

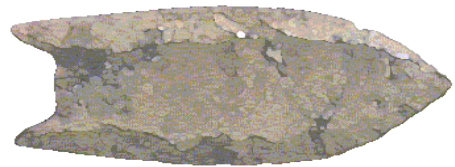
HISTORY

Rio Rancho is one of New Mexico's newest communities, incorporated as a City in 1981 with 10,131 residents. Although incorporated as a new community in 1981, the occupation of the site upon which present day Rio Rancho sits can be traced back to the *Ice Age*.

Prehistoric to Early Historic.....

It is commonly held that the Rio Grande Valley was inhabited approximately 10,000 to 12,000 years ago. The remains of a hunting campsite, located within the current City limits of Rio Rancho, reveal that the first indigenous residents lived in the Rio Rancho vicinity approximately 11,000 years ago. These early inhabitants were hunters and gatherers whose tools of the trade were arrowhead-like artifacts called "Folsom Points" named after the location where similar artifacts were first located in New Mexico in 1927.

Archaeologists have located numerous pit house settlements, evidence of early habitation along the banks of the Rio Grande. The sites, one of which is estimated to have been occupied for nearly four hundred years, have either been excavated for academic study or preserved in perpetuity for future generations as open space.



Spanish Period 1540 to 1821.....

The end of the prehistoric era is marked by the appearance of the first Spanish explorers into the area. Francisco Vásquez de Coronado led Spanish conquistadors to the Rio Rancho vicinity in the winter of 1540 in search of the fabled, "seven cities of gold," while conquering native peoples along the way.

An early twentieth century excavation of a large 1,000-room, Tiwa pueblo revealed that it was occupied by the Anasazi (a Navajo word meaning the "ancient ones") into the 16th century. The site included a temporary campsite associated with early Spanish expeditions into the middle Rio Grande region by Coronado.

Located just north of Rio Rancho, is the Coronado State monument consisting of the ruin of the Pueblo of Kuaua. The monument contains reproductions of original murals on the walls of a ceremonial kiva. The murals represent some of the most superb pre-European examples of mural art in North America.

Instead of the Seven Cities of Gold, Coronado's party found an agrarian society of more than 60,000 persons living in 12 to 16 inhabited pueblos along the Rio Grande between present-day Bernalillo and Isleta Pueblo.



"This river of Nuestra Señora (Rio Grande) flows through a broad valley planted with fields of maize and dotted with cottonwood groves. There are twelve pueblos, whose houses are built of mud and are two stories high." Hernando de Alvarado, 1540

The Spanish explored New Mexico as a combination of exploration and missionary efforts by the Catholic Church of Spain. The Spanish entered the middle Rio Grande valley and mandated catholic teachings in every pueblo they encountered. This was in direct conflict with the native Americans' traditional religions and eventually led to unrest and the ensuing Pueblo Revolt of 1680.

In 1706, Colonization increased and Albuquerque was founded by Governor Don Francisco Cuervo y Valdes and named in honor of the Duke of Albuquerque, viceroy in Mexico City. Four years later the Town of Alameda Land Grant, land upon which Rio Rancho is built, was officially conveyed by the Spanish Crown. It stretched from the Rio Grande to the Rio Puerco, and included present day Alameda, Corrales, Paradise Hills and Rio Rancho. Within the grant the land was divided by varas: long, parcels that extended westward from the Rio Grande and connected each farmer to his neighbor through a network of acequias or irrigation ditches. This parcel platting is still evident in the ownership pattern and street pattern visible in the adjoining community of Corrales, New Mexico.

Mexican Period 1821 to 1846.....

In 1821, Mexico won its independence and the Santa Fe Trail was opened as a major commerce route between Mexico City and Missouri. The route parallels the Rio Grande corridor adjacent to present day Rio Rancho.

American Period 1846 – 1912.....

In 1846, President Polk declared war with Mexico under the direction of General Stephen W. Kearny. Santa Fe was subsequently captured and the American Period began with and New Mexico was organized as a territorial entity. At the close of the Mexican War two years later, the Treaty of Guadalupe Hidalgo was signed commencing the process of formally adopting New Mexico, as a Territory of the United States.

After the establishment of the American territorial government in 1848, private land holdings, such as the Alameda Land Grant, were challenged in the United States Court leading to a number of lawsuits resulting in disputed boundaries for many years. In 1864, the Office of the US Surveyor General surveyed the Town of Alameda Land Grant followed by the creation of Sandoval County in the early 1900's. The total population of the entire State of New Mexico was estimated to be approximately 327,300 persons. President William Howard Taft signed the legislation that made New Mexico the 47th state of the union in 1912.

Statehood – 1912 to 1960.....

It has been speculated that because land grant heirs did not understand property laws or were unable to pay taxes, much of the Alameda Land Grant was sold to a land investment company. The San Mateo Land Company purchased the property in 1919 for \$0.19 per acre as an investment and sold the property several years later in 1948 to Brownfield & Koontz to become the "Koontz Ranch" with over 500 head of cattle grazing on the property. In 1959, the property was sold to Ed Snow a local investor and developer. The land, located immediately north and west of the City of Albuquerque, continued to increase in value as the Albuquerque metropolitan area grew to just over 200,000 persons in 1960.

In 1961, Rio Rancho Estates, Inc. (hereinafter, "AMREP") purchased an estimated 55,000 acres as an investment. AMREP's success in New York City as a rose flower mail order business afforded the company the financial ability to purchase the property for approximately ten million dollars. In the years immediately following the purchase, a plan was created to subdivide the property into tens of thousands of lots and sell them using mass marketing and mail order techniques. AMREP platted and sold this land

as Rio Rancho Estates in half acre and one acre lots to thousands of absentee property owners through mail order sales in the 60's and 70's. AMREP sold 77,000 lots to 40,000 buyers for \$200 million at \$795 for one half acre and \$1,495 for one acre, while retaining over 25% of the acreage for future development.

In 1966 the 100th family moved into the community and by 1970, "Rio Rancho Estates" had grown to 91,000 acres with the purchase of an additional 35,000 acres of King Ranch property. AMREP continued its interest and involvement in the community and established its role in the development of the emerging City as builder, land developer, economic development coordinator and leader in the construction of affordable housing.

In 1975, AMREP ceased mail order land sales and began concentrating on housing and commercial development. Beginning in 1977, AMREP marketed most of its early subdivisions to retirees, but it soon shifted its focus to providing affordable housing for young families. After Rio Rancho incorporated on February 23, 1981, AMREP began promoting economic development to provide a more favorable jobs/housing balance for the area and an economic base to generate high paying jobs and tax revenues for the growing City. In 1980, the City had 1,500 jobs, less than one third of which were economic base jobs that export goods and services out of the area and bring in money. By 2000, employment in the City had increased to over 19,000 jobs, over 10,000 of which were in the economic base category.



Looking north from the intersection of 23rd Avenue SE and Leonard St. SE (1964-65).

The 1990's were marked by Rio Rancho's monumental steps forward with respect to its ability to mature as a City – from bedroom community to a self-sustaining City. The City acquired the Water and Wastewater Utility, established its own school district, solicited the development of several post-secondary educational facilities, elected to become a "Home Rule" Chartered community, achieved and currently maintains the second lowest crime rate in the State of New Mexico and encouraged the development of a variety of business through the development of efficient public/private partnerships and through incentives such as industrial revenue bonds.

Rio Rancho has also made exceptional strides toward becoming a self-sufficient community by playing a leading role in the creation of economic base jobs within the greater Albuquerque metropolitan area. The Intel Corporation, as the world's largest single producer of computer chips, has had a significant positive economic impact on the community since 1980. While in 1997 and 1998, the City added about 4,500 jobs associated with the "Call Center" industry. Wholesale & Retail Trade employment accounts for approximately 23% of the employment distribution, up from 14% in 1982. As the City continues to grow, diversification of the economy becomes more important in the creation of a stable business development climate.

The population of the City has continued to grow from 9,985 in 1980, 51,765 in 2000 to approximately 75,000 today. If the current pace of growth continues at an annual 6.5% growth rate, Rio Rancho is anticipated to more than double its 2000 Census population in ten years, and have 125,000 residents by 2010.

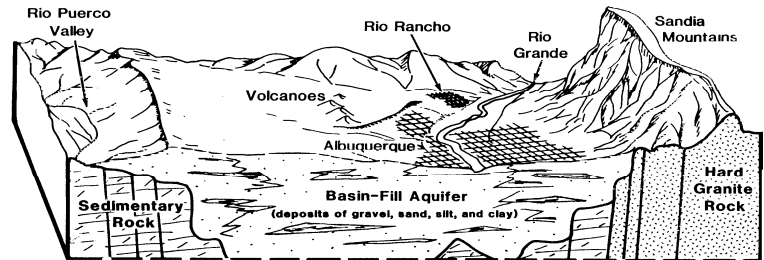
PHYSICAL ENVIRONMENT

The City of Rio Rancho comprises approximately 105 square miles and is located along the Middle Rio Grande Valley, north of Albuquerque. It is bounded on the east by the Rio Grande, which separates the City from Sandia Pueblo, while the escarpment between Rio Rancho and the Village of Corrales defines the remainder of the eastern boundary. On the south, Rio Rancho's boundary is the Sandoval County line. In 2003, the City of Rio Rancho incorporated 6500 acres of Quail Ranch and 3528 acres of Paradise Ranch located west of Albuquerque in Bernalillo County. The City's western boundary generally follows Rainbow Boulevard and the Calabacillas Arroyo. The City's northernmost boundary is defined by Albuquerque Academy's Mariposa Ranch, State Land Office (SLO) properties & US 550.

Geology –

Rio Rancho is located in the Albuquerque Basin of the "Basin and Range Province" within a geologic feature known as the Rio Grande Rift. The community sits upon several hundred feet of sediment that fills the rift trough. The elevation of the City varies from approximately 50'-1000' feet above the present Rio Grande floodplain. The rift represents a large fracture in the earth's surface that bisects the State of New Mexico from the Colorado border to Las Cruces. The rift was formed by the pulling apart movement of a large piece of the earth's crust resulting in a valley bounded on two sides by mountains. *Figure 4.31* below illustrates a geologic cross-section of the Middle Rio Grande Valley.

The Sandia Mountains and the Rio Puerco valley define the east-west boundary of the rift within the metropolitan region. The rift edges are called faults and are comprised of a large number of fractures. The volcanoes just south of Rio Rancho were formed along one of these fractures in the rift approximately 190,000 years ago. Fractures in the earth's surface have allowed rising heat from the earth's core to heat groundwater and result in hot springs and geologic formations such as Soda Dam in the Jemez Mountains north of Rio Rancho (below).



Topography & Terrain –

The City's elevation varies by as much as 1,210' ranging from 5,030' along the banks of the Rio Grande to 6,240' at the northwestern reaches of the community. The City's varied topography includes a number of hills defining the landscape such as a Loma Colorado de Abajo, Loma Duran, Loma Barbon, Loma Machete, and Picuda Peak.

LOCAL GOVERNMENT

The City of Rio Rancho was incorporated in 1981 and adopted a municipal charter as a home rule City in 1991. A municipal charter grants the City broad power of self-government under the state of New Mexico constitution. The City may specify its form of government and enact ordinances to address land use, and adopt its own procurement code. The Charter also establishes the office of the City Manager, City Attorney, and the City Clerk. The Charter also establishes the Municipal Court and the Municipal Judge. The Charter establishes boards and commissions, such as the Planning and Zoning Commission, the Utilities Commission, Parks and Recreation Board, and Capital Improvement Plan Citizens Advisory Committee.

The City of Rio Rancho has a hybrid Council/Manager form of government in which the Mayor is a member of the Governing Body. The Mayor is the Chief Executive Officer serves a four-year term and is elected at large in a non-partisan election held in March in even numbered years. The Mayor presides over Governing Body meetings, but can only vote in the event of a tie vote. The Mayor appoints members of City boards and commissions with the approval of the Governing Body. Six City councilors are elected by district to four-year terms, with three members elected every two years. The council elects from of its members a deputy mayor to act in the Mayor's absence. The Governing Body enacts by ordinance the administrative structure of the City, determining the number of City departments and their respective functions. The Governing Body established by ordinance a personnel policy for hiring, promotion and discipline of City employees.

The City Manager is the Chief Administrative Officer, appointed by the Mayor subject to the approval of the Governing Body. The City Manager is responsible for the day-to-day operations of the City. Governing Body policy is conducted through the City Manager to department staff. The City Manager appoints all City department directors subject to the approval of the Governing Body. The City Manager is responsible for the preparation of the annual budget and five-year capital improvement plan for submission to the Governing Body.

BUDGET PHILOSOPHY AND PROCESS OF DEVELOPMENT

What is a Budget?

The City of Rio Rancho's Fiscal Year 2009 budget is far more than just a set of numbers in neatly laid out tables. It is the single most comprehensive expression of Governing Body policy that is produced. As such, the budget document has been prepared to serve a variety of stakeholders and purposes. Stakeholders include citizens, Governing Body, state agencies, City staff, and social agencies. All are considered to be our customers. In order to address the concerns of our customers, the budget is designed to be:

A Policy Document - As the most comprehensive expression of Governing Body policy produced by the City, the document describes what the City is doing, why it is necessary, how and where it will be done, and how it will be financed. These are policy decisions.

A Financial Plan - The budget provides the legal documents (fund summaries, tables, schedules, and charts) necessary to conduct City business for Fiscal Year 2009. The budget document is reviewed by the New Mexico Department of Finance and Administration.

An Operations Guide - The budget describes City organization, goals and objectives, and the functions of each element of the organization in each department budget.

A Communications Device - The budget is developed to provide varying levels of detail for policy, financial, personnel, and project information. The varying levels of detail make the document a suitable source for research. The budget also includes features to make information retrieval simple. These include a table of contents and a glossary.

Legal Authority and Mission - The City of Rio Rancho is a full service home rule municipality governed by the provisions of the New Mexico Constitution and the City Charter. The City provides a wide variety of services. Municipal services are financed through a variety of taxes, fees, charges for service, utility rates, and intergovernmental assistance. The Governing Body of the City adopts an Annual Budget as the plan for delivery of services.

Fund Accounting - Fund accounting is used by municipalities for budgeting and accounting. Each fund is considered to be a separate account, similar to a checking account. Revenues received are deposited into the fund and are used to pay for ongoing activities. After all expenditures are paid the remaining cash is maintained as a reserve at fiscal year end as a fund balance.

The City of Rio Rancho uses six major types of funds that are grouped into the following categories: **General, Special Revenue, Capital Project, Debt Service, Trust and Agency, and Enterprise Funds.** A short description of each of the fund categories follows:

General Fund - The General Fund is the major operating fund of the City that accounts for all financial resources except those required to be accounted for in another fund. The General Fund receives revenues from state and local taxes, grants, transfers from other funds, interest income, fees, fines, rentals, licenses, permits, reimbursed expenses, franchise fees, intergovernmental transfers, and other revenues. Services provided by the General Fund include public safety (police, communications 911, animal control and code enforcement), fire and rescue (fire and emergency medical services), development services (planning, inspections), public infrastructure (engineering and streets), cultural enrichment (parks, recreation, and senior programs), municipal court, libraries, Governing Body, and administration.

Special Revenue Fund - Special Revenue Funds account for proceeds of specific revenue sources that are legally restricted to expenditure for specific purposes, such as grants or restrictions imposed on specific resources by the Governing Body.

Capital Projects Funds - Capital Projects Funds account for resources to be used for acquisition, construction, and major maintenance of capital facilities and infrastructure other than those financed by an enterprise funds.

Debt Service Funds - Debt Service Funds account for the accumulation of resources for, and payment of, general long-term debt principal and interest.

Trust and Agency Funds - Trust and Agency Funds are fiduciary funds that account for assets held as an agent for individuals, private organizations, and other units of government that do not involve measurement of results of operations.

Enterprise Funds – account for activity for which a fee is charged to external users for goods or services. The City has two enterprise funds.

Water and Wastewater Utility Fund - The Water and Wastewater Utility Fund is financed by rate charges to water utility customers, fees, grants, and interest income. These rates are set at a level to support all costs in delivering the service to residents.

Multi-purpose Events Center Fund – accounts for activity, such as sporting events, concerts, and conventions. The fund is supported by contractual obligated income and a surcharge on all ticket sales and merchandise sales related to the Multi-purpose Events Center.

How Funding is Developed

Basis of Budgeting

The City Budget is prepared on an accrual basis of accounting consistent with Generally Accepted Accounting Principles (GAAP). Annual budgets are adopted for all funds. All unexpended appropriations lapse at the close of the fiscal year (June 30th) and become components of the fund balance.

The City of Rio Rancho uses the **modified accrual basis of accounting** for all governmental and agency funds. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become available and measurable. Expenditures are recognized in the accounting period in which the liability is incurred, except for unmatured interest in general long-term debt which is recognized when due. Revenues subject to accrual are reimbursements of expenditures previously made and miscellaneous services rendered.

The **accrual basis of accounting** is followed in the enterprise funds. Revenues are recognized as soon as they are earned, and expenses are recognized as soon as a liability is incurred.

The Budget Development Process

The budget schedule and process is designed to meet Charter mandates and to allow for participation by the public, the Governing Body, and staff. The City's Annual Budget is developed over a seven-month period, beginning in December and ending in July.

Budget Process								
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
<i>Budget Process</i>								
Budget Preparation Manual & Training								
City Departments submit requests								
City Manager, FS Committee & Department head review budget requests								
City Manager & FS Committee make changes								
Develop Recommended Budget								
Recommended Budget delivered to Mayor								
Recommended Budget presented to Governing Body								
Four Board of Finance budget Hearings								
Public Hearing								
Governing Body approves and adopts Budget								
The Adopted Budget is sent to DFA								
DFA review and informs City of changes required								
Governing Body approves the Final Budget								
Final document is sent to DFA								

FS: Financial Services

DFA: New Mexico Department of Finance & Administration

PID: Public Infrastructure Department

December and January - Budget Preparation Manual is distributed to all departments by the Fiscal Services Department. The Fiscal Services Department staff train City staff on budget processes and budget software. Departments prepare and submit their requests to the Fiscal Services Department.

January and February - The City Manager and the Budget Committee review and discuss budget requests with department directors.

February and March - The City Manager and Budget Committee make adjustments to Departments funding level and infrastructure projects.

April - The Financial Services Department develops the City Manager’s recommended budget document. The City Manager delivers the recommended budget to the Mayor for review no later than April 15th. The Mayor submits written comments regarding the recommended budget to the City Manager with in ten days. The City Manager may or may not incorporate the comments into the recommended budget. The City Manager must give a written explanation to the Governing Body why any comment or recommendation was not included in the recommended budget, when presented to the Governing Body.

May - Governing Body budget review hearings are held on the budget. Following adoption by the Governing Body, the budget is delivered to the NM Department of Finance and Administration (DFA) at the end of May. After reviewing the document, DFA provides interim approval by the end of June. Public hearings on the proposed budget are held at the regularly scheduled Governing Body meetings.

July - After the closing FY08 books, the City determines beginning fund balance for each fund, rolls balances of infrastructure and capital projects, updates payroll with new benefit costs and other adjustments as needed. The Governing Body approves the final budget at the second meeting of July. DFA grants final approval of the budget in September.

Changes to the Adopted Budget

Budget Increases - Departments are expected to confine spending to amounts appropriated during the budget process. In certain cases, however, appropriations may be increased during the budget year under the following circumstances:

Carryover Encumbrances - If a department has open purchase orders at the end of the fiscal year, related appropriations are encumbered and carried over to the next year to cover the actual expenses when they occur.

Unanticipated Revenue - If a fund receives revenue during the year from a source that was not anticipated or projected in the budget, the Governing Body may approve a budget adjustment to increase appropriations for expenditure in the year received.

Prior Year Reserves - In cases where a fund's reserves are greater than required by policy, supplemental appropriation requests may be funded, with Governing Body appropriating amounts from reserves to fund items not included in the original adopted budget. The Governing Body may also appropriate reserves in case of emergency or unusual circumstances.

Budget Decreases - Annual budgets may be decreased below adopted appropriations by Governing Body action. Changes in service demand, economic conditions, revenues realized below projections, and Governing Body goals and direction may cause budget reductions. The NM Department of Finance and Administration may also direct decreases if funds do not have sufficient reserves. The City Manager will recommend decreases in expenditure authority to Governing Body.

Budget Transfers

There are two types of budget transfers, **within fund** and **between funds**. **Within fund** transfers move budgeted funding between line items. These transfers require the approval of the City Manager. The City Manager has authority to approve transfers within cost centers not to exceed \$20,000 during a fiscal year. **Between funds** transfers, or transfers exceeding \$20,000 within cost centers, must be recommended by the City Manager and approved by the Governing Body.

The circumstances that require budget transfers are many. In some cases, the responsibility for implementing a program is changed from one department to another. Management continually strives to make the organization more efficient, and budget transfers assist in achieving efficiency.

New Mexico state law prohibits a municipality from making expenditures in excess of approved appropriations. If a fund is not overspent, it is in compliance with state law.

THE ECONOMY

Economic Overview

New Mexico has become a financially stable state and action-oriented to the highest levels of government, with a strong business culture and infrastructure. It's an exciting location to do business, whether that business is producing movies, aerospace, biotechnology, food processing, manufacturing or renewable energy.

Aerospace firms are looking at New Mexico because there is the infrastructure needed with White Sands Missile Range, three Air Force bases, an Air Force research lab, two national laboratories, and many community airports. In addition, clear skies, mild weather, world-renowned research, a growing pool of investors, and an expanding aerospace industry make the region an ideal location for the next generation of aerospace entrepreneurs. The Technology and Research Corridor, including two research universities and two national laboratories, make Rio Rancho an ideal location for burgeoning technology companies. University of New Mexico, New Mexico State University and New Mexico Community College continue to graduate young professionals prepared to contribute to the innovative environment characterizing today's tech industry.

Rio Rancho is rapidly becoming one of the hottest places to relocate a business, offering a portfolio of incentives, tax benefits and other programs that stand behind New Mexico commitment, including one of the most aggressive job training programs in the nation. New Mexico's communities are not only great places to live and work; they are great places to have a life, surrounded as they are by a variety of cultural and recreational opportunities.

Rio Rancho boasts a low cost of doing business, combined with good highways and proximity to population centers like Dallas, Denver, and Phoenix, and highly educated and productive workforce, competitive wage rates, low worker's compensation premiums, low utility costs, and affordable land. The City of Rio Rancho is located in central New Mexico adjacent to Albuquerque, New Mexico's principal city. The metropolitan area of Rio Rancho/Albuquerque is served by Interstate 40 and Interstate 25. The BN&SF railroad has a major rail line through Albuquerque. There are two general aviation facilities, including the Albuquerque International Sunport. Additional surface transportation is provided by most bus and trucking companies.

The City of Rio Rancho annexed 1,000 acres of state land. The City is creating, on a 160 acre parcel, a new "City Center" or Central Business District. The City has built a \$47 million, 6,500 seat event center and a \$16 million City Hall. Eventually, commercial and real estate space will follow.

City and county unemployment rates remain below state and national norms. In March 2008, Forbes Magazine ranked the metropolitan area of Albuquerque/Rio Rancho as number thirteen for Business and Careers. The factors to determine the rank were: Cost of doing business, job growth, population, and educational attainment amount the most important factors. Also, Forbes Magazine ranked the metropolitan area as number thirteen in the Best Cities for Jobs in January 2008; most important factor to determine this position were median income, unemployment rate, income growth, cost of living and job growth among the most important. The Fortune Small Business Magazine, in April 2008, ranked the City of Rio Rancho number 83 as one of the best places to live and launch. This ranking is based on business and quality of life as important factors; the magazine mention "Rio Rancho has emerged as a business center in its own right and it is the fastest growing city in the area". In June 2006 Bizjournals.com analyzed the educational levels of adults in nearly 16,000 cities, towns, villages, boroughs and unincorporated areas to determine the highest concentration of brainpower and therefore can claim to be America's smartest big city. Albuquerque/Rio Rancho was ranked number 10th. The study found that

America's brainpower is concentrated in technology centers, national and state capitals, college towns and affluent suburbs. The ranking reflect each community's collective brainpower, which is tied to its residents, abilities to innovate, create, compete, and make money. Finally, MovieMaker's 2007 survey ranks Albuquerque MSA 4th best city in the U.S. to live, work, and make movies.

Project Support and Incentives

Companies interested in relocating or expanding in Rio Rancho could qualify for the following project support and incentives through the City of Rio Rancho and / or the State of New Mexico.

- One-stop, fast-track permitting/expedited construction inspections
- Industrial Development Bond Financing, including
 - Partial property tax abatement (66% for up to 30 years)
 - Gross receipts tax exemption on equipment purchases
- Job Training Incentive Programs
- High Wage Jobs Tax Credit
- Film Industry Incentives
- Manufacturing Investment Tax Credit
- Software Development Tax Credit
- Research and Development Tax Credit
- A Gross Receipts Investment Policy (GRIP) was adopted to attract retail businesses. The City may choose to refund a portion of gross receipts tax to developer or company in the decision to relocate or expand within the City.

Source: Rio Rancho Economic Development Corporation

Representative Activity

- New Central Business District with new Event Center and City Hall
- \$800 plus millions in development activities
- New University of New Mexico West Campus location identified, land acquired and planning underway
- Central New Mexico Community College to partner with UNM West to build a facility for Fall 2009 classes.
- New City Library
- New Indoor Aquatic Recreation center
- New Enchanted Hills Medical Plaza 24,000 SF professional space.
- New \$150 million full service UNM hospital on Rio Rancho university west campus announced
- New \$200 million full service Presbyterian Hospital; phase one groundbreaking in summer 2008
- New high school under construction and opening in fall 2009
- Mariposa Development - home construction underway
- Cabezon Community Development - growth exceeding all projections
- Northern Blvd Development 171,000 SF Lowe's store
- \$240 million in housing construction
- Loma Colorado Development – home construction underway

Source: Rio Rancho Economic Development Corporation

Per Capita Income

The following table sets forth per capita personal income levels for Albuquerque MSA, Sandoval County, the State of New Mexico and the United States.

Per Capita Income				
Year	Albuquerque MSA	Sandoval County	State of New Mexico*	United States
1997	\$ 22,931	\$ 21,008	\$ 19,698	\$ 25,334
1998	23,894	21,878	20,656	26,883
1999	24,412	22,651	21,042	27,939
2000	25,846	23,752	22,134	29,845
2001 _r	27,979	25,571	24,132	30,574
2002 _r	27,836	25,071	24,310	30,821
2003 _r	28,243	24,947	24,945	31,504
2004 _r	29,443	26,277	26,326	33,123
2005 _r	31,061	27,670	28,175	34,757
2006 _p	32,727	28,484	29,929	36,714

r Revised; P Preliminary

Source: U.S. Department of Commerce, Bureau of Economic Analysis

Data released April 2008.

*The rank of New Mexico among the 50 states is 43

Table prepared by: The City of Rio Rancho Financial Services Department

Median Household Income and Median Family Income

The following table shows median household income changes between 2000 and 2006 for Rio Rancho, Sandoval County, the State of New Mexico and the United States. In addition it shows the changes in Median Family Income and Per-capita income.

Income												
Characteristic	Rio Rancho			Sandoval County			New Mexico			United States		
	2000	2006	Change	2000	2006	Change	2000	2006	Change	2000	2006	Change
Median Household Income	\$ 47,169	\$ 56,914	20.7%	\$ 44,949	\$ 54,747	21.8%	\$ 34,133	\$ 40,629	19.0%	\$ 41,994	\$ 48,451	15.4%
Median Family Income	52,233	64,828	24.1%	48,984	62,859	28.3%	39,425	48,199	22.3%	50,046	58,526	16.9%
Per capita	20,322	23,786	17.0%	19,174	23,389	22.0%	17,261	20,913	21.2%	21,587	25,267	17.0%

U.S. Census Bureau, American FactFinder, 2000 and 2006.

Table prepared by: The City of Rio Rancho Financial Services Department

The following table shows Effective Buying Income by Income Group for Albuquerque MSA, Sandoval County, the State of New Mexico and the United States.

Effective Buying Income			
Effective Buying Income Group	Sandoval County	New Mexico	United States
Less than \$15,000	10.5%	17.0%	13.8%
\$15,000 - \$24,999	11.1	15.5	13.2
\$25,000 - \$49,999	38.0	36.4	33.8
\$50,000 - \$74,999	23.0	17.0	20.0
\$75,000 - \$99,999	11.5	8.6	10.5
\$100,000 - \$149,999	4.0	3.9	5.9
\$150,000 - or more	1.8	1.6	2.8

Source: TradeDimensions International, Inc., Demographics USA 2007 - County Edition

The following table shows the Total Personal Income for Albuquerque MSA, Sandoval County, State of New Mexico and the United States.

Total Personal Income (\$000s)				
Year	Albuquerque MSA	Sandoval County	State of New Mexico	United States
1997	16,273,068	1,773,388	34,960,814	6,907,332,000
1998	17,141,766	1,887,575	37,045,765	7,415,709,000
1999	17,642,295	1,995,912	38,045,599	7,796,137,000
2000	18,910,334	2,168,705	40,318,443	8,422,074,000
2001	20,693,319	2,381,792	44,138,165	8,716,992,000
2002	20,983,664	2,398,481	44,986,517	8,872,871,000
2003	21,642,008	2,454,258	46,650,275	9,150,320,000
2004 _r	22,993,476	2,661,046	49,813,042	9,711,363,000
2005 _r	24,803,922	2,924,715	53,992,896	10,284,356,000
2006 _p	26,763,953	3,190,182	58,131,416	10,968,393,000

r Revised, p Preliminary

Source: U.S. Department of Commerce, Bureau of Economic Analysis; data released April 2008

Table prepared by: The City of Rio Rancho Financial Services Department

Historical Employment by Sector

The following table describes by industry sector the estimated nonagricultural wage and salary employment for the Albuquerque MSA during the past six years. The Bureau of Economic Analysis defines “earnings” as including wages and salaries, proprietor’s income and other labor income (such as bonuses).

Non Agricultural Wage and Salary Employment by Major Sector							
New Mexico Metropolitan Statistical Areas (000s)							
2001 to 2007							
Albuquerque MSA *	2001	2002	2003	2004	2005	2006_r	2007_p
Total Employment	\$ 362.2	\$ 361.7	\$ 363.1	\$ 370.2	\$ 377.9	\$ 391.5	\$ 395.6
Total Private	292.0	289.3	289.8	295.5	301.7	313.1	316.1
Goods Producing	51.9	48.2	47.5	48.6	51.4	55.5	54.0
Services Providing	240.1	241.1	242.3	246.9	250.3	257.6	262.2
Natural Resources & Mining & Construction	24.8	23.4	24.1	25.9	28.6	31.4	30.3
Manufacturing	27.1	24.8	23.4	22.6	22.8	24.1	23.7
Wholesale Trade	13.8	13.4	13.0	12.8	13.0	13.2	13.3
Retail Trade	41.6	41.8	42.2	42.9	43.6	43.7	44.7
Transp., Warehousing & Utilities	10.6	10.6	10.5	10.5	10.4	10.5	10.9
Information	11.4	11.0	10.2	9.6	8.7	9.4	9.2
Financial Activities	19.6	18.9	18.8	19.1	19.3	19.2	19.2
Professional & Business Services	58.6	57.8	57.5	59.2	60.7	62.9	64.2
Educational & Health Services	39.3	41.3	42.7	45.0	46.3	47.9	49.1
Leisure & Hospitality	34.2	34.8	35.8	36.1	36.5	38.5	39.5
Other Services	11.1	11.5	11.7	11.8	11.9	12.1	12.3
Government	70.2	72.4	73.4	74.7	76.2	78.5	79.4

*Includes Rio Rancho, r Revised, P Preliminary

Bureau of Business and Economic Research, University of New Mexico.

Employment

The following table, derived from information supplied by the Labor Department of the State of New Mexico, presents information on employment within Sandoval County, the State of New Mexico, and the United States, for the periods indicated. The annual unemployment figures indicate average rates for the entire year and do not reflect monthly or seasonal trends.

Employment								
Year	Albuquerque MSA*		Sandoval County		State of New Mexico		United States (000)s	
	Labor Force	Percent Unemployed	Labor Force	Percent Unemployed	Labor Force	Percent Unemployed	Labor Force	Percent Unemployed
2007 _p	407,023	3.5	53,681	4.0	943,062	3.5	153,124	4.6
2006 _r	403,978	4.0	51,402	4.4	936,998	4.3	151,428	4.6
2005	399,956	4.9	49,297	5.1	920,226	5.2	149,230	5.1
2004	391,190	5.2	48,206	5.5	903,802	5.7	147,401	5.5
2003	382,397	5.4	46,613	5.9	888,468	5.9	146,510	6.0
2002	378,031	5.1	45,535	5.8	871,512	5.5	144,863	5.8
2001	376,382	4.3	44,544	4.6	863,682	4.9	143,734	4.7

*Includes Rio Rancho, r Revised, P Preliminar

Bureau of Business and Economic Research, University of New Mexico. Last revised: Jun/08

Table prepared by: The City of Rio Rancho Financial Services Department

Major Employers

The following table shows the major employers in the City of Rio Rancho.

Major Employers			
Rank	Employer	Type of Business	Approximate Number of Employees
1	Intel Corporation	Semiconductors	3,700
2	Rio Rancho Public Schools	Education	1,838
3	Subcontractors (Intel)	Construction	1,300
4	Sprint PCS	Call Center	800
5	City of Rio Rancho	Government	755
6	Bank of America	Call Center	700
7	E-Telecare Global Solutions	Manufacturer	620
8	Brycon Construction	Construction	422
9	Sandoval County	Government	406
10	Victoria's Secret Catalogue	Call Center	400
11	JC Penney	Call Center	350
12	Wal-Mart	Retail	334
13	US Cotton Inc.	Manufacturer	210
14	Intersections, Inc	Financial Services	200
15	Don Chalmers Ford	Car Dealer	198
Total			12,233

Source: Rio Rancho Economic Development Corporation Annual Survey (2007)

Building Permits

Initial development of the City was due in large part to the availability of affordable land, in the last few years residential construction has been in the mid to upper income housing levels, indicating a shift to above-average wealth levels. Below is a historical chart for residential and non-residential building permits, their associated assessed valuation and the average price per unit:

Building Permits					
Fiscal Year	Residential (1)			Non-Residential (2)	
	New Units	Value	Average price per Unit	New Units	Value
2008	917	\$ 190,270,957	207,493	40	\$ 45,834,386
2007	1,244	265,496,825	213,422	49	48,683,016
2006	2,851	601,099,600	210,838	29	20,860,522
2005	2,517	369,408,220	146,765	12	14,620,213
2004	1,498	144,361,874	96,370	12	16,955,690
2003	1,070	100,627,005	94,044	11	3,902,365
2002	850	85,045,063	100,053	14	4,394,000
2001	837	68,689,864	82,067	20	6,293,703
2000	573	47,402,355	82,727	16	6,599,868
1999	585	38,633,995	66,041	21	19,599,183
1998	517	40,804,557	78,926	38	57,479,559
1997	804	50,376,376	62,657	34	14,201,376

Source: City of Rio Rancho - Planning and Zoning

(1) Includes: R-1 Single Family

(2) Includes: C-1 Retail Commercial and M-1/C-2 Manufacturing Industrial Starts

Population

As the City of Rio Rancho has experienced fast growth, so has the state of New Mexico. According to the 2000 Census, New Mexico's 1.8 million population ranked as the 12th fastest growing state in the nation, with a 20.1% percent increase from 1990 to 2000. Projections estimate that New Mexico will add nearly an additional million people by the year 2025 for a total population of 2.6 million. This anticipated rate of population change, at 55 percent, is expected to rank as the 2nd largest amongst the 50 states and District of Columbia.

Population Changes					
Area	July 1, 2007 P	July 1, 2000	Change	% Change	Rank
United States	301,621,157	281,421,906	20,199,251	7.2%	N/A
New Mexico	1,969,915	1,819,046	150,869	8.3%	16
Sandoval County	117,866	89,908	27,958	31.1%	1
Rio Rancho *	76,000	51,765	24,235	46.8%	1

P Preliminar

Bureau of Business and Economic Research, University of New Mexico.

* City of Rio Rancho Impact Fee Study, 2005-2010 Land Use Assumptions.

Table prepared by: The City of Rio Rancho Financial Services Department

The City's relatively short history of rapid growth and development began with its inception in the 1960's as a bulk land subdivision. Prior to its incorporation as a municipality, the 1980 census records Rio Rancho as having 9,985 persons residing within the vicinity. For incorporation purposes, a special census was conducted in 1981 revealing that Rio Rancho's population was 10,131. By 1990, the population had more than tripled to 32,505. As of the 2000 Census, the U.S. Bureau of Census reflects that the City population increased to 51,765. Current estimated population is 76,000.

Population Changes								
Year	Rio Rancho*	Change	Sandoval County	Change	New Mexico	Change	United States	Change
1980	9,985		34,400		1,303,143		226,542,199	
1990	32,505	226%	63,319	84%	1,249,069	-4%	248,709,873	10%
2000	51,765	59%	89,908	42%	1,819,046	46%	281,421,906	13%
2007	76,000	47%	113,772	27%	1,969,915	8%	301,621,157	7%
2010	124,826	64%	126,294	11%	2,112,986	7%	308,936,000	2%

Bureau of Business and Economic Research, University of New Mexico.

* City of Rio Rancho Impact Fee Study, 2005-2010 Land Use Assumptions.

Table prepared by: The City of Rio Rancho Financial Services Department

Most of the City's growth resulted from net migration, resulting from people moving to Rio Rancho from other areas. A comparison of the demographic changes in Sandoval County and Rio Rancho between 1990 and 2000 illustrate how the influx of new residents accounts for Rio Rancho's population growth during this decade.

This population growth has made Rio Rancho the largest city in Sandoval County, and the second largest in the metropolitan region. With respect to Rio Rancho's share of the total New Mexico population, Rio Rancho ranked as the 14th largest community in state in 1980. As a result of an almost five-fold growth in population in less than twenty years, Rio Rancho has become New Mexico's fourth largest community and the fastest growing with an overall growth rate of 47% during the last seven years.

Total Population Estimates					
New Mexico Metropolitan Statistical Areas, 2000 to 2007					
Area	July 1, 2007 p Estimate	Census 2000 Population	Population Change 2000-2007	Percentage Change 2000-2007	Population Change Rank
New Mexico	1,969,915	1,819,046	150,869	8.3%	16
Metro Portion 1/	1,299,293	1,147,424	151,869	13.2%	
Albuquerque MSA 2/	835,120	729,649	105,471	14.5%	1
Farmington MSA 3/	122,427	113,801	8,626	7.6%	4
Las Cruces MSA 4/	198,791	174,682	24,109	13.8%	2
Santa Fe MSA 5/	142,955	129,292	13,663	10.6%	3
Nonmetro Portion 1/	670,622	671,622	(1,000)	-0.1%	
Rio Rancho 6/	76,000	51,765	24,235	46.8%	1

p Preliminary.

1/ Metropolitan and nonmetropolitan portions are based on current metropolitan statistical area (MSA) definitions.

2/ Bernalillo, Sandoval, Torrance and Valencia counties. 3/ San Juan County. 4/ Dona Ana County

5/ Santa Fe County. 6/ City of Rio Rancho Impact Fee Study, 2005-2010 Land Use Assumptions.

Source: U.S. Dept. Of Commerce, Bureau of the Census, Population Estimates Program, Population Division.

Data released March 27, 2008.

Prepared by: Bureau of Business and Economic Research, University of New Mexico

Table complemented by: The City of Rio Rancho Financial Services Department

Currently, the City is estimated to grow at the rate of about 6.5% per year. Rio Rancho’s population growth is expected to continue well into the 21st century. This growth should be considered in the context of the growth of the metropolitan area, which is expected to exceed 1.5 million people by 2050.

Gender and Age Distribution

The character and composition of the residents have changed dramatically over the course of the last two decades. Beginning as a retirement community, a large number of seniors dominated the demographic composition. However, as the City has evolved into an affordable housing community with an expanding economic base, a large number of young families are calling Rio Rancho home. Whereas 17.5% of the Rio Rancho population was over retirement age in 1980, by 1990 this percentage had dropped to 10.9%. By 1990 there were three times more residents under the age of 17 than residents over the age of 65.

Over 37% of the City’s population is between the ages of 25 and 44 years old, which is younger than the national average, and over 30% of the population is school age or younger. In New Mexico, the percentage of population classified as youth is projected to decrease from 32.7 percent in 1995 to 30 percent in 2025 while its rank among the 50 states and District of Columbia is expected to be the 4th largest proportion of youth in 1995 and the 5th largest proportion of youth in 2025.

All states and the District of Columbia are projected to show a decline in the proportion of youth (under 20 years old) in their populations. As the Baby Boom generation (those born between 1946 and 1964) reach retirement age, the growth of the elderly population (65 and over) is expected to accelerate rapidly. The size of the elderly population is projected to increase in all states and the District of Columbia over the 30 year period. The proportion of New Mexico’s population classified as elderly is expected to increase from 10.9 percent in 1995 to 16.9 percent in 2025.

The following table sets forth a comparative age distribution profile for Rio Rancho, Sandoval County, the State of New Mexico and the United States.

Gender and Age Distribution								
Characteristic	Rio Rancho		Sandoval County		New Mexico		United States	
	2000	2006	2000	2006	2000	2006	2000	2006
Male	48.5%	48.0%	48.8%	48.7%	49.2%	49.3%	49.1%	49.2%
Female	51.5%	52.0%	51.2%	51.3%	50.8%	50.7%	50.9%	50.8%
Median Age	35.1	34.4	35.1	35.6	34.6	35.2	35.3	36.4
Under 5 Years	7.5%	6.6%	7.3%	6.0%	7.2%	7.3%	6.8%	6.8%
18 Years & Over	70.8%	73.8%	70.4%	74.3%	72.0%	73.9%	74.3%	75.4%
65 Years & Over	11.7%	11.1%	10.6%	10.7%	11.7%	12.3%	12.4%	12.4%

U.S. Census Bureau, American FactFinder, 2000 and 2006

Table prepared by: The City of Rio Rancho Financial Services Department

Race and Ethnicity

At the national level, 75.1% of the American population is classified as non-Hispanic white, while Hispanic or Latino persons constitute 12.5% of the population, African Americans 12.1%, Native American less than 1%, and Asian Americans 3.6%. However, New Mexico, along with Hawaii and California, does not have an ethnic or racial majority. More than half of the population is composed of non-Hispanic whites, two out of every five residents are Hispanic, nearly one out of every ten is native American, while African Americans constitute 1.9% of the state population. By comparison, Rio Rancho’s population is 81.7% non-Hispanic white, while Hispanics constitute over 32% of the City, with small percentages of Native Americans, African Americans, and Asian Americans.

Projections indicate that by 2025, non-Hispanic Whites would comprise 39.7 percent of New Mexico's population, down from 49.8 percent in 1995. Non-Hispanic African Americans would comprise 1.6 percent of the state population in 2025, down from 1.9 percent in 1995. Non-Hispanic American Indians, Eskimos, and Aleut would comprise 8.3 percent of the 1995 state population and 9.8 percent of the 2025 state population. Persons of Hispanic origin, who may be of any race, are projected to increase from 39 percent of the 1995 state population to 47.5 percent of the 2025 state population.

Race and Ethnicity by Percentage of Population								
Characteristic	Rio Rancho		Sandoval County		New Mexico		United States	
	2000	2006	2000	2006	2000	2006	2000	2006
One Race	95.9%	96.3%	96.5%	97.2%	96.4%	96.8%	97.6%	98.0%
White	78.4%	81.8%	65.1%	71.7%	66.8%	67.8%	75.1%	73.9%
Black or African American	2.7%	3.2%	1.7%	2.1%	1.9%	2.0%	12.3%	12.4%
American and Alaska Native	2.4%	1.8%	16.3%	14.1%	9.5%	9.7%	0.9%	0.8%
Asian	1.5%	1.4%	1.0%	1.0%	1.1%	1.3%	3.6%	4.4%
Native Pacific Islands	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Some Other Race	10.9%	8.0%	12.4%	8.3%	17.0%	15.8%	5.5%	6.3%
Two or More Races	4.1%	3.7%	3.5%	2.8%	3.6%	3.2%	2.4%	2.0%
Hispanic or Latino (of Any Race)	27.7%	32.7%	29.4%	32.2%	42.1%	44.0%	12.5%	14.8%

U.S. Census Bureau, American FactFinder, 2000 and 2006

Table prepared by: The City of Rio Rancho Financial Services Department

Between 1995 and 2025, the number of non-Hispanic Whites residing in New Mexico is projected to increase by 197,000, compared to a gain of 11,000 for non-Hispanic African Americans, a gain of 116,000 for non-Hispanic American Indians, Eskimos and Aleut, a gain of 19,000 for the non-Hispanic Asians and Pacific Islanders, and a gain of 583,000 for persons of Hispanic origin.

Education, Housing and Poverty

The following table sets forth a comparative age distribution profile for Rio Rancho, Sandoval County, the State of New Mexico and the United States.

Education, Housing, and Poverty								
Characteristic	Rio Rancho		Sandoval County		New Mexico		United States	
	2000	2006	2000	2006	2000	2006	2000	2006
Population Over 25 Years and Over	32,935	46,603	56,479	72,955	1,134,801	1,239,433	182,211,639	195,932,824
High School Graduate or Higher	91.2%	92.9%	86.0%	89.0%	78.9%	81.5%	80.4%	84.1%
Bachelor's Degree or Higher	24.8%	29.1%	24.8%	27.3%	23.5%	25.3%	24.4%	27.0%
Single-Family House Owner	14,264	19,546	21,873	31,484	339,888	505,915	55,212,108	75,086,485
House Median Value (dollars)	112,900	161,200	115,400	166,100	108,100	141,200	119,600	185,200
Individuals Below Poverty Level	5.1%	7.2%	12.1%	11.1%	18.4%	18.5%	12.4%	13.3%

U.S. Census Bureau, American FactFinder, 2000 and 2006

Table prepared by: The City of Rio Rancho Financial Services Department

City per Capita Comparisons

The General Fund budget contains most of the operating funds for City government and the size of the General Fund in relation to the city provides a *general* index of the level of services that a City can provide. Compared to other New Mexico cities the City of Rio Rancho has a relatively small General Fund budget. Historically, the small per capita expenditure is primarily due to the Rio Rancho's relatively limited retail tax base which did not generate large amounts of gross receipts tax (GRT) revenues due to the proximity of Albuquerque, which is the regional retail center. Studies over the last several years suggested that Rio Rancho was losing as much as 40% of its GRT to Albuquerque. In mid-April 2006 a Wal-Mart store opened in Rio Rancho. In addition; there have been numerous zoning change requests for commercial properties.

General Fund Per Capita Expenditures Top Four Populated New Mexico Cities FY 2008 Adopted Budget				
City	Estimated Population*	Total Revenues	Total Expenditures	Per Capita Expenditures
Albuquerque	504,949	\$763,963,000	\$922,908,000	\$1,828
Las Cruces	86,268	262,127,891	360,420,243	4,178
Santa Fe	72,056	234,583,372	240,348,163	3,336
Rio Rancho **	74,000	112,468,210	126,706,887	1,712

Source: * Bureau of Business and Economic Research, University of New Mexico. 2006 estimate

** City of Rio Rancho, Impact Fees Study, 2005-2010 Land Use Assumptions

Table prepared by: The City of Rio Rancho Financial Services Department

Next table shows Gross Receipt Taxes per capita.

GRT per Capita Top Four Populated New Mexico Cities FY 08 Adopted Budget				
City	Estimated Population*	All Funds GRT	All Funds Total Revenue	GRT Per Capita
Albuquerque	504,949	\$ 341,597,000	\$ 763,963,000	\$ 676
Las Cruces	86,268	74,100,000	262,127,891	859
Santa Fe	72,056	97,198,250	234,583,372	1,349
Rio Rancho **	74,000	34,929,612	112,468,210	472

Source: * Bureau of Business and Economic Research, University of New Mexico. 2006 estimate

** City of Rio Rancho, Impact Fees Study, 2005-2010 Land Use Assumptions

Table prepared by: The City of Rio Rancho Financial Services Department

City Employees per 1,000 of Population

Another method of comparative data is the number of employees per population. The City of Rio Rancho has had to limit the number of employees due to the limited tax base.

Number of employees per 1,000 Top Four Populated New Mexico Cities FY 08 Adopted Budget			
City	Estimated Population*	FTE*	FTE per 1,000
Albuquerque	504,949	6,342.0	12.56
Las Cruces	86,268	1,368.0	15.86
Santa Fe	72,056	1,766.0	24.51
Rio Rancho **	74,000	767.0	10.36

Source: * Bureau of Business and Economic Research, University of New Mexico. 2006 estimate

** City of Rio Rancho, Impact Fees Study, 2005-2010 Land Use Assumptions

Table prepared by: The City of Rio Rancho Financial Services Department

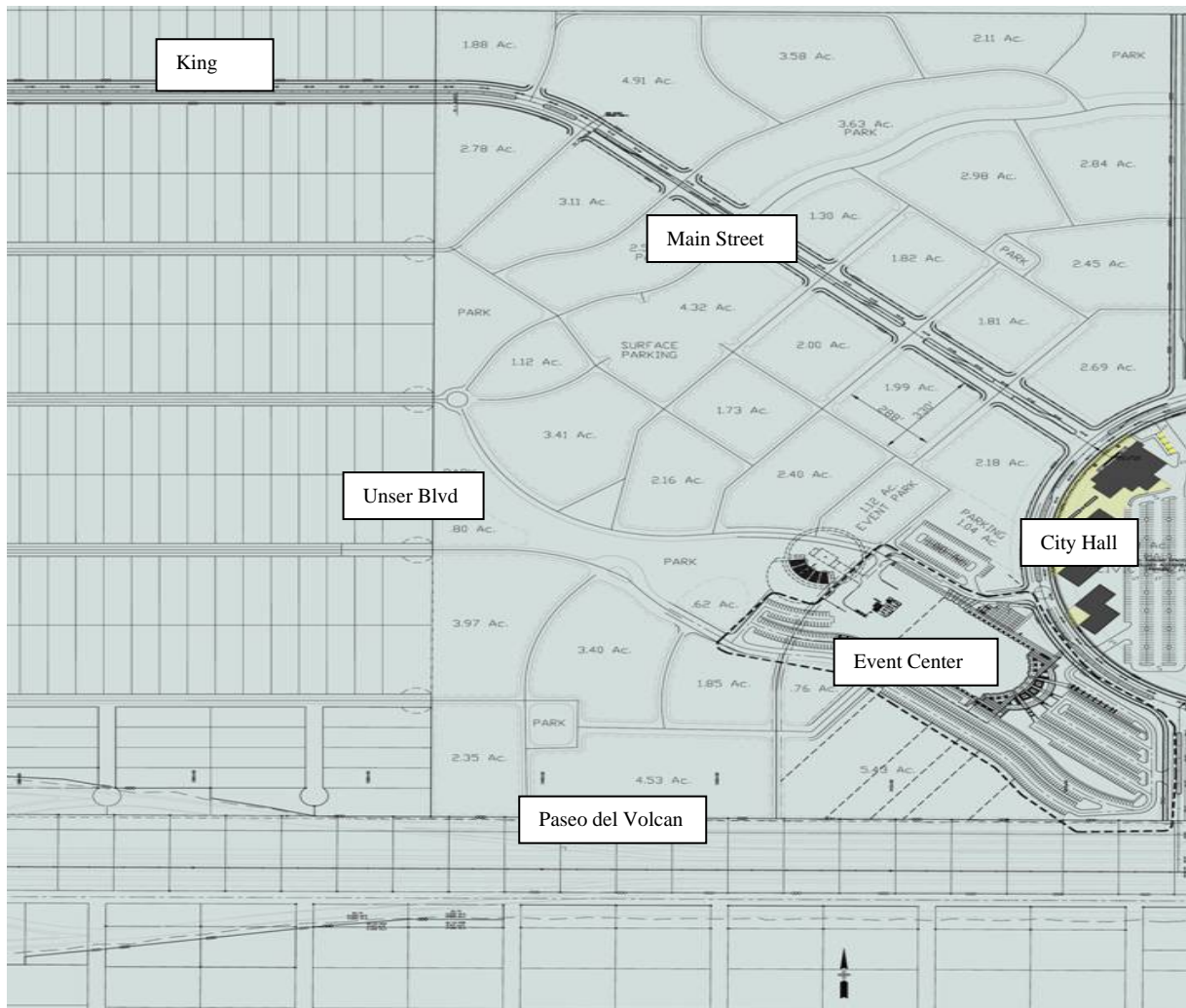
Miscellaneous Information	
<u>Function/Program</u>	2007
<u>Police</u>	
Main Stations	1
Substations	4
Patrol Units	178
<u>Fire</u>	
Main Stations	5
Substations	1
Fire trucks	15
<u>EMS</u>	
Ambulances	8
<u>Animal Control</u>	
Patrol Units	7
<u>Other Public Works</u>	
Streets (miles)	831
Streetlights	2,544
Traffic signals	42
Sidewalks & Paths	121
<u>Parks & Recreation</u>	
New/Renovated Park Facilities	3
Developed Parkland (acres)	285
Constructed Trailways (linear feet)	57,516
<u>Transit</u>	
Mini buses (Seniors and Handicapped)	7
<u>Water</u>	
Water mains (miles)	388
Fire hydrants	25,822
Storage capacity (millions of gallons per day)	31
<u>Wastewater</u>	
Sanitary sewers (miles)	337
Treatment capacity (millions of gallons per day)	8
<u>Rio Rancho School District</u>	
Newest School District in New Mexico	
Students (2006-2007)	15670
High School*	1
Middle Schools	3
Mid-High School	1
Elementary Schools	8
Pupil Teacher Ratio	
Elementary Schools	14.5:1
Middle Schools	15.9:1
High School	16.1:1
District Growth per year	6.5%
* 2nd High School to be completed by 2009	

Sources: Various City Departments

Rio Rancho Economic Development Corporation

CENTRAL BUSINESS DISTRICT

Preliminary site plan



The Concept

Throughout the country, successful master planned centers are being created as a new generation of retail development known as, “Lifestyle Center” which contains a high proportion of high-end retail. Retail component is only one of several factors that make such centers successful. Following are a few of the measures taken by communities to ensure success and long-term viability of their downtowns, city centers and “lifestyle centers:”

- Highway access and visibility
- Developed under single ownership
- Public/private partnerships
- Land use variety to capture regional market – destination or anchor development
- Inclusion of civic development projects

- Pedestrian – friendly, “downtown” environment conducive to immediate parking accessibility to retail and providing a land use mix that allow people to eat, shop and be entertained
- Mixed uses to include lofts or apartments above shops, retail and office space.
- Outdoor seating, open space civic plazas, gazebos, and areas of shade, outdoor restaurants and entertainment areas.
- Provision of “green spaces” to include the provision of continuous street trees, parks with plazas for special events and farmer’s markets, public art and interactive water features.

Rio Rancho Central Business District

- 160 acre pedestrian-friendly city center/downtown destined to become New Mexico’s premier commercial/retail/dining and entertainment venue.
- Rio Rancho’s completed a 6,500 fixed-seat event center, City Hall and associated infrastructure.
- Concurrent transportation improvements to Paseo del Volcan and Unser Boulevards enhancing access to City Central Business District.
- Catalyst for compatible mixed-use development in associated areas

Design Objectives

- Realize new urbanism, pedestrian-friendly City Centre/Downtown.
 - Architectural design exceeding industry standards
 - Creative buildings constructed of high quality materials
- Building placement to reinforce streetscape and open spaces.
- Landscaping integrated with development and streetscape.
- Adequate parking.

Main Street conceptual theme – City Hall



Permissive uses

Mixed-use development consisting of upscale/specialty retail, restaurant, office, residential, hotel/conference, entertainment and government operations

Overview

- Up to 440 acre mixed-use development adjacent (north & east) to Central Business District.
- Preliminary design underway.
- Likely to include higher education component.
- Final plan to conform to City Center concept and Rio Rancho’s executed economic development policy.

Special Use Retail Commercial Zone

The district permits limited commercial uses such as those pertaining to the day to day needs of the residential population:

- Stores for the sale of retail goods and products
- Restaurants, bars, and lounges
- Repair shops – electrical, radio, and television
- Shops – dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades
- Banks, theaters, and office building
- Churches and other places of worship
- Bakeries and confectioneries
- Parks, recreational parks, open spaces, and public utilities

Subsequent City Centre Phases

- Approximately 81 +/- acres of property.
- To be developed with nationally recognized master developer.
 - Extensive related experience and ties to upscale/specialty retailers

Projected Housing Starts (From Central Business District)

		<u>Total</u>
<u>2 Mile Radius:</u>	Northern Meadows	1,744
<u>4 Mile Radius:</u>	Paseo Gateway	221
	Loma Colorado	998
	Mariposa East	<u>2,626</u>
<u>6 Mile Radius:</u>	Cabazon	3,845
	Lomas Encantadas	2,513
	Loma Barbon	1,800
	Hawk Site	1,566
	Mariposa Ranch	1,454
<u>10 Mile Radius:</u>	Quail Ranch	<u>4,199</u>
	Paradise West	11,532
	Santiago (Bernalillo)	20,780
		<u>16,137</u>
		<u>567</u>
<u>Total Projected Housing Starts:</u>		<u>54,605</u>

Higher Educational Alliances

- University of New Mexico West – Adjacent to Central Business District
 - On March 3, 2008 voters approved a quarter cent GRT increase to accelerate construction of UNM West
 - Full service UNM West will qualify campus as the state's 3rd largest university
 - 216 acres site obtained from State Land Office
 - Amenities: Health Sciences Center, a business research park, adjacent to City Center
 - First 60,000 SF facility will provide more than 2,500 students with classrooms, a student service center, library services, and onsite faculty and administrative support
 - Selected professional degrees
 - Transportation link with Main Campus
 - 10,000 students by 2020

- Central New Mexico Community College – 2 years community college offering MSA-wide programs and services
 - November 15, 2007 voters approved an CNM district expansion to include all of Rio Rancho
 - CNM is the second largest postsecondary institution in the state
 - Partnership with UNM for delivery of classes
 - 14,000 CNM graduates are working in Rio Rancho
- University of New Mexico Hospital (North)
 - New \$150 million, 75-bed, full service Research hospital on Rio Rancho UNM campus
 - Hospital to open 2010
 - 500 new jobs generated

Related Transportation Improvements

Approved and Funded

- Paseo del Volcan
 - Unser Blvd. to Iris \$7 Million
 - Iris to NM Highway 550 \$16+ Million
- Main Street, Event Way, City Centre Plaza
 - to Paseo del Volcan \$5.2 Million

Planned and Pending Funded

- Phase 1 : \$5 Million: Unser Blvd.: From Abrazo to Farol
- Phase 2 : \$12.1 Million: Unser Blvd.: From Farol to King
- Phase 3 : \$29 Million: Unser Blvd.: From King to NM Highway 550

Events Center

The Rio Rancho Events Center is a major component of the City of Rio Rancho's new master planned downtown encompassing 160 acres. The facility features 26 luxury suites, 500 club seats, VIP lounge, club lounge and 4 club suites. 6,500 fixed seats. It was opened in October 2006.

This facility is truly “Multi-Purpose”, capable of hosting a variety of events ranging from trade shows, conventions, graduations, performing arts, concerts, sporting events, youth sports, thrill shows and family events. The project provides a significant number of economic advantages to Rio Rancho and the surrounding area.



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