountain Road NW  
Albuquerque, NM 87104  
Phone: (505) 224-8300

In 2007, the Albuquerque Museum had 125,000 visitors and the Explora Children's Museum had 190,000.



**J**  
Kimo Theater  
423 Central NW  
(505) 768-5322



**L**  
Albuquerque/Bernalillo County Library System  
501 Copper Ave. NW  
Albuquerque, NM 87102  
(505) 768-5170



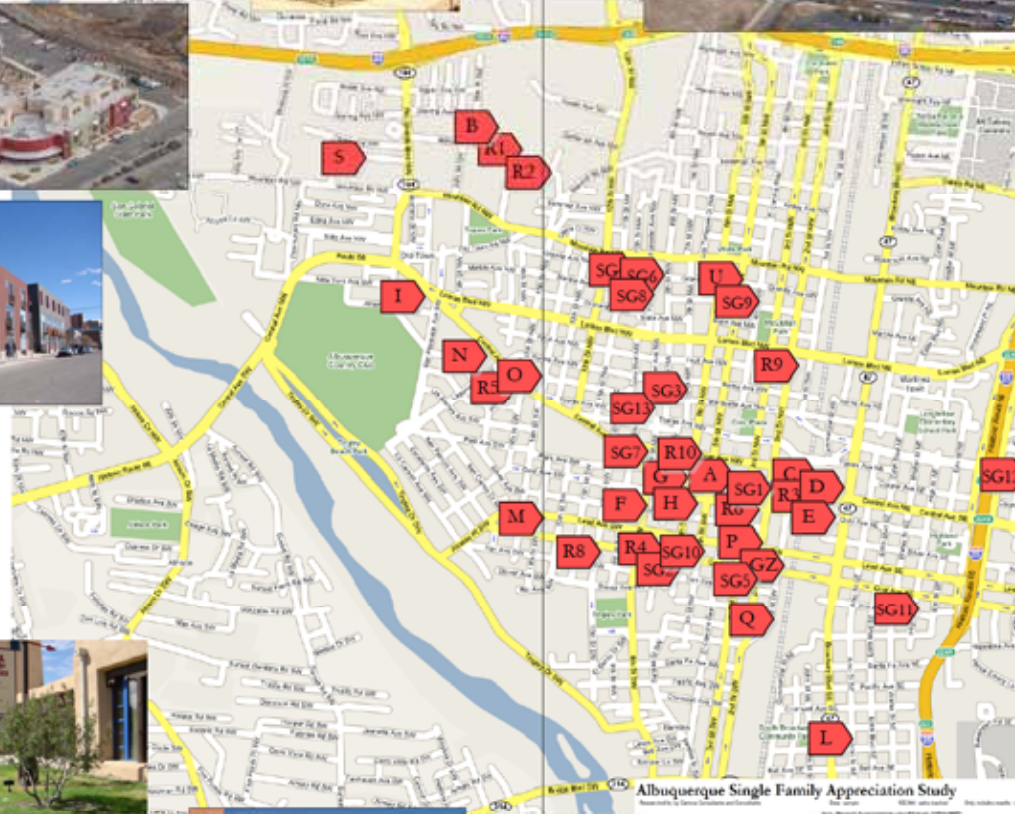
# Linkages- New Housing



## Downtown Albuquerque 2008 | Residential Update



From 2000 through 2009, downtown has added an additional 1,322 rental and for sale housing units in price ranges from affordable to luxurious. The average rent downtown is \$1.10/sf and the average home sales price of \$250,000.



## Downtown Albuquerque 2008 | Residential Update



#	Community	# of units	Year
A	Banque Lofts	27	2007
R1	Sawmill Lofts	54	2006
B	Sawmill/Arboreal De Vida	22	
R2	Sawmill/Phase IV	60	
C	Belvedere	54	2008
R3	ABQ Lofts	69	2001
D	ABQ Gym Lofts/Balance	131	2004
E	ABQ High Homes	20	
F	Silver Court Lofts	29	2006
R4	Villa de San Felipe	161	2001
G	Quickel	16	2006
H	Anasazi	45	2009
I	Agave	11	
R5	Huning Castle	73	
R6	Silver Gardens Apts	66	2009
R7	ABQ Live/Work	53	2009
SG1	Elements	72	2009
SG2	Zona del Colores	12	
R8	Hyperion House	10	
L	SouthBroadway Lofts	20	
R9	SRO-2nd/Lomas	72	2009
M	ACC infill	12	
N	Rembe/ACC	14	
O	Bell Trading Post	17	2008
P	Gold Ave Lofts	44	2002
Q	GAHP Barelax housing	9	
R	Misc Infill	10	
S	Gardens on Rio Grande	36	
T	High Cordero/GAHP	9	
U	Anson Flats	7	
R10	610 Central SW	16	
SG3	720 Roma NW	9	
SG4	1130 Mountain NW	4	
SG5	505 2nd	1	
SG6	Mountain/15th	5	
SG7	Copper/10th	3	
SG8	Mountain/11th	4	
SG9	6th/Granite	2	
SG10	Bella Colinas	15	
SG11	Huning Gardens/Lead & High	9	
SG12	Mulberry Gardens / MLS & Mulberry	13	
SG13	811 Marquette NW	1	
GZ	Gertrude Zachary	1	
SG14	10th/Central	4	





# Linkages- Retail



## Downtown Albuquerque 2008 |

## Retail Update



## Downtown Albuquerque 2008 |

## Retail Update

According to Grubb & Ellis NM, Downtown Albuquerque has experienced an increase in occupancy and rents since 2000.

Retailers have discovered the increasing demographics and have moved into the trade area (or close to ) to capture this business.



One newer restaurant/retailer, the Grove, exceeded \$600,000 in gross sales, an 18% increase over the previous year.



### Downtown Retailers/ Entertainment Venues

- Lowe's
- Walgreen's
- Starbucks (3)
- McDonald's
- Carl's Jr.
- One Up
- Maloney's Tavern
- Sauce/Liquid Lounge Remodel
- Raw Cocktail Bar Remodel
- Nick's Route 66 Crossroads Caf
- Flying Star
- Lindy's Diner Renovation
- Atomic Cantina
- Fruita Pizzas
- Artichoke Cafe Expansion
- Capo's Patio Renovation
- Ned's
- Relish Deli
- Sushi King
- Tucano's
- Thai Crystal
- Slate Street Cafe
- Century Theater
- JC's NYPD—3rd expansion
- Central Connection
- Cell Theatre
- Holocaust Tolerance Museum
- Isabella's Cafe
- Cold Stone Creamery
- Lotus Ultra Lounge
- Downtown Contemporary Arts Center
- Lionel's
- Chama River Micro Brewery
- Keshet Dance Company
- Rall's Sports Bar
- Anodyne
- Grove Cafe
- Butt's Tiki Lounge
- The Library Bar & Grill
- Windchime Art Gallery
- Village Coffee Roasters

ABQjournal.com

THE SUNDAY JOURNAL

September 7, 2008

## Brave people, exciting ideas needed for Downtown



Mae Jeanne Descloux says her view of Downtown as it should be would include boutiques, entertainment venues and restaurants like the popular Gold Street Caffe.

Downtown is looking for brave people to break open a new idea. It looks like this: Retailers, restaurants and entertainment venues will come Downtown when there are more residents, restaurants and entertainment venues there. And more residents will come when there are more retailers, restaurants and entertainment venues. It's an economic development cycle that hasn't been broken since the 1950s. Downtown has taken on.

### Susan Stiger



SUSAN STIGER  
Of the Journal

Downtown is the Downtown Action Team's retail partner and economic development coordinator, which is a jargon way of saying she wants us all to go down there, see the potential,

look for a piece of the action and make Downtown a great-go there place. Like the new wave of comparable cities — Austin, St. Louis, Denver. Look at the architecture, the history, the pedestrian-friendly, man-made friendly setting, at the wide sidewalks, the urban personality, the built that hasn't quite found its feet. "It might not be sparkling and shiny right now, but it has potential," says Stiger, who spent 10 years as the marketing manager for Coronado Center. "The real issue is very reasonable.

But low. Brave people have to see that in their eyes." However, Stiger prefers to talk her brave and every week from the local pool, but she realizes this economy has taken some of the shine off guts and vision. And she knows Downtown has its question marks. But, she says, let's at least get over the notion that there isn't any parking. There's plenty; we just need to be able to find it. We need signs, guidance, education. All of which is underway. Downtown also finds that

By BRUCE PAGE 22





# Linkages- Office



## Downtown Albuquerque 2008 |

## Office Update



Although office occupancy continues to hover in the mid 80% range, rents and overall absorption have a steadily increased. According to the Q2-2008 Grubb & Ellis office report, class "A" buildings downtown average in \$23.80/sf in rents, while "B" buildings average \$14.81/sf.



**A** Upgrade and conversion of Copper Square office to Copper Square office/retail condo's



**B** Upgrade and conversion of former United Way office building to office condo's



**C** New construction—800 Lomas NW—available fall of 2008—11,900 sf available at \$18-\$22/sf.



**D** Development of Emerald Office Condo's at 4th just north of Mountain



**I** The Verge Fund purchased and renovated the JS Brown building to provide offices and workstations to tech companies.

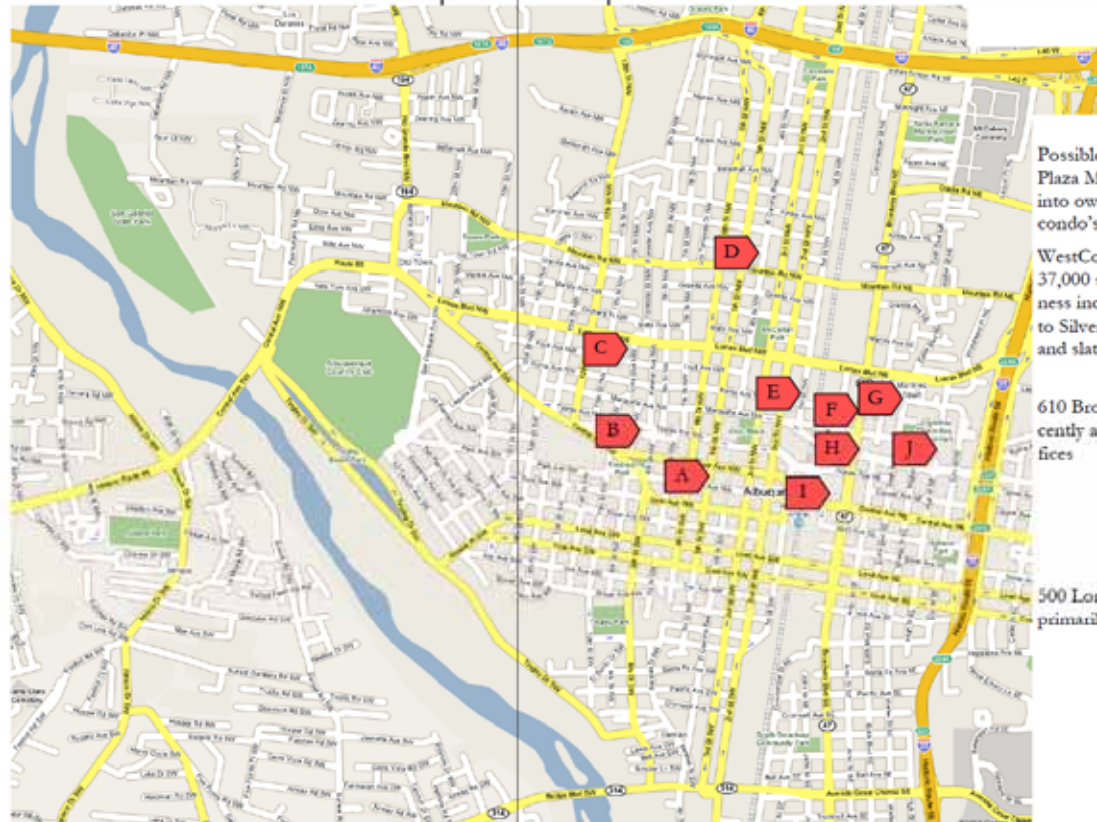


**J** Located in a top secret location, OSO technologies has invested more than \$1M in a 22,000 sf data center in downtown Albuquerque.

## Downtown Albuquerque 2008 |

## Office Update

Lovelace hospital has relocated its main hospital campus from the Gibson location to downtown Albuquerque with a \$60M renovation program that includes a \$12M state of the art cardiac unit.



**E** Possible Redevelopment of Plaza Maya office building into owner occupied office condo's.



**F** WestCorps new \$5.6M, 37,000 sf office and business incubator space—built to Silver LEEDs standards and slated to open in 2009.



**G** 610 Broadway contains recently added medical offices



**H** 500 Lomas NE consists primarily of GSA tenants.



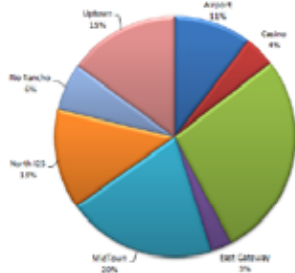


# Linkages - Hotels



With 28% of the hotel inventory, Downtown captures the largest share of the Albuquerque MSA hotel market. Increasing tourism to Old Town and the Indian Pueblo Cultural Center have led to the development and redevelopment of downtown hotels.

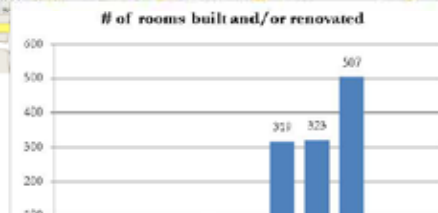
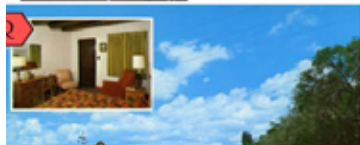
Share of market based on top 25 hotels and number of rooms



Name	Location	Phone #	Status	Year	# of rooms	Est. Cost \$	Est. Cost per room
A Hotel Blue	737 Central NW	924-2400	Renovated	2007	135		
B Embassy Suites	3000 Woodward Place	245-7100	New Construction	2006	261	\$40,000,000	\$153,257
C Andalus	125 2nd Street NW	242-9090	Renovated	2008	112	\$24,000,000	\$214,286
D Hyatt Regency	380 Tigras NW	842-1234	Renovated	2008	395	\$5,000,000	\$12,658
E Double Tree	201 Marquette NW	247-3344	Renovated	2008	294	\$9,000,000	
F Hotel Albuquerque	800 Rio Grande NW	843-6200	Renovated	2007	188		
G Best Western Rio Grande	1015 Rio Grande NW	843-9500			171		
H Silver Moon Lodge	518 Central SW	243-1773	Renovated	2006	58		Potential new hotel site
I Downtown Inn	1213 Central SW	247-1061			60		
J Econo Lodge Downtown	817 Central NE	243-1321			46		
K Express Inn	1020 Central Ave SW	247-4033					
L Imperial Inn Motel	701 Central Ave NE	247-4081			65		
M Stardust Inn	801 Central Ave NE	243-2891		2004	33		
N Travel Inn	615 Central Ave NE	247-8897			38		
O Quality Inn	411 McKinley NW	877-764-0535					
P Hotel Parq Central	Central & Elm		Redevelopment	2005	73		
Q El Vado	2400 Central NW		Redevelopment	2010			
R El Don	2222 Central NW	242-2204	Redevelopment	2008	26		
					1,555		



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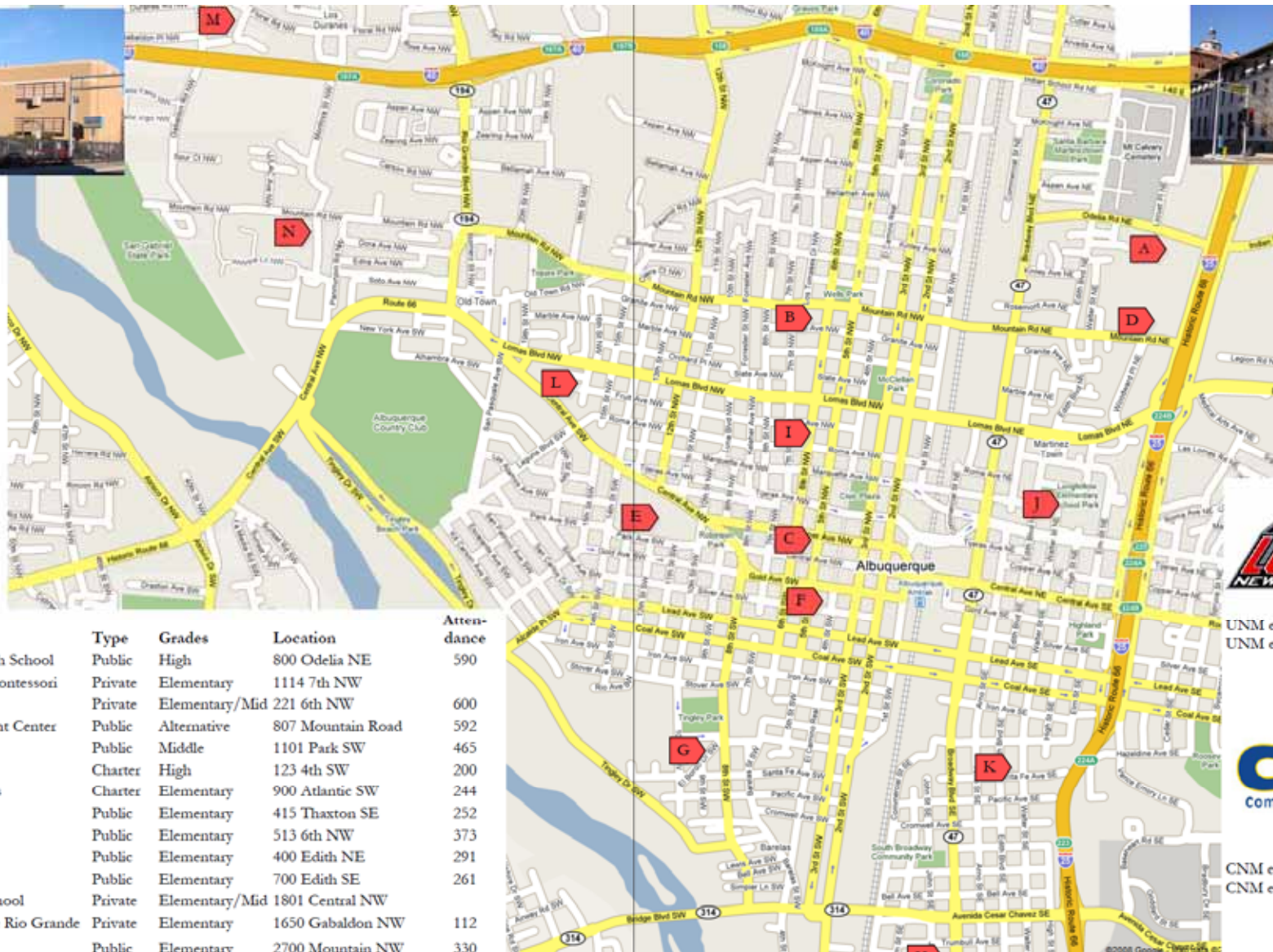
# Linkages - Education



One of Albuquerque's first schools, St. Mary's Catholic school is celebrating its 115 year anniversary with a \$2.5M renovation program.



Amy Biehl, a charter high school founded in 2000 recently renovated this 1908 built building for \$4M.



#	School Name	Type	Grades	Location	Attendance
A	Albuquerque High School	Public	High	800 Odelia NE	590
B	Escuela del sol Montessori	Private	Elementary	1114 7th NW	465
C	St. Mary's	Private	Elementary/Mid	221 6th NW	600
D	Career Enrichment Center	Public	Alternative	807 Mountain Road	592
E	Washington	Public	Middle	1101 Park SW	465
F	Amy Biehl	Charter	High	123 4th SW	200
G	Dolores Gonzales	Charter	Elementary	900 Atlantic SW	244
H	East San Jose	Public	Elementary	415 Thaxton SE	252
I	Lew Wallace	Public	Elementary	513 6th NW	373
J	Longfellow	Public	Elementary	400 Edith NE	291
K	Eugene Field	Public	Elementary	700 Edith SE	261
L	Manzano Day School	Private	Elementary/Mid	1801 Central NW	112
M	Montessori of the Rio Grande	Private	Elementary	1650 Galbaldon NW	112
N	Reginald Chavez	Public	Elementary	2700 Mountain NW	330



UNM enrollment - 25,820  
UNM employment - 14,300



CNM enrollment - 42,202  
CNM employment - 1,770

# Demographic Overview



	Barelas / South Broadway		DowntownABQ		AlbuquerqueMSA			
<b>Total Population</b>	8,336		20,897		729,649			
<b>Total Households</b>	2,766	100.0%	8,720	100.0%	281,052	100.0%		
Average Household Size	2.96		2.18		2.55		-0.8	-0.4
Total Families	1,787	64.6%	4,030	46.2%	186,601	66.4%		
Average Family Size	3.71		3.16		3.11			
Per Capita Income	9,583		15,542		19,889			
<b>Population by Sex</b>								
Male	4,267	51.2%	10,812	51.7%	357,619	49.0%	0.5%	-2.2%
Female	4,069	48.8%	10,085	48.3%	372,030	51.0%	-0.5%	2.2%
<b>Population by Age</b>								
<b>Median Age</b>	30		35		35		5	5
Age 18+	5,763	69.1%	16,546	79.2%	536,968	73.6%	10.1%	4.5%
Age 65+	822	9.9%	2,580	12.3%	82,068	11.2%	2.4%	1.3%
<b>Households by Household Income</b>								
Household Income Base	2,787	100.0%	8,775	100.0%	281,132	100.0%		
< \$15,000	1,024	36.7%	2,811	32.0%	45,994	16.4%	-4.7%	-20.3%
\$15,000 - \$24,999	586	21.0%	1,958	22.3%	40,710	14.5%	1.3%	-6.5%
\$25,000 - \$34,999	381	13.7%	1,121	12.8%	39,607	14.1%	-0.9%	0.4%
\$35,000 - \$49,999	455	16.3%	1,191	13.6%	49,631	17.7%	-2.7%	1.4%
\$50,000 - \$74,999	196	7.0%	996	11.4%	51,705	18.4%	4.4%	11.4%
\$75,000 - \$99,999	77	2.8%	308	3.5%	26,514	9.4%	0.7%	6.6%
\$100,000 - \$149,999	59	2.1%	188	2.1%	17,791	6.3%	0.0%	4.2%
\$150,000+	9	0.3%	202	2.3%	9,180	3.3%	2.0%	3.0%
<b>Median Household Income</b>	20,831		22,624		38,853		\$1,793	\$18,022
<b>Average Household Income</b>	28,332		34,999		50,767		\$6,667	\$22,435





# Demographic Overview



## Households by Poverty Status and Household Type

Total	2,786	100.0%	8,775	100.0%	281,132	100.0%			
Below Poverty Level	905	32.5%	2,233	25.4%	35,845	12.8%	-7.1%	-19.7%	m
Married-couple Family	266	9.5%	357	4.1%	7,728	2.7%	-5.4%	-6.8%	
Other Family - Male Householder, No Wife	53	1.9%	91	1.0%	2,413	0.9%	-0.9%	-1.0%	
Other Family - Female Householder, No Husband	208	7.5%	446	5.1%	9,494	3.4%	-2.4%	-4.1%	
Nonfamily Households	378	13.6%	1,339	15.3%	16,210	5.8%	1.7%	-7.8%	
At or Above Poverty Level	1,881	67.5%	6,542	74.6%	245,287	87.2%	7.1%	19.7%	
Married-couple Family	741	26.6%	1,966	22.4%	129,995	46.2%	-4.2%	19.6%	
Other Family - Male Householder, No Wife	187	6.7%	364	4.1%	12,085	4.3%	-2.6%	-2.4%	
Other Family - Female Householder, No Husband	333	12.0%	853	9.7%	25,793	9.2%	-2.3%	-2.8%	
Nonfamily Households	620	22.3%	3,359	38.3%	77,414	27.5%	16.0%	5.2%	

## Households by Type

Total	2,765	100.0%	8,720	100.0%	281,052	100.0%	0.0%	0.0%
Family Households	1,787	64.6%	4,030	46.2%	186,601	66.4%	-18.4%	1.8%
Married-couple Families	1,018	36.8%	2,310	26.5%	135,970	48.4%	-10.3%	11.6%
With Related Children	670	24.2%	1,125	12.9%	66,319	23.6%	-11.3%	-0.6%
Other Family (No Spouse Present)	769	27.8%	1,720	19.7%	50,631	18.0%	-8.1%	-9.8%
With Related Children	500	18.1%	1,047	12.0%	35,099	12.5%	-6.1%	-5.6%
Nonfamily Households	978	35.4%	4,690	53.8%	94,451	33.6%	18.4%	-1.8%
Householder Living Alone	772	27.9%	3,787	43.4%	74,883	26.6%	15.5%	-1.3%
Householder not Living Alone	206	7.5%	903	10.4%	19,568	7.0%	2.9%	-0.5%
Households with Related Children	1,170	42.3%	2,172	24.9%	101,418	36.1%	-17.4%	-6.2%
Average Number of Vehicles Available	1.4		1.3		1.8		-0.1	0.4



# Demographic Overview



<b>Population 16+ by Employment Status</b>									
Total	6,132	100.0%	17,198	100.0%	558,590	100.0%			
In Labor Force	3,142	51.2%	9,769	56.8%	360,542	64.5%	5.6%	13.3%	
Civilian Employed	2,879	47.0%	8,923	51.9%	335,307	60.0%	4.9%	13.0%	
Civilian Unemployed	263	4.3%	829	4.8%	21,056	3.8%	0.5%	-0.5%	
In Armed Forces	0	0.0%	17	0.1%	4,179	0.7%	0.1%	0.7%	
Not in Labor Force	2,990	48.8%	7,429	43.2%	198,048	35.5%			
<b>2009 Employed Population 16+ by Occupation</b>									
Total	2,893		8,700		381,711				
White Collar		37.7%		55.9%		64.9%	18.2%	27.2%	m
Services		28.1%		24.4%		17.8%	-3.7%	-10.3%	m
Blue Collar		34.2%		19.8%		17.3%	-14.4%	-16.9%	m
<b>Workers 16+ by Transportation to Work</b>									
Total	2,825	100.0%	8,690	100.0%	333,427	100.0%			
Drove Alone - Car, Truck, or Van	1,766	62.5%	5,843	67.2%	258,487	77.5%	4.7%	15.0%	
Carpooled - Car, Truck, or Van	744	26.3%	1,438	16.5%	44,683	13.4%	-9.8%	-12.9%	m
Public Transportation	85	3.0%	342	3.9%	4,106	1.2%	0.9%	-1.8%	
Walked	88	3.1%	523	6.0%	7,819	2.3%	2.9%	-0.8%	
Other Means	93	3.3%	200	2.3%	5,285	1.6%	-1.0%	-1.7%	m
Worked at Home	49	1.7%	344	4.0%	13,047	3.9%	2.3%	2.2%	
Average Travel Time to Work (in minutes)	22		19		23				





# Demographic Overview



Housing		3,100	100.0%	9,880	100.0%	305,840	100.0%		
Total Housing		2,766	89.2%	8,720	88.3%	281,052	91.9%	-0.9%	2.7%
Owner		1,391	44.9%	3,737	37.8%	190,981	62.4%	-7.1%	17.5%
Renter		1,375	44.4%	4,983	50.4%	90,071	29.5%	6.0%	-14.9%
Vacant		334	10.8%	1,160	11.7%	24,788	8.1%	0.9%	-2.7%
<b>Total - % owner occupied by age</b>		<b>% of Owner Occupied</b>		<b>% of Owner Occupied</b>		<b>% of Owner Occupied</b>			
	Total	2,767	50.3%	8,720	42.9%	281,052	68.0%	-7.4%	17.7%
	15 - 24	188	17.6%	847	7.9%	18,147	20.8%	-9.7%	3.2%
	25 - 34	572	35.3%	1,756	21.4%	48,919	48.9%	-13.9%	13.6%
	35 - 44	604	43.2%	1,696	39.2%	65,193	68.9%	-4.0%	25.7%
	45 - 54	510	56.3%	1,686	50.2%	59,638	76.8%	-6.1%	20.5%
	55 - 64	323	59.8%	1,005	56.1%	36,912	82.1%	-3.7%	22.3%
	65 - 74	271	67.2%	796	66.1%	27,838	84.6%	-1.1%	17.4%
	75 - 84	217	79.3%	668	75.0%	19,188	80.2%	-4.3%	0.9%
	85+	82	74.4%	266	72.2%	5,217	65.1%	-2.2%	-9.3%
<b>Housing Type</b>		<b>Housing Units</b>							
	Total	Number	Percent	Number	Percent	Number	Percent		
	Single Family - Detached	3,095	100.0%	9,919	100.0%	305,840	100.0%	0.0%	0.0%
	Single Family - Attached (townhouse/condo)	1,963	63.4%	4,961	50.0%	188,622	61.7%	-13.4%	-1.7%
	Duplex	262	8.5%	806	8.1%	16,276	5.3%	-0.4%	-3.2%
	Triplex/Fourplex	295	9.5%	789	8.0%	4,740	1.5%	-1.5%	-8.0%
	5 to 9 units	207	6.7%	710	7.2%	14,261	4.7%	0.5%	-2.0%
	10 to 19 units	138	4.5%	661	6.7%	10,571	3.5%	2.2%	-1.0%
	20 to 49 units	47	1.5%	468	4.7%	11,198	3.7%	3.2%	2.2%
	50 or more units	93	3.0%	409	4.1%	8,592	2.8%	1.1%	-0.2%
	Mobile Home	53	1.7%	884	8.9%	19,425	6.4%	7.2%	4.7%
	Other	37	1.2%	231	2.3%	31,551	10.3%	1.1%	9.1%
		0	0.0%	0	0.0%	604	0.2%	0.0%	0.2%



# Demographic Overview



- Demographic summary:
  - Incomes are much lower
  - Largest need would be serving those households under \$15,000 in annual income followed by \$15,000 to \$24,999
  - Higher unemployment
  - 10% fewer white collar jobs than MSA
  - 16% more blue collar jobs than MSA
  - Twice as likely to carpool than MSA
  - 2 ½ times as likely to use public transit than MSA
  - ½ likely to work out of home
  - 18% less ownership than MSA (close to tipping point)
  - 16% of rental ownership “absentee”





## Submarket Housing Overview



Housing development in these neighborhoods has been difficult to develop:

- Lack of large parcels
  - Many require zoning changes (= uncertainty)
  - Older infrastructure needs updating
  - Financing
- 
- Once a project is built – potential mismatch between price points and income levels



# Infill successes



## Greater Albuquerque Housing Partnership



### BARELAS HOMES

1, 1.5 & 2 story homes;  
plus townhomes

*Subsidies Available*



COMMUNITY SITEPLAN



#### LOCATION:

Between Atlantic and Santa Fe and 2nd  
and 3rd SW.

#### SCHOOLS:

Dolores Gonzales Elementary School  
Washington Jr. High School  
Albuquerque High School

#### ARCHITECT:

Issac Benton & Associates, AIA

#### CONTRACTOR:

to be selected



TOWNHOMES



# Infill successes



## United South Broadway



office 505.764.8867  
fax 505.764.9121  
email [usbc@unm.edu](mailto:usbc@unm.edu)

[Project Change](#) [Youth Programs](#) [ARTI](#) [Neighborhood Revitalization](#) [Housing Counseling](#) [Back to Broadway](#)

### Broadway Vistas

Get "Back to Broadway" and enjoy luxury living at affordable prices in one of Albuquerque's most charming and conveniently located neighborhoods. Choose from a variety of settings, from contemporary condominiums and lofts to studios.

### Highlights

- **Walk to Downtown**  
*Walking distance from Downtown Albuquerque, NM*  
Experience the charm of Downtown Albuquerque by simply taking a walk down the road. Enjoy shops, live music.
- **Huge Windows and Incredible Views**  
Enjoy the panoramic views of the east mountains and the prehistoric volcanoes to the west.
- **Contemporary Interior Finishes**  
Architecturally designed by Garrett Smith of Garrett Smith Ltd. Constructed by Raylee Vantage Home Builders .



### Related resources

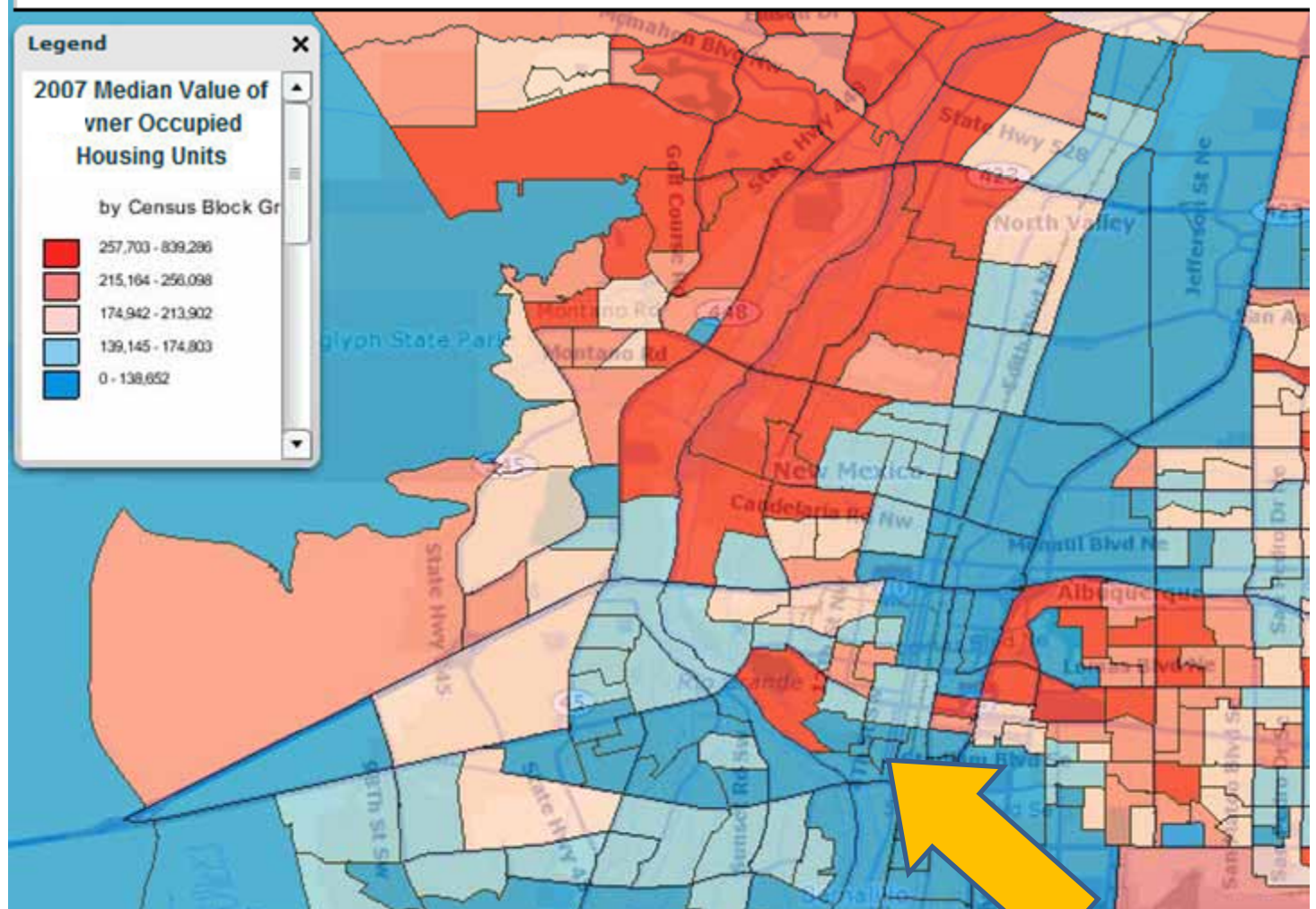
- [Condominiums: 3 unique floor plans from studios to lofts.](#)
- [From 750 to 1200 square feet](#)
- [Download the brochure](#)
- [Download the floor plans](#)
- [View the photo gallery](#)



# Housing Overview



Downtown Albuquerque is estimated to have a daytime population in excess of 20,000 and some 450,000+ visitors annually.





## Demand



- For more urban product than current housing inventory allows.
- In keeping with the area uniqueness, urban product could be located along 4<sup>th</sup> Street, Broadway Ave. straddling rail road tracks and possibly along the river (the three R's)



## Demand



- Returning families struggle to find housing that matches family dynamics
- Possible solution – lifestyle units (2/3/4's)
- Income levels don't support owner/occupancy
- Would increase owner occupancy, offer new housing type, and adapts to changing family dynamics





## Competitive Analysis of area



- This area suffers from the potential speculation of downtown expansion, which pushes overall land prices up, thus minimizing potential to develop housing at price points needed
- Need for affordable, high density senior housing ala Encino House
- Like most of downtown, the linkages are there to support quality housing, but this area is one of the most problematic to develop



## Supply-single family



- With the exception of a couple of new developments and some small infill, the current housing inventory does not compete in size or price with newer housing on the SW Mesa





## Supply- multi-family



- Needs an anchor project as a catalyst – most likely tax credit or lacking that, a city funded / private sector managed property similar to the Beach apartments
- Future multifamily could come from duplexes, triplexes, fourplexes - designed as lifestyle units and with owner occupant in mind
- (all three of these have are likely to happen sooner than later)



## Suggested Unit Mix



- 35% - Studios / small 1 bedrooms catering to teachers, nurses, college kids
- 35% - Two Bedroom / two bath – room mate style
- 20% - Three bedroom/ two bath – family orientation
- 





## Suggested % own/rent



- Push to return towards
- 60%/40% owner/rental
- from current
- 50.3%/49.7% owner/renter
  
- Owner and rental need to be brought online at same time
- Rental needs to be considered for future conversion ala Old ABQ high lofts, or Brick Light apartments



## Product Type (SFR)



- Where density appropriate (rail yards, 4<sup>th</sup> street)
  - small condo's
- Original rail yard housing as cottages to support single income worker – needs rear entry carport or garage
- Some three bedroom product at price points like Sawmill's or Kaufman Broad Villas (Menaul school)





## Product Type (MF)



- One or two catalyst projects like Villa de San Felipe – along Avenida Cesar Chavez, Fourth street, or Rail yards
- Balance upscale, reasonable sized and priced duplexes, triplexes, fourplexes in flexible lifestyle units



## Product Type (Sale Price Points)



- Must be under \$250,000
- Some ideally under \$125,000





## Product Type (Rent Price Points)



- 36% of units at \$400 or less
  - 21% at \$695 or less
  - 13% at \$950 or less
- 
- Largest gap is in low income, but solution must come from mixed income project



# Summary Overview housing



- Some of the existing housing inventory functionally obsolete, but high prices driven by proximity to downtown
- Needs are similar to MSA, but more pressing needs for lower income
- Balance of sale and rental, with emphasis on owner occupants (of any type)

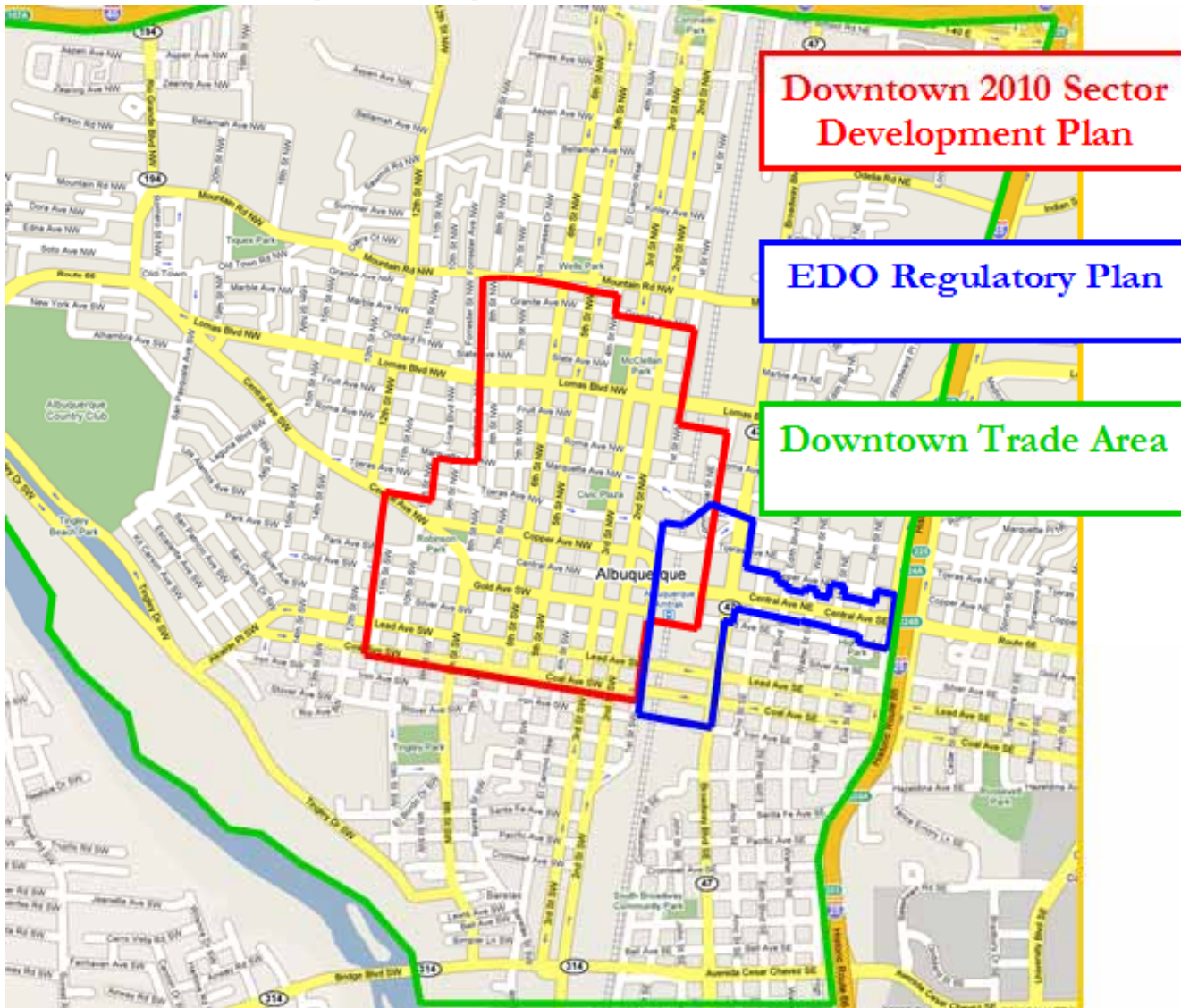




# Obstacles



Lack of a path/plan to provide a development certainty



# Obstacles



- Fear of gentrification
- Access to highway
- Sound Mitigation
- Reconnecting two neighborhoods divided by tracks
- Need for ownership
- Continued disinvestment = under desirable uses (L.A.W.U.)





## Community Vision needs



- Lack of a path/plan to provide a development certainty
- Lack of unified redevelopment program
- the success of the area will depend on all parties working together to make a bigger pie vs. each party carving out its piece

