



University of New Mexico
Bureau of Business & Economic Research

Belen MainStreet: Community Economic Assessment

Dr. Lee Reynis

And

Gillian Joyce

With

Ashley Hooper

Daren Ruiz

Mary Louise Gucik

March 2014

Funding Provided by:

New Mexico Economic Development Department

New Mexico MainStreet



Table of Contents

Introduction	1
Demographics	1
Population	1
Race/Ethnicity	1
Age	2
Education	2
Income:	3
Labor Force and Unemployment	4
Income Support/Assistance	4
Housing	5
Housing and Poverty	5
Economy.....	6
Employment.....	6
Unemployment	10
Belen Workers.....	11
Earnings.....	12
Housing Market.....	12
New Construction Activity	13
Trade Area.....	13
Pull Factors.....	15
Challenges, Opportunities, and Strategies.....	16
Appendix	22

Introduction

The City of Belen, established in 1741, is located in south central Valencia County in the valley on the west side of the Rio Grande River. The Belen MainStreet District is displayed on **Map 1**, which may be found in the Appendix. The District within the main population and commercial center of the City of Belen and is bounded by Main Street on the west, Reinken on the North, the railroad tracks on the east, and Baca on much of the South. As can be seen on the map, City boundaries expand from this central area up to the northwest through the Sausal area with shoe string annexations that include major retail, like Walmart, and attach a large area on both sides of I-25 that is the southern portion of the planned Rancho Cielo development. On the west, the City limits have been drawn to include the airport. On the south, the City expands along the railroad tracks into the Pueblitos area, and to the east the City expands in a corridor to the Rio Grande River. Across the river is the major development of Rio Communities.

Demographics¹

Population

Belen's population has grown notably more slowly than Valencia County and New Mexico overall. As of the last census in 2010, the population of the City of Belen was 7,269. Between 2000 and 2010 the population grew slowly (0.52% annual growth rate) in comparison to Valencia County (1.46% annual growth rate) and the state (1.24% annual growth rate). Further, the past year has seen a decline in population, with the 2012 population estimated by the Census Bureau to be 7,255 - down from 7,278 in July of both 2011 and 2010. This halting of growth in 2011 and actual decline in 2012 are undoubtedly related to the poor job prospects in Belen, which was hit particularly hard by the Great Recession. NM has lagged behind the rest of the country in terms of job growth. Within New Mexico, the Albuquerque Metropolitan Statistical Area (MSA) has been at best a later starter. The recent history may portend a new trend of little to no population growth in Belen. Los Lunas, by contrast, has continued to see growth over the past three years.

Regarding the current population of Belen, 70.2% of the population of Belen was born in New Mexico – higher than in Valencia County (63%) and New Mexico (52.1%). Interestingly, Belen has a higher percentage of the population living with a disability than the rest of the state or county at 19.8% of the total population, compared to 15.1% in Valencia and 13.7% in New Mexico overall.

Population: Belen MainStreet District

As seen in **Table 1** of the Appendix, the designated Belen MainStreet District has a total population of 227. As such, the population of the Belen Mainstreet District makes up approximately 3% of the total population of Belen.

Race/Ethnicity

65% of Belen's population identifies as Hispanic (of any race) – a decidedly higher proportion of the population than Valencia County's Hispanic population of 58.3% as well as the state's 46.3% Hispanic

¹ See **Table 1** in the Appendix.

population. Among Belen's Hispanic population, 36% identify as being of either Mexican or Puerto Rican descent while 64% identify as being of 'Other Latino' descent – which includes those identifying as Spanish, Spaniard, Spanish American, Nuevo Mexicano, and other terms for New Mexico's traditional Hispanic population. This is much higher than Valencia County (26.8%) and New Mexico overall (16.4%), pointing to Belen's rich New Mexican Hispanic cultural identity. 30.7% of Belen's population identifies as 'White alone' or Anglo – a smaller percentage than in Valencia County overall (36.2%) and the state overall (40.5%). The Native American population is at 1.3%, lower than the population in Valencia County overall (2.8%) and notably lower than the state overall (8.5%).

Race/Ethnicity: Belen MainStreet District

The race/ethnicity demographics of the MainStreet District population differ slightly from that of the population of Belen in general. For one, 56.4% of people within the MainStreet District identify as being Hispanic or Latino (of any race) compared to 65.3% of people in Belen identifying with the Hispanic or Latino ethnicities. Further, 43.6% of the MainStreet District population claimed to be 'Not Hispanic or Latino' compared to only 34.7% of the Belen population.

Age

The median age in Belen is a bit higher than in the rest of New Mexico at 38.9 years of age compared to 37.7 for Valencia County and 36.7 for New Mexico. This is primarily due to Belen having a slightly higher percentage of people over 65 than the rest of Valencia and New Mexico (16.6% v. 12.7% and 13.3% respectively) and a very slight deficit in the number of people under the age of 44. These numbers lead to a slightly higher dependency ratio for Belen (69%) than for Valencia County (64.5%) or New Mexico as a whole (62.4%). Of the dependent population, the ratio of dependent youth is relatively similar to the rest of the state and county, with a 40.9% youth dependency ratio for the state, 43.2% for Valencia county, and 41% for Belen; however, the aged dependency ratio is higher for Belen (28%) than for Valencia (20.9%) and New Mexico (21.5%).

Age: Belen MainStreet District

The relative ages of the members of the population in the Belen MainStreet District differ slightly from that of Belen in general. In the MainStreet District, 19.8% of the population is under 19 years of age compared to 27.4% in Belen. There is a smaller percentage of the 20 to 44 years of age demographic in MainStreet (17.2%) than in Belen (29.5%). The difference in the 45 to 65 years of age demographic is even more pronounced; this population makes up 49.8% in the MainStreet District compared to only 26.5% in Belen. Finally, 13.2% of the MainStreet District population is 65 years of age and older, which is slightly less than the same population in Belen at 16.6%.

Education²

As seen in **Table 2** of the Appendix, the level of educational attainment is noticeably lower in Belen than in both Valencia County and the State. Only 11.4% of Belen's population over the age of 25 has completed a bachelor's degree compared to 17% of Valencia County and 25.6% in New Mexico overall. Pre-school attendance in Belen is relatively low among children between 3 and 4 years of age. The

² See **Table 2** in the Appendix.

Census Bureau estimates only 23.6% are enrolled in a pre-school program compared to 31.1% in Valencia County and 40.4% state-wide; this may suggest that many of Belen's children may be entering elementary school with less preparation than children in the county and state. School readiness continues to be an issue through the grades as we can see when looking at test scores. Fourth grade reading, math, and science test scores show Belen's students lagging behind students in the County in all three areas and lagging behind the State in math. Among Belen's 4th graders, 45.4% are testing as 'proficient and above' in reading, 36.3% are testing as 'proficient and above' in math, and 51% are testing as 'proficient and above' in science. By eleventh grade, students have gained ground in reading; however, they have lost notable ground in math and science. Among Belen's eleventh graders, 54.1% are testing as 'proficient and above' in reading; however, only 28.8% are testing as 'proficient and above' in math and 31.2% are testing as 'proficient and above' in science. This tracks relatively similarly to the county, with Belen's students scoring a bit better than students in the county overall where 48.6% are testing as proficient and above. However, Belen is lagging behind the state in all both math and science by margins of just over 13.2% and 8.6%, respectively. (See **Table 3** below.)

Table 3. Reading, Math, and Science Proficiency in 4th and 11th Grade

	BELEN			VALENCIA COUNTY			NEW MEXICO		
	Proficient and Above			Proficient and Above			Proficient and Above		
Grade	Reading	Math	Science	Reading	Math	Science	Reading	Math	Science
4	45.4%	36.3%	51.0%	51.7%	56.1%	61.8%	45.7%	45.4%	53.0%
H3	54.1%	28.8%	31.3%	48.6%	27.9%	32.7%	55.5%	42.0%	39.9%
	District-wide			Countywide			Statewide		

Source: New Mexico Public Education Department, 2012 - 2013

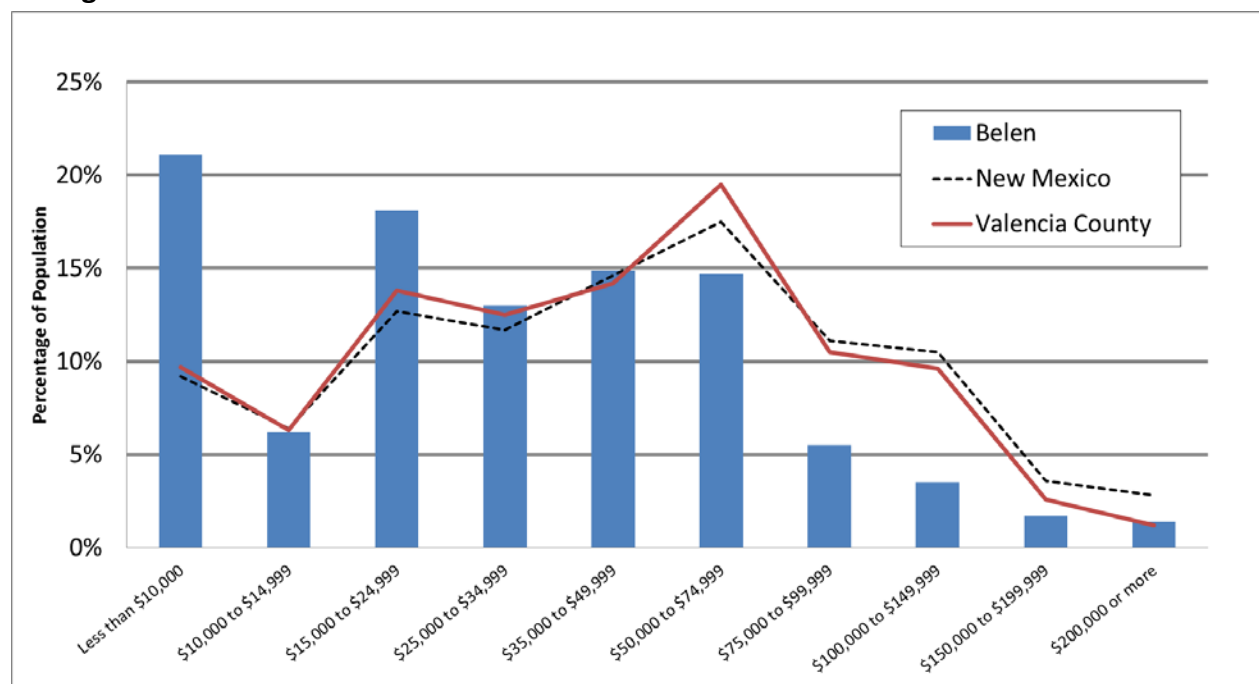
Further, school enrollment rates for high school students are below those of the state and county with 86.8% of the population between the ages of 15 and 17 in Belen being enrolled in school – in comparison to 93.9% in Valencia County and 95.5% in the state overall. Slightly lower levels of school enrollment continue into higher education (despite University of New Mexico (UNM) Valencia being located fewer than ten miles from downtown Belen) until we reach the population between the ages of 25 and 34. In New Mexico overall, 16.3% of the population in this group is enrolled in school; in Valencia County, 14.5% of the population in this group is enrolled in school. However when we reach Belen, 21.8% of the population in this age group is estimated to be enrolled in school.

Income:

As depicted in **Figure 1** below, the poverty rate for Belen is nearly twice that of the State overall with 36.4% of the population living below the poverty line, compared to 21.4 % in Valencia County and 19.5% in New Mexico. The median per capita income in Belen is \$28,614 – just over 30% lower than Valencia County's median income of \$42,525 and the state's median household income of \$44,886. Behind these numbers we find a very high percentage of households living on less than \$10,000 annually in Belen – 21.1%, in comparison to 9.7% in Valencia County and 9.2% in New Mexico overall. We also see a higher

rate of households living on \$15,000-\$24,000 in Belen at 18.1% in comparison to 13.8% in Valencia and 12.7% in New Mexico. At the opposite end of the income spectrum, Belen has decidedly fewer high earners than Valencia or New Mexico – only 26.7% of households in Belen have an income of \$50,000 or higher in comparison to 43.4% of households in Valencia County and 45.5% of households statewide.

Figure 1. Income Distribution in Belen



Source: U.S. Census Bureau, 2008-2012 American Community Survey

Labor Force and Unemployment³

The unemployment rate, as estimated by the five-year American Community Survey (ACS), for Belen seems to be quite close to that of the County and State – 10.9%, 11.3% and 9.1% respectively. Higher poverty rates and lower incomes seem to instead be due to lower-wage work and fewer people in the workforce – while 43.4% of Valencia County’s residents and 38.7% of New Mexico’s residents aged 16 and older were not in the labor force, 47.9% of Belen’s population was not in the workforce.

Income Support/Assistance⁴

Belen households are somewhat more reliant on direct payments to individuals from the federal government than the rest of the state and county. 26.0% of Belen’s households depended on SNAP (Supplemental Nutrition Assistance Program, formerly known as the Food Stamp Program) benefits in comparison to 16.3% of Valencia County and 12.7% of New Mexico overall. A similar trend is seen for Supplemental Security Income (benefits paid to individuals with disabilities) in which 10.1% of Belen’s households receive Supplemental Security Income in comparison to 6.1% in Valencia County and 5.2% of the households statewide. Despite having a slightly older population than the state or county overall, a

³ See **Table 4** in the Appendix.

⁴ See **Table 5** in the Appendix.

slightly smaller percentage of households receive retirement income – 16.8% for Belen in comparison to 20% for Valencia and 19.1% for the state overall. However, of those with retirement income, people in Belen tend to have a higher retirement income than the state and county averages – with the average retirement income in Belen at \$34,910 – almost ten thousand more than the county average (\$24,596) and the state average (\$25,768). And of those receiving Social Security income, they are receiving, on average, less (\$13,684) than those receiving Social Security income at the county level (\$15,167) and at the state level (\$15,521).

Housing

Average household size of owner occupied units in Belen is slightly below that of both Valencia County and New Mexico at 2.51 people per household, in comparison to 2.70 in Valencia County and 2.69 state-wide. A total of 14.4% of the housing in Belen is vacant, higher than for Valencia County (8.3%), but comparable to the state overall (15.2%). Belen actually has a comparatively lower vacancy rate (5.4) for rental housing than Valencia County (6.2) and New Mexico (7.9). 66.7% of Belen's housing stock is made up of detached single family homes – slightly higher than the county's 59.8% and the state's 64.7%. A small percentage of single family homes are attached single units, however. Belen has a lower percentage of attached single family housing units at 1.7% compared to the county and state average of 3.7%. 17.2% of Belen's housing is in the form of mobile homes – much lower than 32.1% in Valencia County, but similar to 16.6% for the state. Housing stock in Belen is generally older than in the rest of the County and State. 82.4% of the housing stock was built before 1990 – in comparison to 57.3% in Valencia County and 66.6% state-wide. In fact, 45.2% of the homes in Belen were built before 1960, in comparison to 17.4% in Valencia and 30.5% in New Mexico overall. 65.2% of homes are owner-occupied in Belen, compared to 80% in Valencia and 68.5% in New Mexico. Belen has a slightly higher rate of owner-occupied houses with no mortgage (47.5%) than Valencia County (36.2%) or the state overall (39.9%). The Census Bureau estimates the median value of homes in Belen to be \$115,700 – this is lower than in the county overall where median home value is estimated to be \$133,900 and the state where median home value is estimated to be \$161,500. However, monthly owner costs for homes with a mortgage track closely to the county (\$1,011 in Belen and \$1,106 in Valencia) but are roughly \$200 below the state median monthly cost of \$1,244. Among homeowners in Belen, 32.1% spend 35% or more of their income on housing costs, compared to 30.8% in the county and 26.4% in the state. The median rental price in Belen is \$688 a month, somewhat lower than \$715 in Valencia County and \$736 in the State. Nearly half (48.9%) of renters in Belen spend more than 35% of their income on housing costs, barely higher than Valencia County overall (47.7%) and 8% above the state numbers of 40.9%.

Housing and Poverty

9% of homes in Belen do not have a vehicle available – compared to 4.6% in Valencia County and 5.7% in the state. 6.6% of Belen homes do not have telephone service – twice that of the County at 3.4% and higher than the State at 4.7%.

Housing in the MainStreet District⁵

BBER estimates there to be 209 housing units within the Belen MainStreet District. As of the 2010 Census, 93 of these were vacant. 75 were for sale and 5 were for rent.

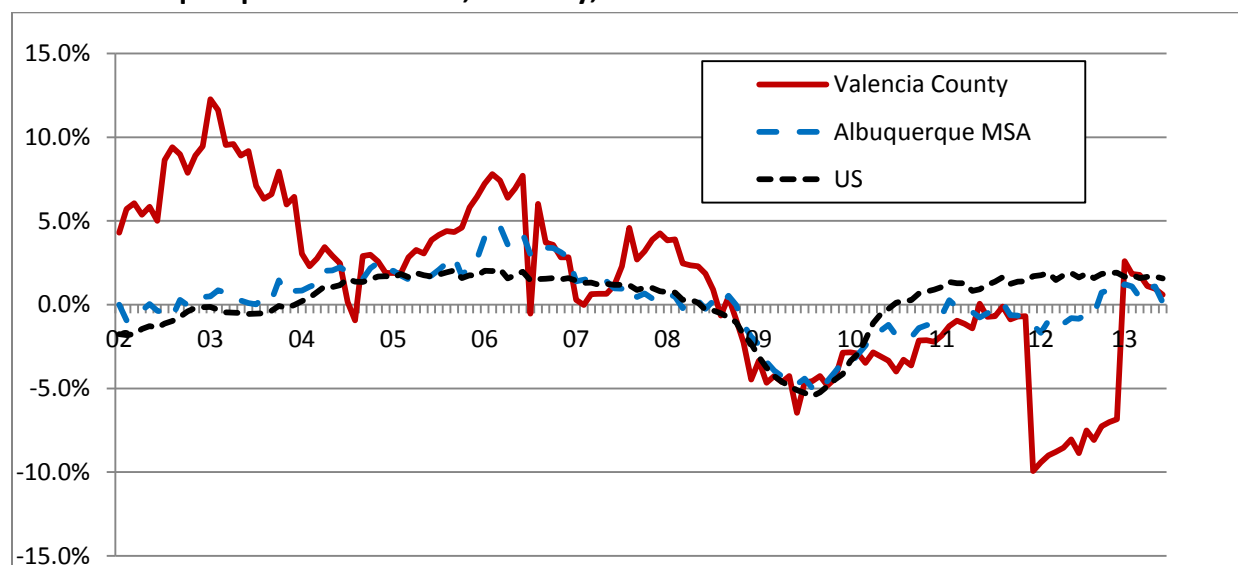
Economy

Employment

Valencia County Employment⁶

The best employment data at a local level is that for a county. **Figure 2** below presents a comparison of total employment growth (month over same month year ago) in Valencia County, the Albuquerque MSA (which includes Bernalillo, Sandoval, Torrance and Valencia Counties) and the US, monthly from January, 2002, through June, 2013. Valencia County has a much smaller employment base, so its path over time is subject to much larger swings as employers come and go, expand and shrink. Valencia County had very strong growth coming out of the national recession in 2001, but growth generally decelerated as the decade progressed, turning sharply negative in late 2008 as the whole country fell into the Great Recession. Like the Albuquerque MSA as a whole, Valencia County continued to lose jobs well after the US began to see sustained job gains. The sharp fall-off in employment in 2012 reflects the removal of over 800 health care jobs that had been reported with a Valencia County location and corrects for the previous over-reporting for this location versus other locations in New Mexico where the people actually worked

Figure 2. Covered Nonfarm Employment Growth Year on Year, Valencia County, Albuquerque MSA and US, monthly, 2002-2013



Source: US Bureau of Labor statistics, Quarterly Census for Employment and Wages

⁵ BBER derived these numbers for the MainStreet District using U.S. Census Block Data. Because Census Blocks do not conform perfectly to the parameters of the MainStreet District, BBER included all Census Blocks that overlap with the MainStreet District Boundaries. Therefore, these numbers are likely to represent a slight over count.

⁶ Appendix Tables

Table 6 of the Appendix reports the industry detail for Valencia County annually from 2001 to 2012. Like other areas of the country and the MSA as a whole, Valencia County has sustained increases in construction activity from 2002 through 2006, when the housing boom came to an end. Double digit growth was then followed by sharp declines through 2011, with this sector reporting its first year over year growth in 2012. **Manufacturing** lost over 10% of its employees in Valencia County in 2003 and 2004, thereafter stabilizing until the recession. Manufacturing lost almost a third of its workforce in 2009 when SoloCup closed its doors and as other companies shut down or sharply reduced their workforce. Things seemed to pick up in 2011, but by 2012 employment in this sector had plunged and was close to 500, the lowest level recorded for this sector since 2001. In another major sector, **transportation and warehousing**, jobs increased from 900 early in the decade to peak at over 1,100 in 2008. By 2012, employment in this important sector was well below 900. (Please note that railroad workers are not included in the Quarterly Census of Employment and Wages, as these workers are not covered for state and federal unemployment insurance.) Jobs in **health care and social assistance** numbered only about 1,000 in 2001, but employment was approaching 2,900 by 2007, rising further toward 3,000 before the recent reclassification that left this sector with 2,147 jobs in 2012. **Accommodation and food services** was another sector that picked up employment as the first decade progressed, taking Valencia county jobs from under 1,100 to just under 1,400. The recession in 2008 and 2009 knocked employment back down to 1,200, with some gains in 2012. **Government** employment picked up almost 400 jobs between 2001 and 2009, after which the effects of recession on government revenues resulted in cutbacks at all levels. By 2011 government employment was again close to 4,000, although there was a pick-up in local government employment in 2012.

Employment in Belen and in the Belen MainStreet District⁷

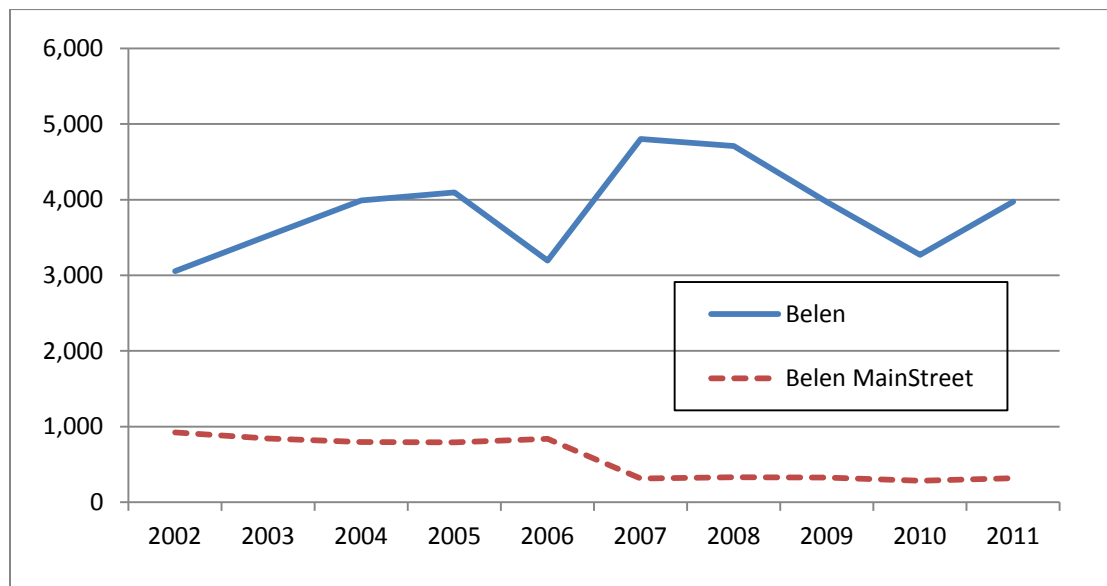
Figure 3 charts the total jobs in both Belen and its MainStreet District from 2002 to 2011 as reflected in the Census Bureau's Longitudinal Employment- Household Dynamics (LEHD) data. The figures included in the chart and in the tables referenced below only include wage and salary jobs. Not included are the self-employed, who account for roughly 7% of those who are working.⁸

Note the impacts of the recession on both geographies. The hit for Belen would be worse if the data were corrected for the missassignment of some 800 health care jobs. The figures do not include railroad workers. We have heard estimates that Burlington Northern Santa Fe (BNSF) railroad employs 300-400 people at the Belen yards, a number not unreasonable considering that Belen is the major refueling stop between Chicago and the west coast and that the work is 24-7. Statewide, there are 1,600-1,800 railroad workers, according to staff at the NM Department for Workforce Solutions. The effect of adding in these jobs would be to shift upward the curve for Belen by the number of jobs at BNSF in each year.

⁷ See tables 7, 8 and 9.

⁸ U.S. Census Bureau, 2008-12 American Community Survey2

Figure 3. Jobs in Belen and the Belen MainStreet District, 2002-11



Source: US Bureau of Labor statistics, Quarterly Census for Employment and Wages

Table 7 of the Appendix presents figures on employment in the MainStreet district and in the City of Belen and makes comparisons with comparable data for Valencia County, the Albuquerque MSA, and New Mexico. In all cases the underlying source of the data is the Quarterly Census of Employment and Wages. The detail on MainStreet and Belen is available through a special mapping tool that is a joint project of the Census Bureau and the Bureau of Labor Statistics: The Longitudinal Employer-Household Dynamics application. Unfortunately, the government numbers are distributed across the relevant NAICS⁹ codes, so some sectors, like educational services, include public school teachers and other employees. The data indicated that the number of employees in Belen in 2011 averaged 3,152, with 317 employed within the MainStreet District.¹⁰ The figures in this table are adjusted to remove the 800 some New Mexico jobs from healthcare and social assistance that were apparently incorrectly attributed to Belen and Valencia County and therefore to the Albuquerque MSA.

The largest industry in terms of Belen employment was health care and social assistance with 1,081 employed, just a little over half the total employed in this sector in Valencia County in the same year. It should be noted that 821 of employees were eliminated from the Valencia County totals in 2012 and presumably most of these were reassigned to other locations in which they actually worked. BBER looked at detailed employment by employers in this industry and determined that the Belen number should be adjusted downward by the same amount. Adjustments have been made to Belen, Valencia County, and the Albuquerque MSA. Even with this adjustment, health care and social assistance accounted for 34% of Belen jobs, versus 16% for Valencia County and 13% for the Albuquerque MSA. The MainStreet numbers were not adjusted, and this industry accounts for 13% of the total.

⁹ NAICS is the acronym for the North American Industry Classification System. This system of codes is used by used by Federal statistical agencies in classifying business establishments.

¹⁰ The estimate for Belen is net of a downward adjustment of 821 jobs in healthcare services discussed below.

Among the 317 employees working within the Mainstreet District in 2011, ninety were employed in accommodations and food services in the MainStreet District, making this industry the largest employer with 28% of total district employment. BBER is suspicious about the 90 number (see **Table 7**). The concentration of this industry is much greater in the district than in Belen overall, where the industry accounted for 14% of the jobs, versus 9% within Valencia County and also the Albuquerque MSA. Retail trade with 51 employees was the second largest employing industry in the district, accounting for 16% of total employment. This proportion is larger than Belen's share (9%), but in line with the industries share of total county employment, also 16%. Transportation and warehousing accounted for 9% of the employees within the MainStreet area, versus 2% for Belen and 7% for Valencia County. Compared with Belen and Valencia county, there is also a greater concentration of professional and technical service sector employees within the district -- 5% of total employment versus 1% and 2% respectively for Belen and Valencia County. Public administration government jobs account for 9% of the jobs in the district, a fact that is hardly surprising given the concentration of City government activities there.

Table 8 in the Appendix reports the historical series for Belen jobs by sector. Striking is the permanent loss of some 600 retail trade jobs in 2009, but probably starting in 2007. BBER assumes that some of this job loss is associated with the movement of auto dealerships out of Belen, but the totals for retail trade in recent years do not square with those in a proprietary databases, National Establishment Time-Series Database®, which is compiled from Dun and Bradstreet data¹¹. BBER is concerned that the Census data considerably understate employment in the retail sector in particular.

The recession hit one sector after another in Belen as was true elsewhere, but the effects can most clearly be seen on accommodation and food services, construction, manufacturing, wholesale and retail trade. Also noteworthy is the quadrupling of health care and social assistance jobs between 2002 and 2008. BBER has not altered these figures, but as many as 800 jobs were probably incorrectly credited to Belen. There are other "errors" in the table; for example, the figures for educational services in 2010 and that for health care in 2006. With respect to education, Belen Consolidated Public Schools may indeed have cut employment in that year of tight funding, but not as much as the number suggests.

Table 9 in the Appendix presents historical figures on jobs in the Mainstreet District. The District also lost retail trade jobs – about 500 jobs, some 60% of total employment -- after 2006. The data do not show the District as having many educational (public school jobs), so such are probably credited to a central location. District jobs are understated in this regard. The data do show some government jobs under Public Administration, presumably City Hall jobs, but some may also be classified under other industries, for example Human Services Department jobs may be classified under Health Care and Social Assistance. Strongest private sector jobs after retail trade and health services are transportation and warehousing, professional and technical, and accommodation and food services. As mentioned above, the transportation jobs probably do not include railworkers. BBER is suspicious of the jump in

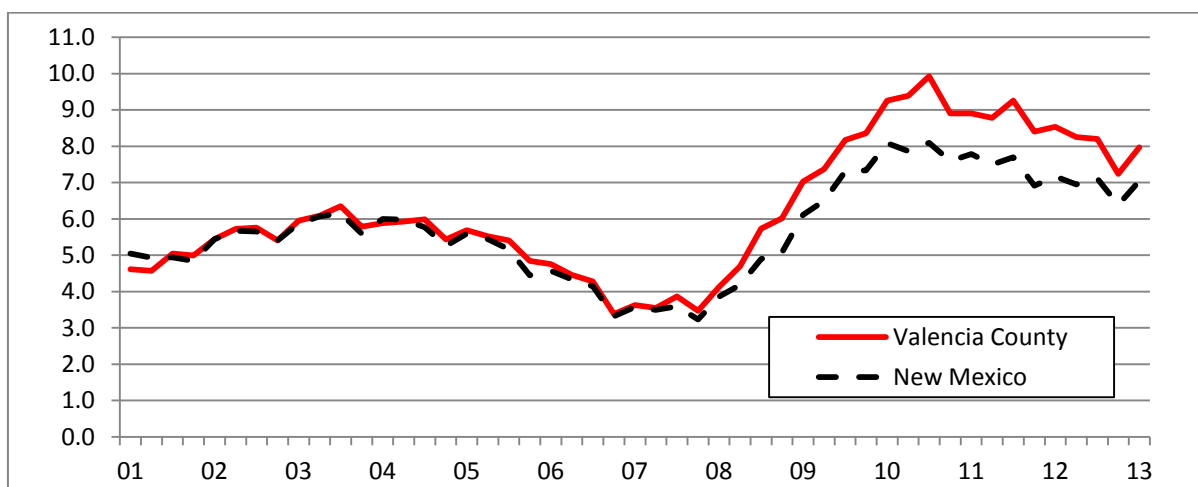
¹¹ Donald W.Walls compiles the database which is widely used for regional studies. Unfortunately,one has to add Walmart to the retail sector since the location for this business in the database is outside the city limites. Adding Walmart produces a total of 670 for 2011, but this total includes a number of very small retail businesses operated by individual proprietors that may not be included in the QCEW since they have no employees other than the owner.

accommodation and food service jobs to 90 in 2011, although there are a number of restaurants/drinking establishments in the district, so new openings or expansions may be reflected.

Unemployment

The Valencia County **official unemployment rate**, which is estimated monthly and counts only those without a job who are willing and able to work and have actively sought employment within the past 4 weeks, in December 2013 (preliminary) was 7.1%. **Figure 4** below shows the quarterly average rates of unemployment from 2001 through the first quarter of 2013. Note that since the recession hit in 2008 unemployment in Valencia County has been consistently higher than that for the state as a whole.¹²

Figure 4. Official Unemployment Rates, Valencia County and New Mexico, Quarterly, 2001 Q1 through 2013 Q1.



Source: US Bureau of Labor Statistics, Quarterly Census for Employment and Wages; BBER calculations and graph.

Table 10 in the Appendix reports the location Quotients for Belen Industries both compared with Valencia County as a whole and compared with New Mexico. In general, a coefficient in excess of 1 indicates that Belen has relatively more jobs in a particular industry than does the entity with which it is being compared. This suggests that this may be a particular area of strength, an industry in which Belen may have a comparative advantage. Compared with the rest of Valencia county, Belen appears to have a concentration of utility activities (LQ = 1.3), of finance and insurance (LQ= 1.1), of real estates, rental and leasing activities (LQ= 1.25), of health care and social assistance (LQ = 2.2), and of accommodation and food services (LQ = 1.6). The very large figure reported for educational services is misleading since this sector for Belen includes public school teachers. Comparing Belen with New Mexico as a whole, what stands out is the high concentration of health care and social assistance (LQ = 2.6) and accommodation and food services (LQ = 1.4). Given that Belen is the Hub City and the New Mexico headquarters for Burlington Northern Santa Fe (BNSF) Railroad, it is surprising to see such low location

¹² The American Community Survey reports figures on employment and unemployment for Belen, the county and the state, but the figures are not comparable even on an annual basis when available for the geography in question.

quotients for this industry (0.22 when compared with Valencia County and 0.77 when compared with New Mexico as a whole, but recall that railroad workers are not included. It is interesting that Valencia County's location quotient for this industry compared with NM is 3.4. Valencia County also shows up as retail center, with a LQ of 1.35. Belen's location quotients for retail trade were disappointing (0.57 compared with Valencia County as a whole and 0.77 compared with NM). Recall that Belen retail trade employment in particular appears to be understated. While much retail traffic goes elsewhere in Valencia County, probably to Los Lunas, the pull factor analysis discussed below is more positive about the strength of Belen's retail sector.

Belen Workers

According to the LEHD data¹³, in 2011 the City of Belen provided primary employment for 3,509 workers in both the public and the private sectors, but only 356 or 17.1% of those employed in these jobs actually lived in Belen. Some 3,153 of the job holders were from elsewhere. Given our findings that 800 or so of the health care jobs were actually physically located elsewhere in New Mexico, it is likely that only about 2,300 of those with employment in Belen were commuting from areas outside the City. Still, this is a very large number. On the other hand, of the 2,077 workers living in Belen, only 356 actually had their primary employment in Belen, while 1,721 were commuting to jobs elsewhere. These are astounding numbers. Belen is clearly a bedroom community, yet many of the primary jobs in Belen are filled by outsiders. Of course, as indicated above, BNSF numbers are not reflected in these totals.

BBER calculated location quotients for occupations (OLQs) held by Belen employees, both those working in Belen and those working elsewhere. The data source in this case is the American Community Survey, 2008-1012. The results are presented in **Table 12** in the Appendix. Healthcare support occupations had the highest coefficient (OLQ = 2.0 when Belen is compared both with Valencia County and NM as a whole), followed by personal care and service occupations (OLQ = 1.8 and 1.75 respectively, Valencia County and NM). Belen workers had fairly low OLQ's for healthcare practitioner and technical occupations. These professionals appear to be coming from elsewhere, some from elsewhere in Valencia County, which has a 0.86 location quotient with the state, but probably many from Albuquerque. As a farm community near the mountains, it is perhaps not surprising that farming, fishing and forestry occupations have a location quotient of 1.5 for Belen compared with Valencia County and of 2.1 compared with NM. (Valencia County itself has an OLQ of 1.36 for farming, fishing and forestry occupations.) Also having a high location quotient among Belen workers is the installation, maintenance and repair occupations (OLQ = 1.54 for both Valencia and NM). Finally and not unexpectedly, transportation occupations have an OLQ of 1.58 for Valencia County and 2.04 for the State. Interestingly, the OLQ for Valencia County compared with the state is lower, 1.29, suggesting that many of the transportation workers in this important industry for Valencia County live in Belen.

Data from the 2010 Census on Belen indicate that of the 2,316 residents who were working, 78.4% drove to work alone in a car, truck or van, while 12.4% carpooled. Despite the ready available of Railrunner train service to Albuquerque and other points to the north, only 1.5% took public

¹³ LEHD is an acronym for the Longitudinal Employer-Household Dynamics System. This system is a special mapping tool that is a joint project of the Census Bureau and the Bureau of Labor Statistics.

transportation. 3.6% walked and 3.2% worked at home. The mean travel time was 23.3 minutes. See Appendix Table 3.

Earnings

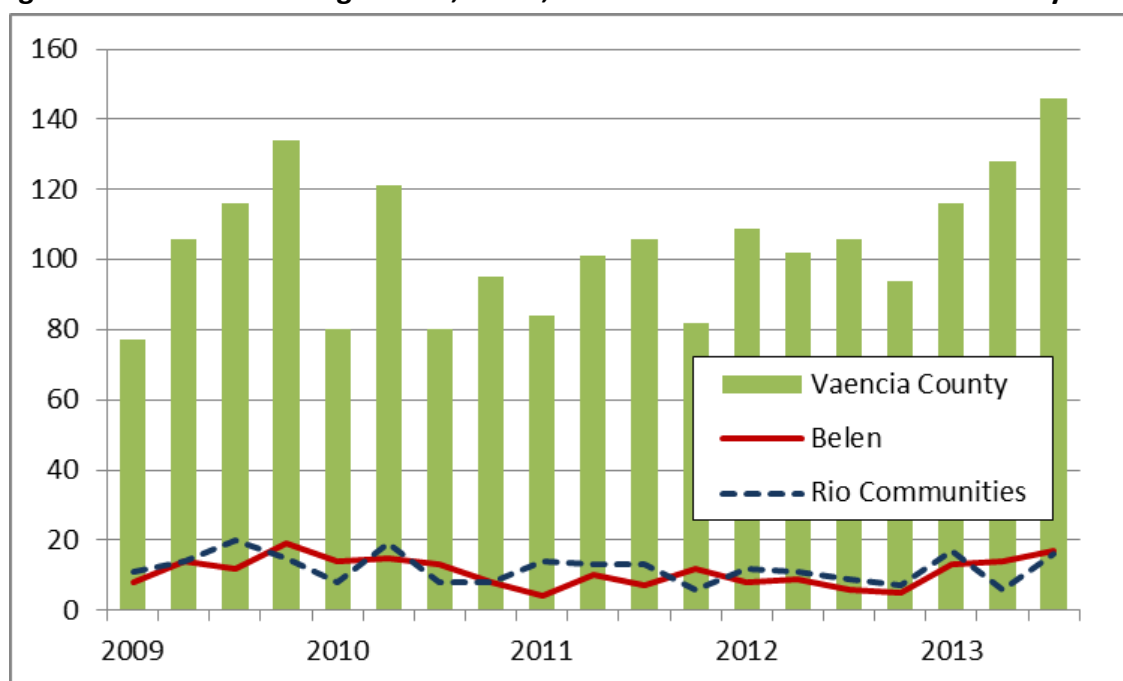
Table 11 in the Appendix provides a comparison between the average wages paid per sector in 2011 by Valencia County employers with those paid in Bernalillo County and New Mexico. Overall, the wages paid by Valencia County employers averaged only \$28,300 versus just under \$41,900 in Bernalillo County and \$40,000 in New Mexico. The differences across the sectors are striking. No wonder some Belen residents with educational credentials commute! Actually and perhaps surprisingly, a fairly large proportion (30.5%) of the Belen commuters earned \$15,000 or less – but 56.4% of those who stayed in Belen also earned this amount. Some 23.5% of Belen commuters earned about \$40,000 or more. By contrast, of those who stayed in Belen to work, only 10.5% earned this higher rate.

According to data from the American Community Survey, median earnings of male full time workers living in Belen was \$25,234 versus \$27,531 in Valencia County, and \$26,259 for the State as a whole. Median earnings for Belen female residents who were working was \$28,269, about \$5,000 less than their counterparts in Valencia County and New Mexico.

Housing Market

Figure 5 below compares total sales of existing homes in Belen with sales in Rio Communities and in Valencia County as a whole quarterly from 2009 through the third quarter of 2013. During this time period, very few homes were sold in Belen – never more than 20 per quarter. The experience in Rio Communities was similar. By contrast, 80 or more houses were sold each quarter throughout Valencia County, and by the third quarter of 2013 total sales had risen to 146.

Figure 5. Sales of Existing Homes, Belen, Rio Communities and Valencia County

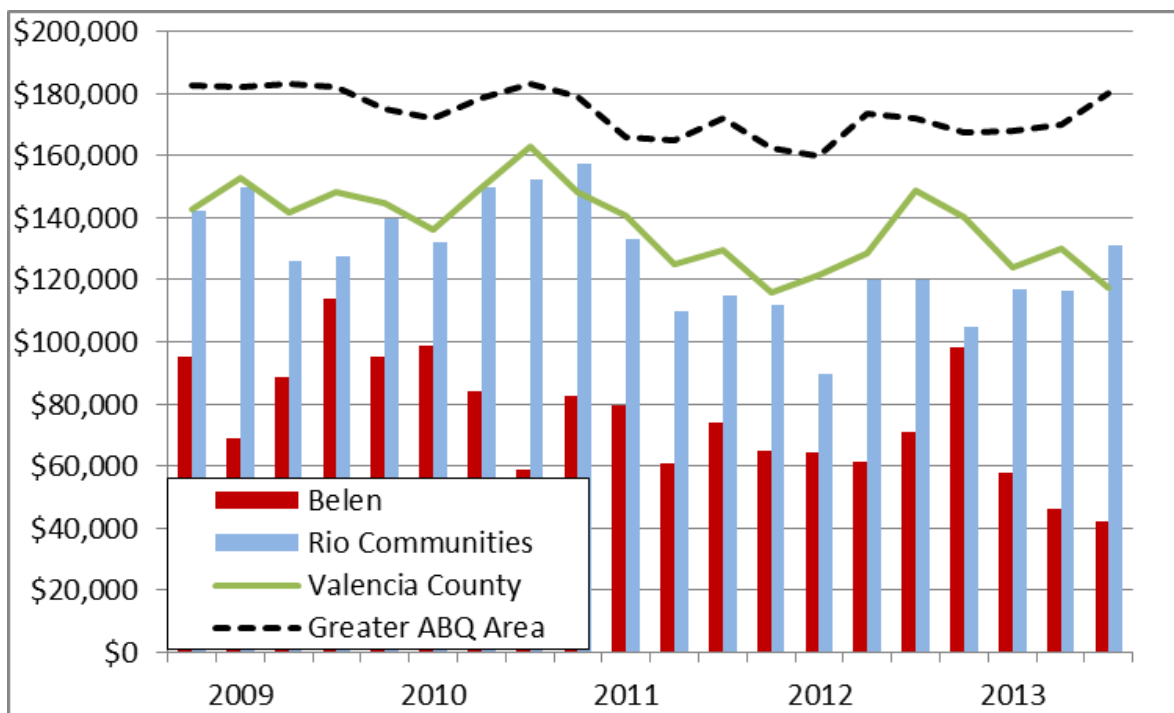


Source: Greater Albuquerque Association of Realtors

Housing prices in Belen are well below those of surrounding communities in Valencia County and also the Greater Albuquerque area tracked by the Greater Albuquerque Association of Realtors (GAAR).

Figure 6 plots the median sales prices for Belen against those for Rio communities, Valencia County as a whole, and the Greater Albuquerque area. The difference between Belen and the other geographies is striking. Since 2011, it has been rare for the median sales price in Belen to ascend above \$60,000 and the most recent data in 2013 saw prices settle downward toward \$40,000. Median prices in Rio Communities have almost always been at least \$20,000 higher, while those in the greater Albuquerque area have been in the \$160,000 to \$180,000 range throughout the period.

Figure 6. Median Price, Sales of Existing Homes, Belen, Rio Communities, Valencia County and Greater Albuquerque Area, quarterly 2008 Q4 through 2013, Q1



Source: Greater Albuquerque Association of Realtors

New Construction Activity

Belen was a permit issuing jurisdiction until 2010. Over the prior 10 years, Belen issued a total of 80 permits for single family houses; the peak years were 2006 and 2007, when 17 and 30 permits were issued respectively. In terms of multifamily permits, 82 housing units were permitted over the period, with 68 units of those permitted in 2008. Nineteen commercial buildings were permitted between 2000 and 2009. The greatest activity was between 2001 and 2003 with permits ranging from 4 to 5 per year.

Trade Area

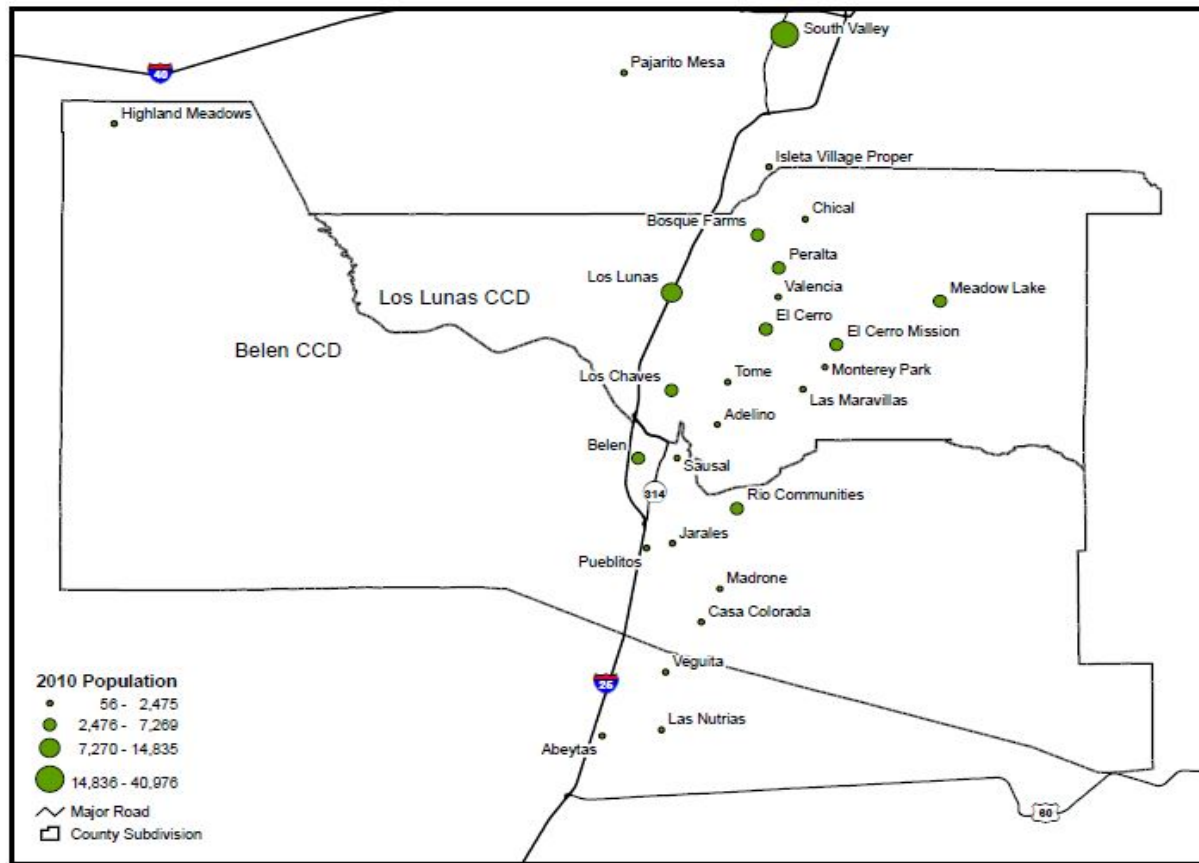
The Trade Area for Belen and the Belen MainStreet District covers all the communities of Valencia County along the Rio Grande and I-25 corridors. Driving times to and from Belen are well within 30

minutes. The Big I in Albuquerque is only 35 minutes away. Historically Belen was the retail and commercial center within Valencia County and the local economy included a number of auto dealers, whose operations have closed or moved north along I-25 and closer to Los Lunas. Belen faces tough competition from businesses in Los Lunas, only 15 minutes away, which with its larger population (15,168 in 2012, more than twice the size of Belen) and its greater affluence, (with median income just under \$50,000 in 2008-2012 versus \$28,614 for Belen) is able locally to support a more diversified selection of stores and other commercial businesses, although these are primarily national or regional chains. From anecdotal evidence, the trade apparently goes both directions, with some preferring to shop in Belen, for example at the Belen Walmart, because it's less crowded and more pleasant shopping experience. And there are, of course, local attractions like Pete's Restaurant.

The Belen CCD¹⁴ includes Belen, Rio Communities and all the other communities that are in southern Valencia County. **Map 2** below shows the CCD boundary line and the communities north and south. According to the American Community Survey 2008-12, the Belen CCD had a population of 16,443 with median household income of \$36,181. Belen would be the closest commercial center for most of these households. Rio Communities, which in 2010 had a population of 4,723, and is more affluent, with higher priced newer homes is right across the river. Although recently incorporated (April, 2013), Rio Communities has virtually no local businesses. However, Belen might also be expected to draw customers from nearby Sausal, and from other larger areas like Los Chaves that are just to the North. Socorro is 39 a minute drive from Belen, but residents of some of the smaller communities in northern Socorro County may well find it easier to go into Belen. Residents of Belen, a number of who commute to work in Albuquerque, have ready access to the diversity of goods and services that that very much larger market can provide. And the Isleta Casino is apparently also a draw for nighttime entertainment as well apparently for family-oriented activities.

¹⁴ A Census County Division (CCD) is a subdivision of a county used by the United States Census Bureau for the purpose of presenting statistical data. A CCD is a relatively permanent statistical area delineated cooperatively by the Census Bureau and state and local government authorities. CCDs are not governmental units and have no legal or governmental functions. Their boundaries usually follow visible features, such as roads, railroads, streams, power transmission lines, or mountain ridges, and coincide with the boundaries of census tracts. CCDs do not span county lines.

Map 2. Valencia County Census Subdivision



Pull Factors

In examining a local economy, it is useful to look at how much money community businesses draw in relative to its size from residents, from surrounding communities, from visitors and from exports to buyers elsewhere. The relative size of a community can be measured either by aggregate income (the dollars available to make local purchases) or by population. The state or the county can both be used as a yardstick. To look at the relative draw of a community like Belen we need a measure of local sales. New Mexico has a very broad-based gross receipts tax, and total taxable receipts are a reasonable measure of local sales for many industries¹⁵. Dividing by income gives local sales per dollar of income; this ratio can be compared with the yardstick of the state to calculate what is called a 'pull factor'. If the pull factor for an industry is greater than 1, then Belen in this case, is pulling in relatively more dollars per dollar of income than the state as a whole, suggesting this may be an industry in which Belen may have a comparative advantage. Comparing the pull factors by industry for Belen with other communities gives a picture of the relative strength of local industries. **Table 13** in the Appendix makes the comparisons with Los Lunas to the north, unincorporated Valencia County, and Valencia County as a

¹⁵ Sales of manufactured goods, for example, are taxed only if sold within New Mexico so as not to interfere with interstate commerce. The healthcare services industry has a number of providers who are exempt from taxation altogether, including non-profit hospitals and their employees, who many include physician employees who compete with those in private practice. Federally Qualified Health Centers are exempt from tax. The list goes on.

whole. The succeeding columns offer comparisons with the cities of Albuquerque, Rio Rancho and Socorro. Some of the comparisons are no surprise. Belen is relatively strong in terms of utility sales, construction and even manufacturing. The pull factor for retail trade is 2.5, which surpasses even Los Lunas, with 1.9. Finance and insurance is huge, as is health care and social assistance. Accommodations and food services is higher than all the geographies save Socorro, with a particularly high, although not unrivaled pull factor for full service restaurants. Across all industries, Belen's pull factor is 1.5, which compares very favorably with all the jurisdictions included.

The strength of Belen's pull factors across virtually every industry is undoubtedly at least partly a reflection of low incomes. To check this hypothesis, BBER calculated pull factors based on population. These are presented for the same geographies in **Table 14** in the Appendix below. The pull factors for all Valencia County geographies and for Socorro are lower, while those for Albuquerque are much higher, showing the impacts of changing from income to population both in low income and in a high income areas. However, the pull factors for Belen remain high, although the overall pull factor is now only slightly above 1. Nevertheless, it is clear that Belen has considerable draw as a commercial center. This is an asset to build upon.

Table 15 uses the concept of pull factors to calculate the gains and losses in taxable gross receipts – a proxy for sales – for industries and for sub-industries. There is no mining activity, so this important New Mexico industry has been dropped from but not from the bottom line. Belen lacks known oil or gas or other minerals resources that could make it competitive with communities in the Permian Basin. It does, however, have a concentration of utility operations. Within construction, specialty trade contractors appear to be a strength. Only manufactured products sold in New Mexico are subject to the gross receipts tax, and this is not a strength for Belen. Nor is wholesale trade. By contrast retail trade has a huge pull factor and the gain to the community is very large. Noteworthy are grocery stores, although this in all likelihood reflects primarily Walmart, assuming they are in these numbers and reporting Belen as their location. Gasoline is subject to an excise tax as are cigarettes and food may or may not be deductible from the gross receipts tax, so sales at gasoline stations are probably associated with incidentals, perhaps automotive repair services if provided. Under professional services, legal services, architects and engineers and consulting all are negatives but the city does have a small gain from tax preparation services. Health care is a big industry for Belen, but only some health care services are taxed, so the strength is maybe a reflection of whether the providers in Belen are more likely to be for-profit businesses. Under accommodations and food services, it is its full service restaurants that shine.

Challenges, Opportunities, and Strategies

Belen has suffered numerous setbacks, including the loss of the automotive dealerships which used to bring people from miles around to the community. Much of its manufacturing base is gone. The city's economy is still reeling from the Great Recession.

Belen is, first and foremost, an historic Spanish land grant community. Data show that as many forty four percent of Belen residents may identify with the town's history as a Spanish land grant community over any other cultural identity. This is both a challenge and a great asset to the MainStreet District and

to the community overall. A primary challenge for Belen is the cultivation of this identity into the future and the reflection of this identity within the physical and day-to-day representation of Belen and the MainStreet Area. The location of the MainStreet District does not reflect this aspect of the town's history – and in fact historical accounts suggest there have once been contending identities between the Old Town of the land grant era and New Town area that defines the MainStreet District. These contending identities and the tensions there borne have the potential to flare, whether in subtle or overt ways in the current era. In order to holistically revitalize the community identity, care will need to be taken to be inclusive of Belen's full history.

Belen and environs have retained their character as rural farming communities, an increasing rarity within the Albuquerque MSA. This is an important asset to the community culturally as well as economically. Care must be taken to maintain the rural farming culture while also allowing for growth. While Belen itself has had little housing or commercial real estate activity, the area has been attracting investments in land, not mega-parcels suitable for major or even minor subdivisions or commercial development, but smaller parcels that could appeal to retirees or to those who seek to live closer to the land, perhaps to escape an urban lifestyle or to be part of a community. Belen should welcome these newcomers – if indeed they are. They are potential customers for Belen's stores, restaurants, and other service providers; their energy can be tapped to help build the community.

Belen residents, overall, are not well woven into their own community, which may negatively affect the longevity of residency as well as community identity. Belen residents are unlikely to work within the City of Belen. As of 2011, only 17.4% of jobs held by Beleños were located within the City limits. This is not for the lack of jobs: total jobs in Belen, excluding the BNSF, were estimated at 3,152 in 2011, while the total jobs held by Beleños at all locations were 2,211. Albuquerque is the major destination for Belen commuters, accounting for 44.6% of the jobs held by Belen residents in 2011. The rest are commuting to jobs in various locations in north and central New Mexico including Los Lunas, Santa Fe, Jarales, Rio Rancho, Peralta, the North and South Valleys, and Rio Communities among others.

Of concern, the recession saw a drastic decrease in the number of Belen residents employed in Belen. In 2007, 638 Belen residents were employed in Belen; by 2011, only 356 were employed. Employment in Belen fell by more than 800 jobs between 2007 and 2011; Belen residents, accounting for only 13% of the jobs in 2007, sustained a disproportionate share of the job losses – 253 losses, or 30.5%. It is not clear why so many Belen residents work elsewhere while non-Belen residents fill most of the local jobs, but providing Beleños with more opportunities for education and training might better qualify them at least for some local jobs that become open or it might give them the skills to start their own businesses. 38.9% of Belen jobs employ people who have at least some college or an associate's degree. While 37.5% of the jobs held by Belen residents fall within this range of educational attainment, many of the jobs in Belen may have specific requirements that would be difficult to meet without more education/training. It is encouraging that so many Belen residents—26% versus 23% for Valencia County and 28% for New Mexico—were enrolled in college or graduate school, according to the American Community Survey for 2008-12.

If many Belen residents are disinclined or unprepared to work locally, where do they spend their leisure time and their money? The Survey conducted by the UNM School of Architecture¹⁶ in conjunction with their study *Walkable Belen* found that residents go downtown to shop at the Farmer's Market, see parades, visit government offices, go the library, do their banking, shop for groceries (Lowes), go to the drug store, see their CPA, visit their doctor, go to the gym, and so forth. For many, the trips are daily; for others weekly; for a few, monthly. They might go more often if there were more options for cafés, places to get a cup of coffee, additional art galleries, outside patios, stores with local arts and crafts, youth centers, and/or more places to go with kids. One person started listing things they would like to see and made the comment that their list "sounds like Los Lunas." Things they don't like are the empty buildings and the empty lots, and quite a few opined that there was "no business, nothing to do" in the downtown area.

The history of Belen as the 'Hub City' – a center for rail and transportation in general—is of great economic and cultural importance. Belen's comparative advantage within New Mexico, as well as within the Southwest, is clearly its infrastructure for intermodal transportation. It is essential for the growth of the Belen economy that great attention be paid to fostering opportunities to further develop this sector as well as complementary and ancillary industries, like warehousing and distribution. Walmart has a major regional distribution center in Los Lunas. New Mexico as a whole is underserved in terms of wholesale trade as well as by transportation and warehousing. Belen is well situated to continue as the major refueling station for BNSF as BNSF explores the possibility of a future fueled by natural gas, and it should work to ensure that BNSF is able to meet its needs for natural gas in the future locally. Rancho Cielo would seem to be an important ally in helping Belen to maintain and grow its transportation and warehousing industry.

It is unclear how many people BNSF employs at its Belen yard but the work is 24-7 with trains coming in from the east and from the west continually. The work is steady. The pay is good. Belen is where the trains stop, if briefly, to re-fuel and to change crew. BNSF has a standing contract with two local hotels for rooms that are turned over more than once in any 24 hour period as crew get some needed rest. The economic impacts from the rail operations on the Belen economy and in the MainStreet District are surely large, but the trains are much more than that to the community. And one need only watch a few kids and their parents when the trains come in to appreciate what an asset this is and what a potential draw in terms of tourism. There are many train buffs out there; there are many others who just love to watch the trains move across the New Mexico landscape and who feel palpable excitement as they come into the station or start their journey elsewhere.

The historic and cultural value of Industrial-era railroad infrastructure and architecture, as well as the character of the working-class neighborhoods that sprouted around such areas of our country is growing in interest among the historic preservation community. New Mexico has a wealth of such railroad infrastructure, and relatively little attention has been paid to its importance in the narrative of New Mexico's history. However, as interest grows in the historic preservation community and in the cultural

¹⁶ *Walkable Belen Research and Analysis*

tourism community, Belen, as such a central point in New Mexico's rail system should too be a central node in the narrative of 19th and 20th century New Mexico.

Healthcare has emerged as a strong and important cluster for Belen. While the Valencia County hospital would be a major boon to the further development of this cluster, Belen should consider healthcare an important area for development regardless of the final location of the hospital. Inevitable relative proximity to the hospital combined with comparatively lower real estate costs and the already developed healthcare cluster in Belen suggests that this has the potential to be a growth area.

Despite Belen's proximity to the larger commercial areas of Los Lunas and Albuquerque, it remains an important commercial center for the region. Belen should be aware of its ability to draw customers from the smaller surrounding communities, particularly from the south, for a broad range of commercial exchange. Further, anecdotal evidence, combined with the results of our pull factor analysis suggest that Belen has a reputation for being a smaller, more easy-going and friendly place to shop, and does pull people from the northern part of the County who would otherwise shop in Albuquerque or Los Lunas. This is an opportunity for Belen to develop as a center for small, local businesses that specialize in customer service and local flavor.

Belen's low levels of educational attainment and poor showing in standardized testing, particularly in the areas of math and science, are an issue in attracting investment. However, the proximity to the UNM Valencia Campus is a major asset to Belen. We recommend that Belen work closely with the UNM Valencia branch on outreach in Belen. In doing so, attention should be paid to collaboration with the Belen Consolidated Schools in regards to teacher training and accelerated learning programs for students. Further, Belen should work with incoming industries to develop certificate and degree programs relevant to future needs.

There are intentions within the Belen MainStreet community to tie Belen into the arts and culture communities to the north. For example, Judy Chicago and her not-for-profit organization, Through the Flower, provide an interesting avenue for developing this connection through the organization's 'New Mexico Women's Cultural Corridor' program. Belen should look to promote this 'Corridor' program and may want to explore the possibility for collaboration with the New Mexico Tourism trails and the Department of Cultural Affairs Trails programming. Further, if there is interest, the 'Women in Culture' concept could be expanded. Judy Chicago's Cultural Corridor focuses on a very specific set of women in New Mexico's history. This concept could be expanded to represent a broader range of New Mexico's women. The proximity of Belen's Harvey House and the history of the Harvey Girls is an important point in the history of women in culture in New Mexico and the Southwest. These components of Belen's history provide an opportunity for creating connections in cultural tourism in Belen. Belen's arts and culture community may also want to explore their strengths in traditional Hispano arts (santo carving, furniture making, tin smithing, colcha, iron work, etc.) in creating a connection with the arts and culture communities to the north.

MainStreet

Vacant, poorly maintained buildings and lots are the number one complaint Belen residents had about the downtown area according to the Walkable Belen 2012¹⁷ report by the University of New Mexico's School of Architecture & Planning and affiliates. And indeed, as of 2010 there were 209 residential properties in the MainStreet District; nearly half of these properties were vacant, 5 were for rent, and 75 were listed for sale. Further, many commercial properties are empty and a number of public buildings are underutilized and/or empty. The revitalization of this area is unlikely, left to its own devices. Local knowledge suggests many of these properties have been long-held by owners who may not have or the financial resources nor the inclination to rehabilitate and redevelop the area. Considering the depressed local economy, viable investment is unlikely to come from within the local economy and, with a general lack of amenities, the area is not likely to draw sufficient investment from the outside. For this reason, and in light of the City's wealth of property in the area, the City of Belen is the likely candidate for spearheading re-development projects in the MainStreet District.

Belen with its major festivals and its rich history as a railroad hub and a historic settlement dating back to the 1740s is a natural as a tourist destination. One of the jewels of Mainstreet is the Harvey House. This much loved building has incredible potential as part of a strategy to draw in more visitors to downtown Belen, as may other buildings in the Mainstreet area, such as the old hotel (not Judy Chicago's) that has opened as a winery (regrettably with no intention of renting out rooms) and Old City Hall, which was built by the Works Project Administration (WPA). And there are other assets, such as Judy Chicago and her gallery, Pete's Café, a winery and brew pub, and the farmer's market. Belen is relatively close to Albuquerque and served by the Railrunner. With some work it could be marketed as a place for City dwellers to escape for a night or two. The Monzano Mountains provide miles and miles of trails to be explored, and Belen is the gateway to the Monzano Mountain Wilderness on the east side. The Bernardo Wildlife Management Area, a winter habitat for waterfowl and sandhill cranes, beacons just 20 minutes south, as does the Sevilleta National Wildlife Refuge. The City already had a couple hotels the best of which is probably the Holiday Inn Express on the other side of the freeway but Belen lacks quality accommodations like a bed and breakfast downtown. La Mirada Bed and Breakfast is on the other side of the freeway and is on the market (for \$1.7 million), having closed in around 2012. The Chavez family ran a bed and breakfast, the Chavez Estate Bed and Breakfast, and a banquet facility on their estate on Main Street just south of the District, but they also closed their doors a couple of years ago.

The Harvey House staff and volunteers are working to bring the history of this fascinating building and the town to life. It is becoming a wonderful museum and care needs to be taken to protect this collection and the building itself, but thought needs to be given to how to increase visitation and integrate this facility into the vision for MainStreet and emerging Belen, perhaps through carefully defined dual use. Belen has lost some of its past, such as the beautiful old Our Lady of Belen church, torn down during the 1970s, a fate similar to that of historic buildings in many towns across the United

¹⁷ School of Architecture & Planning, University of New Mexico; New Mexico Department of Health; UNM Center for Injury Prevention, Research, and Education. "Walkable Belen 2012, Belen New Mexico." 2012.

States. The Harvey House is a treasure. So is the old city hall (subsequently used as a jail), which have the distinction of being built of terrones by the Works Progress Administration. Plans for the old city hall include remodeling to provide studios for artists but the design should clearly allow for a gallery where art – local but also traveling exhibits may be displayed – and where residents and visitors will be welcome. The District has many other wonderful old buildings, some of which appear to be in good shape, some of which are a bit dilapidated, and, sadly, some of which have been allowed to go so long that they may no longer be structurally sound. An inventory should probably be taken, prioritizing buildings along the more heavily used and attractive streets like Becker and Dalles. As discussed above, one notable deficiency as Belen tries to attract visitors is the lack of a quality boutique, hotel, or bed and breakfast within the District or within easy walking distance. There are attractive buildings that could house the latter or perhaps put up boarders with arrangements for breakfast to be provided at a nearby restaurant, like Pete's Café. Having Belen's best hotel, Holiday Inn Express, on the other side of I-25 makes a car necessary and limits the experience of downtown Belen.

According to the UNM School of Architecture survey, the Belen Farmer's Market is the most commonly cited downtown activity for those surveyed, with 63% saying they come downtown to attend the farmer's market. This is an asset that should be drawn upon. Considering the community interest, the Farmer's market is relatively small with an average of 15 vendors and comparatively small annual sales at just under \$13,000 for 2012¹⁸. Parades are an equally valued source of entertainment in the downtown area with 62% of respondents citing this as a draw. 50% of the sample population cited events and activities at the library as a major reason to visit downtown. Dining is also favorite activity in the downtown area.

¹⁸ New Mexico Farmer's Market Association, 2012 data

Appendix

Map 1. Belen MainStreet District, City of Belen and Surrounding Area

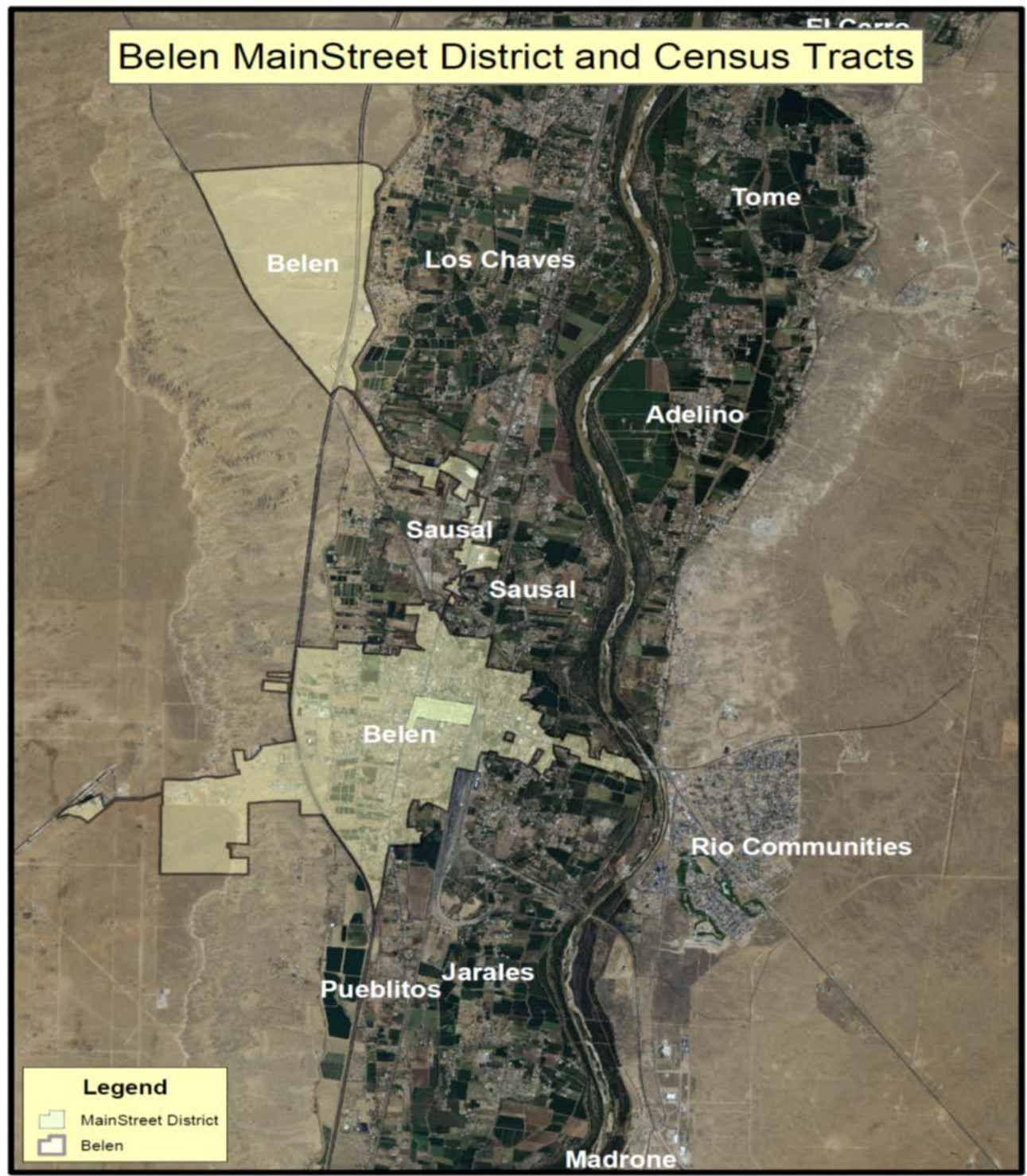


Table 1. Demographics: Population, Households, Race, Ethnicity, and Age Distribution

	MAINSTREET	BELEN	VALENCIA CO	NEW MEXICO
DEMOGRAPHICS				
Total Population	NA	7,255	76,631	2,083,540
Population (2010)	227	7,269	76,569	2,059,179
2000-2010 Annual Growth Rate	N/A	0.52%	1.46%	1.24%
Households (2010)	116	2,887	27,500	791,395
Average Household Size	1.96	2.48	2.73	2.55
Race (2010)*				
White	82.8%	74.3%	73.2%	68.4%
Black or African American	1.8%	1.4%	1.4%	2.1%
American Indian and Alaska Native	2.2%	2.6%	3.8%	9.4%
Asian	0.0%	0.4%	0.5%	1.4%
Native Hawaiian and Other Pacific Islander	0.0%	0.1%	0.1%	0.1%
Two or More Races	4.4%	4.8%	4.0%	3.7%
Ethnicity (2010)*				
Hispanic or Latino (of any race)	56.4%	65.3%	58.3%	46.3%
Not Hispanic or Latino	43.6%	34.7%	41.7%	53.7%
White Alone Non Hispanic		30.7%	36.2%	40.5%
Age Distribution (2010)				
Under 19 y/o	19.8%	27.4%	29.3%	28.2%
20-44 y/o	17.2%	29.5%	30.2%	32.0%
45-64 y/o	49.8%	26.5%	27.9%	26.5%
65 y/o and Over	13.2%	16.6%	12.7%	13.3%
Median Age (2010)	NA	38.9	37.7	36.7

Source: U.S. Census Bureau, 2008-2012 American Community Survey

* The United States Census Bureau asks residents to identify with the race that most closely represents them. Because the Census Bureau considers 'race' and 'ethnicity' to be separate and distinct categories, residents are also asked to identify their ethnicity as being of 'Hispanic or Latino' origin or 'not of Latino or Hispanic' origin. As such, while a person may traditionally identify with being 'Hispanic', they might indicate identification with the 'White' or 'Black or African American' on the part of the survey that pertains to race and indicate 'Hispanic or Latino' on the part of the survey pertaining to 'ethnicity'.

Table 2. Education, Income and Labor Force Characteristics

	MAINSTREET	BELEN	VALENCIA CO	NEW MEXICO
INCOME				
Per Capita Income (2008-2012)		\$15,935	\$20,416	\$23,749
Household Income (2008-2012)				
Total number of households		2,822	27,446	763,844
<\$15,000		27.3%	16.0%	15.6%
\$15,000 - \$34,999		31.1%	26.3%	24.4%
\$35,000-\$49,999		14.9%	14.2%	14.6%
\$50,000-\$99,999		20.2%	30.0%	28.6%
\$100,000 or more		6.6%	13.4%	16.9%
Poverty Rate (2008-2012 - all people)		36.4%	21.4%	19.5%
Median Household Income (2008-2012)		28,614	42,525	44,886
Average Household Income (2008-2012)		39,827	54,925	61,477
Households by Net Worth (2008-2012)				
<\$15,000		2.3%	3.5%	3.3%
\$15,000 - \$34,999		7.6%	9.2%	8.6%
\$35,000-\$49,999		14.4%	15.6%	14.7%
\$50,000-\$99,999		22.6%	24.3%	23.6%
\$100,000 or more		53.1%	47.5%	49.9%
Median Net Worth		36,083	53,607	56,592
Educational Attainment				
Educational Attainment (25 yr & older: 2008-2012)	32	4,500	49,334	1,333,926
No HS Diploma	9.4%	21.6%	18.0%	16.6%
High School Degree		30.8%	24.9%	22.0%
GED or alternative credential	21.9%	4.4%	5.0%	4.4%
Some College or Associate Degree	18.8%	31.7%	35.1%	31.4%
Bachelors Degree or Higher	15.6%	11.4%	17.0%	25.6%
Employment Status				
Employment Status (2008-2012)		5,320	58,532	1,597,923
Civilian Employed		44.4%	50.1%	55.2%
Civilian Unemployed		5.4%	6.4%	5.5%
In Armed Forces		0.0%	0.1%	0.6%
Not in Labor Force		50.2%	43.4%	38.7%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Table 4. Employment and Commuting

	BELEN	VALENCIA CO	NEW MEXICO
Employment by Industry (2008-2012)			
Civilian employed population 16 yr & older	2,363	29,300	882,461
Agriculture/Mining	3.6%	2.8%	4.5%
Construction	6.9%	1.4%	7.6%
Manufacturing	3.9%	6.0%	5.1%
Wholesale Trade	1.4%	1.9%	2.1%
Retail Trade	9.5%	13.2%	11.3%
Transportation/Utilities	7.9%	6.6%	4.4%
Information	1.5%	1.4%	1.7%
Finance/Insurance/Real Estate	7.7%	4.4%	4.7%
Professional business Services	8.6%	8.8%	10.8%
Education and health care services	22.1%	23.3%	24.8%
Hospitality and leisure	5.8%	7.0%	10.6%
Other services, except public administration	5.4%	3.9%	4.7%
Public Administration	12.2%	9.9%	7.7%
Employment by Occupation			
Civilian employed population 16 yr & older	2,363	29,300	882,461
Management, business, science & arts	21.4%	29.9%	35.1%
Service occupations	22.0%	19.6%	20.0%
Sales and office occupations	29.8%	25.9%	23.8%
Natural resources, construction & maintenance	17.1%	13.8%	11.9%
Production, transportation & material moving	9.7%	10.7%	9.2%
Commuting to Work (2008-2012)			
Workers 16 years and over	2,316	28,470	873,552
Car, truck, or van - drove alone	78.4%	79.8%	78.4%
Car, truck, or van - carpooled	13.4%	11.5%	11.3%
Public transportation	1.5%	1.3%	1.1%
Walked	3.6%	1.9%	2.4%
Other means	0.0%	1.6%	1.9%
Worked at home	3.2%	3.7%	4.9%
Mean travel time to work (minutes)	23.3	29	21.7

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Table 5. Selected Economic Characteristics: Income, Benefits and Insurance

	BELEN	VALENCIA CO	NEW MEXICO
INCOME AND BENEFITS			
Total households	2,822	27,446	763,844
With earnings	61.7%	73.4%	76.7%
With Social Security	33.9%	32.9%	29.7%
With retirement income	16.8%	20.0%	19.1%
With Supplemental Security Income	10.1%	6.1%	5.2%
With cash public assistance income	6.8%	3.6%	2.7%
With Food Stamp/SNAP benefits in the past 12 months	26.0%	16.3%	12.7%
HEALTH INSURANCE COVERAGE			
Civilian noninstitutionalized population	7,169	74,279	2,021,099
With health insurance coverage	85.4%	84.6%	80.4%
With private health insurance	44.5%	56.7%	55.9%
With public coverage	52.4%	40.3%	35.7%
No health insurance coverage	14.6%	15.4%	19.6%
Civilian noninstitutionalized population under 18 years	2,139	19,942	514,535
No health insurance coverage	2.9%	4.0%	10.5%
Civilian noninstitutionalized population 18 to 64 years	3,939	44,454	1,236,393
In labor force:	2,538	31,280	913,173
Employed:	2,256	27,939	831,749
With health insurance coverage	78.5%	79.8%	75.6%
With private health insurance	69.8%	73.3%	69.0%
With public coverage	12.5%	11.0%	9.4%
No health insurance coverage	21.5%	20.2%	24.4%
Unemployed:	282	3,341	81,424
With health insurance coverage	55.0%	45.3%	47.5%
With private health insurance	20.2%	29.1%	27.1%
With public coverage	34.8%	19.8%	22.7%
No health insurance coverage	45.0%	54.7%	52.5%
Not in labor force:	1,401	13,174	323,220
With health insurance coverage	73.4%	76.3%	71.2%
With private health insurance	17.1%	43.3%	42.8%
With public coverage	57.0%	41.1%	35.4%
No health insurance coverage	26.6%	23.7%	28.8%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Table 6. Covered Employment in Valencia County, 2001 – 2012

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Grand Total	11,791	12,632	13,694	13,997	14,540	15,287	15,595	15,717	15,020	14,571	14,445	13,494
Total Private	7,806	8,562	9,571	9,861	10,290	10,973	11,272	11,324	10,651	10,320	10,414	9,412
Ag. For. Fish. & Hunting	D	D	D	D	193	207	203	201	192	188	169	157
Mining	D	D	D	D	32	28	31	33	41	28	30	25
Utilities	D	62	D	70	D	D	D	61	52	51	51	56
Construction	679	777	847	938	1,045	1,297	1,139	967	765	725	652	690
Manufacturing	858	863	773	758	801	830	835	841	565	552	665	511
Wholesale Trade	D	135	D	142	D	D	D	210	191	198	192	201
Retail Trade	1,820	1,901	2,224	2,240	2,186	2,166	2,200	2,248	2,223	2,140	2,128	2,052
Trans & Whsg	895	999	977	878	839	924	1,024	1,116	1,064	980	981	864
Information	D	97	91	106	112	110	D	D	89	80	74	81
Finance & Insurance	251	302	302	304	311	320	298	286	289	301	286	289
Real Est, Rent & Leas	101	114	140	187	206	188	186	172	159	137	121	156
Prof & Tech Services	215	208	224	205	223	242	272	255	254	260	257	263
Mgt Comps & Enterpris	D	D	D	D	128	82	62	29	61	67	83	131
Admin & Waste Serv	D	D	D	D	200	184	216	261	251	225	220	194
Educational Services	34	32	33	9	15	20	D	25	30	27	29	
Health Care & Soc Assist	996	1,295	1,791	1,905	2,129	2,393	D	2,866	2,876	2,864	2,968	2,147
Arts, Entertain & Rec	77	41	44	56	58	63	83	71	70	70	59	59
Accom & Food Services	1,074	1,202	1,347	1,327	1,324	1,377	1,398	1,247	1,203	1,181	1,200	1,259
Other Serv & Unclass	D	242	217	231	244	304	325	D	278	245	250	233
Total Government	3,984	4,070	4,123	4,136	4,250	4,314	4,323	4,393	4,369	4,251	4,031	4,082
Federal	117	118	119	117	118	124	124	123	116	143	114	104
State	1,359	1,378	1,432	1,439	1,452	1,466	1,416	1,453	1,444	1,396	1,301	1,267
Local	2,508	2,573	2,573	2,580	2,680	2,723	2,784	2,817	2,809	2,712	2,616	2,711

Source: US Bureau of Labor Statistics, Quarterly Census for Employment and Wages

Table 6.1 Covered Employment in Valencia County, 2001 – 2012 (Continued) Percentage Change Year-Over-Year (%)

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Grand Total		7.1	8.4	2.2	3.9	5.1	2.0	0.8	-4.4	-3.0	-0.9	-6.6
Total Private		9.7	11.8	3.0	4.4	6.6	2.7	0.5	-5.9	-3.1	0.9	-9.6
Ag. For. Fish. & Hunting						7.3	-1.9	-1.0	-4.5	-2.1	-10.1	-7.1
Mining						-12.5	10.7	6.5	24.2	-31.7	7.1	-16.7
Utilities										-1.9	0.0	9.8
Construction		14.4	9.0	10.7	11.4	24.1	-12.2	-15.1	-20.9	-5.2	-10.1	5.8
Manufacturing		0.6	-10.4	-1.9	5.7	3.6	0.6	0.7	-32.8	-2.3	20.5	-23.2
Wholesale Trade									-9.0	3.7	-3.0	4.7
Retail Trade		4.5	17.0	0.7	-2.4	-0.9	1.6	2.2	-1.1	-3.7	-0.6	-3.6
Trans & Whsg		11.6	-2.2	-10.1	-4.4	10.1	10.8	9.0	-4.7	-7.9	0.1	-11.9
Information			-6.2	16.5	5.7	-1.8				-10.1	-7.5	9.5
Finance & Insurance		20.3	0.0	0.7	2.3	2.9	-6.9	-4.0	1.0	4.2	-5.0	1.0
Real Est, Rent & Leas		12.9	22.8	33.6	10.2	-8.7	-1.1	-7.5	-7.6	-13.8	-11.7	28.9
Prof & Tech Services		-3.3	7.7	-8.5	8.8	8.5	12.4	-6.3	-0.4	2.4	-1.2	2.3
Mgt Comps & Enterpris						-35.9	-24.4	-53.2	110.3	9.8	23.9	57.8
Admin & Waste Serv						-8.0	17.4	20.8	-3.8	-10.4	-2.2	-11.8
Educational Services		-5.9	3.1	-72.7	66.7	33.3			20.0	-10.0	7.4	-100.0
Health Care & Soc Assist		30.0	38.3	6.4	11.8	12.4			0.3	-0.4	3.6	-27.7
Arts, Entertain & Rec		-46.8	7.3	27.3	3.6	8.6	31.7	-14.5	-1.4	0.0	-15.7	0.0
Accom & Food Services		11.9	12.1	-1.5	-0.2	4.0	1.5	-10.8	-3.5	-1.8	1.6	4.9
Other Serv			-10.3	6.5	5.6	24.6	6.9			-11.9	2.0	-6.8
Total Government		2.1	1.3	0.3	2.8	1.5	0.2	1.6	-0.5	-2.7	-5.2	1.3
Federal		0.9	0.8	-1.7	0.9	5.1	0.0	-0.8	-5.7	23.3	-20.3	-8.8
State		1.4	3.9	0.5	0.9	1.0	-3.4	2.6	-0.6	-3.3	-6.8	-2.6
Local		2.6	0.0	0.3	3.9	1.6	2.2	1.2	-0.3	-3.5	-3.5	3.6

Source: US Bureau of Labor Statistics, Quarterly Census for Employment and Wages

Table 7. Employment Comparison: MainStreet, Belen, Valencia County, Albuquerque MSA, & New Mexico, 2011

	MAINSTREET	BELEN	VALENCIA	ALBQ MSA	NEW MEXICO
Grand Total	317	3,152	13,624	356,283	781,226
Total Private	a	a	9,593	278,965	596,921
Ag. For. Fish. & Hunting			169	776	10,414
Mining			30	b	21,247
Utilities	6	15	51	b	4,368
Construction	19	45	652	19,769	42,209
Manufacturing		111	665	17,655	29,557
Wholesale Trade	4	21	192	11,446	21,002
Retail Trade	51	281	2,128	40,869	90,211
Transportation & Warehousing	27	51	981	8,891	16,465
Information	6	54	74	8,195	13,463
Finance & Insurance	10	75	286	10,818	20,999
Real Estate & Rental & Leasing	4	35	121	5,014	9,648
Professional & Technical Services	16	33	257	28,726	53,578
Management of Companies & Enterprises		1	83	3,326	5,075
Administrative & Waste Services	1	58	220	25,230	41,636
Educational Services		745	29	4,809	8,363
Health Care & Social Assistance c	40	1,081	2,147	46,118	103,616
Arts, Entertainment & Recreation	2	11	59	3,676	8,445
Accommodation & Food Services	90	431	1,200	33,812	75,959
Other Services, ex.PA & unclass.	13	41	250	9,827	20,667
Total Government	28	63	4,031	77,317	184,305
Federal	D	D	114	15,702	32,553
State	D	D	1,301	20,621	48,404
Local	D	D	2,616	40,995	103,348

Source: US Bureau of Labor Statistics, Quarterly Census for Employment and Wages

a. The only employees counted as government employees under Mainstreet and Belen are those classified under "public administration". All other government employees are distributed based on the NAICS code under which they work. Thus, school teachers are under Educational Services. Library employees are under information. No breakdown is available for the different levels of government, so the "D" indicates any employees are lumped into Total Government (public administration) or is included in one or more of the NAICS industries.

b. Albuquerque MSA Mining is included with construction; utilities are counted with transportation and warehousing.

c. Health services and social assistance in Belen, in Valencia County and in the Albuquerque MSA have been adjusted to remove the 821 jobs mistakenly credited to Valencia County. Totals have been similarly reduced.

Table 7.1 Employment Comparison (Continued) Employment by Sector as a Percent of Total (%)

	MAINSTREET	BELEN	VALENCIA	ALBQ MSA	NEW MEXICO
Grand Total	100%	100%	100%	100%	100%
Total Private	a	a	70%	78%	76%
Ag. For. Fish. & Hunting	0%	0%	1%	0%	1%
Mining	0%	0%	0%	b	3%
Utilities	2%	0%	0%	b	1%
Construction	6%	1%	5%	6%	5%
Manufacturing	0%	4%	5%	5%	4%
Wholesale Trade	1%	1%	1%	3%	3%
Retail Trade	16%	9%	16%	11%	12%
Transportation & Warehousing	9%	2%	7%	2%	2%
Information	2%	2%	1%	2%	2%
Finance & Insurance	3%	2%	2%	3%	3%
Real Estate & Rental & Leasing	1%	1%	1%	1%	1%
Professional & Technical Services	5%	1%	2%	8%	7%
Management of Companies & Enterprises	0%	0%	1%	1%	1%
Administrative & Waste Services	0%	2%	2%	7%	5%
Educational Services	0%	24%	0%	1%	1%
Health Care & Social Assistance	13%	34%	16%	13%	13%
Arts, Entertainment & Recreation	1%	0%	0%	1%	1%
Accommodation & Food Services	28%	14%	9%	9%	10%
Other Services, ex. Public Administration	4%	1%	2%	3%	3%
Total Government	9%	2%	30%	22%	24%
Federal	D	D	1%	4%	4%
State	D	D	10%	6%	6%
Local	D	D	19%	12%	13%

Source: US Bureau of Labor Statistics, Quarterly Census for Employment and Wages

a. The only employees counted as government employees under Mainstreet and Belen are those classified under "public administration". All other government employees are distributed based on the NAICS code under which they work. Thus, school teachers are under Educational Services. Library employees are under information. No breakdown is available for the different levels of government, so the "D" indicates any employees are lumped into Total Government (public administration) or is included in one or more of the NAICS industries. b. Albuquerque MSA Mining is included with construction; utilities are counted with transportation and warehousing. c. Health services and social assistance in Belen, in Valencia County and in the Albuquerque MSA have been adjusted to remove the 821 jobs mistakenly credited to Valencia County. Totals have been similarly reduced.

Table 8. Belen Employment by Sector

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Grand Total	3,057	3,524	3,991	4,097	3,197	4,802	4,708	3,968	3,271	3,973
Agriculture, Forestry, Fishing and Hunting	0	0	2	0	1	1	0	3	0	0
Mining, Quarrying, and Oil and Gas Extraction	1	0	1	8	1	0	0	0	0	0
Utilities	57	54	56	50	52	34	29	19	19	15
Construction	58	69	80	61	81	84	74	66	33	45
Manufacturing	109	68	118	118	145	115	118	80	89	111
Wholesale Trade	59	50	50	55	58	70	65	44	46	21
Retail Trade	867	877	910	902	980	916	870	300	266	281
Transportation and Warehousing	29	15	12	12	5	9	16	34	52	51
Information	76	72	84	72	88	85	72	82	69	54
Finance and Insurance	91	92	79	88	64	59	63	59	39	75
Real Estate and Rental and Leasing	12	45	52	54	37	23	31	26	21	35
Professional, Scientific, and Technical Services	54	42	47	44	36	41	55	53	50	33
Management of Companies and Enterprises	0	0	0	1	0	0	0	4	0	1
Administration & Support, Waste Management	28	47	44	27	20	46	23	40	31	58
Educational Services	694	740	744	731	836	744	771	744	127	745
Health Care and Social Assistance	493	902	1,205	1,440	315	2,025	2,020	2,042	1,928	1,902
Arts, Entertainment, and Recreation	14	20	23	21	12	11	10	21	16	11
Accommodation and Food Services	302	322	359	309	346	410	358	262	386	431
Other Services (excluding Public Administration)	74	56	67	60	77	82	81	41	63	41
Public Administration	39	53	58	44	43	47	52	48	36	63

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2011)

Table 9. Belen MainStreet Employment by Industry, 2002-11

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Grand Total	922	842	794	790	839	313	330	325	283	317
Utilities	57	54	54	50	52	32	29	8	2	6
Construction	1	0	0	0	0	1	6	26	11	19
Wholesale Trade	34	25	23	23	29	17	15	0	0	4
Retail Trade	604	566	514	504	554	42	74	73	71	51
Transportation and Warehousing	14	13	11	9	3	0	3	28	26	27
Information	10	8	9	8	8	6	5	11	12	6
Finance and Insurance	33	37	33	40	40	31	28	33	8	10
Real Estate and Rental and Leasing	0	1	0	3	4	2	1	0	4	4
Professional, Scientific, and Technical Services	13	15	12	12	10	24	30	25	23	16
Administration & Support, Waste Management	7	3	6	6	7	4	2	8	2	1
Educational Services	5	1	0	0	0	0	0	2	0	0
Health Care and Social Assistance	51	55	46	54	48	50	39	61	66	40
Arts, Entertainment, and Recreation	5	13	15	15	7	2	2	3	4	2
Accommodation and Food Services	41	10	15	15	18	21	19	17	17	90
Other Services (excluding Public Administration)	18	11	26	24	27	50	43	2	13	13
Public Administration	29	30	30	27	32	31	34	28	24	28

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2011)

**Table 10. Location Quotient: Relative Importance of Belen Employment by Industry
Compared to Valencia County and New Mexico and of Valencia County
Employment by Industry Compared to New Mexico**

Industry	BELEN		VALENCIA CO
	VALENCIA CO	NEW MEXICO	NEW MEXICO
Agriculture, forestry, fishing and mining	0.00	0.00	0.93
Utilities	1.27	0.85	0.67
Construction	0.30	0.26	0.89
Manufacturing	0.72	0.93	1.29
Wholesale Trade	0.47	0.25	0.52
Retail Trade	0.57	0.77	1.35
Transportation and warehousing	0.22	0.77	3.42
Information	3.15	0.99	0.32
Finance and insurance	1.13	0.89	0.78
Real estate and rental and leasing	1.25	0.90	0.72
Professional and technical services	0.56	0.15	0.28
Management of companies & enterprises	0.05	0.05	0.94
Administrative & waste services	1.14	0.35	0.30
Educational services	111.04	22.08	0.20
Health care, and social assistance	2.18	2.59	1.19
Arts, entertainment, recreation	0.81	0.32	0.66
Accommodation and food services	1.55	1.41	0.91
Other services, except public administration	0.71	0.49	0.69
Public administration	0.08	0.08	1.25

Source: Belen data from LEHD 2011, Valencia County and New Mexico from Quarterly Census of Employment and Wages, 2011.
Calculations by BBER 2013

Table 11. Average Wages by Sector, 2011 Valencia, Bernalillo, and New Mexico

	VALENCIA CO.	BERNAILLO CO.	NEW MEXICO
Grand Total	28,310	41,928	40,032
Total Private	25,670	39,786	38,674
Ag. For. Fish. & Hunting	27,877	30,557	25,611
Mining	51,149	60,668	71,971
Utilities	53,039	77,595	70,982
Construction	34,481	43,190	41,035
Manufacturing	37,902	48,586	53,848
Wholesale Trade	37,259	51,487	48,929
Retail Trade	22,884	27,046	25,547
Transportation & Warehousing	35,490	40,847	42,207
Information	37,513	45,101	44,257
Finance & Insurance	32,311	56,824	53,033
Real Estate & Rental & Leasing	20,282	33,543	35,076
Professional & Technical Services	32,526	71,322	70,041
Management of Companies & Enterprises	35,451	66,082	60,668
Administrative & Waste Services	28,485	30,197	33,238
Educational Services	34,103	33,030	33,327
Health Care & Social Assistance	21,792	42,328	38,052
Arts, Entertainment & Recreation	14,202	15,976	19,019
Accommodation & Food Services	12,939	15,567	15,380
Other Services, ex. Public Administration	24,110	28,908	28,336
Unclassified	7,400	65,915	38,231
Total Government	35,127	50,061	44,429
Federal	47,092	72,768	68,663
State	39,056	54,271	47,151
Local	32,660	36,223	35,520

Source: US Bureau of Labor Statistics, Quarterly Census for Employment and Wages

Table 12. Occupational Location Quotients: Belen Residents by Occupation in Relation to Valencia County and New Mexico

	BELEN		VALENCIA CO
	VALENCIA COUNTY	NEW MEXICO	NEW MEXICO
Management, business, science, and arts occupations:	0.72	0.61	0.85
Management, business, and financial occupations:	1.07	1.05	0.98
Management occupations	1.14	1.13	0.99
Business and financial operations occupations	0.89	0.85	0.96
Computer, engineering, and science occupations:	0.27	0.17	0.64
Computer and mathematical occupations	0.17	0.15	0.89
Architecture and engineering occupations	0.51	0.29	0.57
Life, physical, and social science occupations	0.00	0.00	0.41
Educ, legal, community service, arts, & media occupations:	0.56	0.45	0.81
Community and social services occupations	1.01	0.79	0.78
Legal occupations	0.37	0.37	1.01
Education, training, and library occupations	0.53	0.45	0.85
Arts, design, entertainment, sports, and media occupations	0.34	0.19	0.55
Healthcare practitioner and technical occupations:	0.42	0.36	0.86
Health diagnosing, treating practitioners, other technical	0.23	0.17	0.74
Health technologists and technicians	0.71	0.80	1.12
Service occupations:	1.12	1.10	0.98
Healthcare support occupations	1.97	1.97	1.00
Protective service occupations:	0.60	0.97	1.60
Fire fighting & prevention, other protective service	0.16	0.20	1.23
Law enforcement workers including supervisors	0.92	1.89	2.05
Food preparation and serving related occupations	0.76	0.53	0.69
Building & grounds cleaning & maintenance occupations	0.83	0.82	0.99
Personal care and service occupations	1.80	1.75	0.97
Sales and office occupations:	1.15	1.25	1.09
Sales and related occupations	0.81	0.79	0.97
Office and administrative support occupations	1.36	1.61	1.18
Natural resources, construction, & maintenance :	1.24	1.43	1.16
Farming, fishing, and forestry occupations	1.54	2.09	1.36
Construction and extraction occupations	1.05	1.27	1.21
Installation, maintenance, and repair occupations	1.54	1.54	1.00
Production, transportation, & material moving:	0.90	1.06	1.17
Production occupations	0.50	0.55	1.09
Transportation occupations	1.58	2.04	1.29
Material moving occupations	0.25	0.27	1.09

Source: Industry numbers were pulled from 2008-2012 ACS 5 year estimates

Table 13. Pull Factors for Belen, Los Lunas, Unincorp VC, Valencia County, Albuquerque, Rio Rancho, and Socorro by Income

	Pull Factor Belen	Pull Factor Los Lunas	Pull Factor Unincorp VC	Pull Factor Valencia CO	Pull Factor Albuquerque	Pull Factor Rio Rancho	Pull Factor Socorro City
Mining	0.01	0.00	0.01	0.00	0.00	0.00	0.00
Utilities	1.13	0.85	0.81	0.81	0.80	1.05	0.00
Construction	1.28	1.00	0.19	0.45	0.66	0.75	0.00
Manufacturing	0.57	0.24	0.18	0.30	0.62	0.14	0.41
Wholesale Trade	0.76	0.34	0.03	0.17	0.77	0.07	0.69
Retail Trade	2.54	1.87	0.08	0.67	1.11	0.47	1.30
Transportation & Warehousing	0.94	0.35	0.12	0.29	0.53	0.24	0.22
Information	1.37	1.08	0.61	0.78	1.01	0.59	1.19
Finance and Insurance	2.57	0.79	0.07	0.43	1.43	0.71	0.99
Real Est & Rental & Leasing	0.56	0.68	0.12	0.34	0.88	0.34	0.37
Prof, Scientific & Tech Svcs	0.84	0.57	0.03	0.22	1.11	0.18	0.49
Mgt of Companies & Enterprises	0.00	0.00	0.00	0.00	1.50	0.50	0.00
Admin, Support, Waste Svcs	0.13	0.18	0.02	0.07	0.25	0.10	0.04
Educational Services	0.27	0.36	0.09	0.18	1.82	0.64	0.10
Health Care & Social Assistance	2.25	1.37	0.04	0.51	1.35	0.45	0.82
Ambulatory Services	1.98	1.13	0.07	0.44	1.49	0.49	1.56
Hospitals	2.14	2.89	0.00	0.78	1.08	0.08	0.00
Arts, Entertaint, & Rec	0.00	0.20	0.30	0.30	1.40	0.40	0.14
Accomm & Food Services	1.86	1.42	0.02	0.51	1.28	0.43	2.01
Full Service Restaurants	1.92	1.95	0.02	0.65	1.33	0.50	1.05
Other Services (exc Pub Admin)	1.09	0.44	0.15	0.32	0.97	0.26	0.74
Auto Repair & Maintenance	0.82	0.75	0.18	0.39	0.04	0.39	1.01
Persl & Hshld Goods Rep & Maint	0.36	0.29	0.14	0.36	0.57	0.21	0.00
Personal & Laundry Services	0.56	0.61	0.11	0.28	1.33	0.28	0.41
Gross Receipts: Grand Total: Average	1.50	1.04	0.14	0.45	0.92	0.41	0.91

Source: Belen data on taxable gross receipts from NM Taxation and Revenue Department, Gross Receipts Tax Report 80. 2008-12; aggregate income from US Bureau of the Census, American Community Survey, 2008-11.

Calculations by BBER 2013

Table 14. Pull Factors for Belen, Los Lunas, Unincorp VC, Valencia County, Albuquerque, Rio Rancho, and Socorro by Population

	Pull Factor Belen	Pull Factor Los Lunas	Pull Factor Unincorp VC	Pull Factor Valencia Co	Pull Factor Albuquerque	Pull Factor Rio Rancho	Pull Factor Socorro City
Mining	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Utilities	0.76	0.83	0.66	0.69	0.90	1.20	0.00
Construction	0.86	0.97	0.16	0.39	0.74	0.87	0.00
Manufacturing	0.38	0.23	0.15	0.26	0.69	0.17	0.29
Wholesale Trade	0.52	0.34	0.02	0.15	0.87	0.08	0.49
Retail Trade	1.71	1.82	0.07	0.57	1.24	0.53	0.92
Transportation & Warehousing	0.62	0.33	0.10	0.24	0.59	0.27	0.15
Information	0.93	1.05	0.51	0.67	1.14	0.68	0.84
Finance and Insurance	1.75	0.76	0.03	0.35	1.63	0.79	0.71
Real Est & Rental & Leasing	0.37	0.66	0.10	0.30	0.99	0.40	0.26
Prof, Scientific & Tech Svcs	0.56	0.55	0.03	0.19	1.25	0.21	0.35
Mgt of Companies & Enterprises	0.00	0.22	0.00	0.05	1.91	0.35	0.00
Admin, Support, Waste Svcs	0.09	0.18	0.02	0.06	0.28	0.12	0.03
Educational Services	0.19	0.35	0.05	0.16	2.11	0.72	0.07
Health Care & Social Assistance	1.51	1.33	0.03	0.44	1.52	0.52	0.58
Ambulatory Services	1.34	1.12	0.06	0.39	1.69	0.56	1.11
Hospitals	1.45	2.85	0.00	0.69	1.24	0.10	0.00
Arts, Entertaint, & Rec	0.03	0.22	0.28	0.21	1.51	0.42	0.09
Accomm & Food Services	1.26	1.38	0.01	0.44	1.43	0.49	1.43
Full Service Restaurants	1.30	1.90	0.01	0.56	1.50	0.58	0.74
Other Services (exc Pub Admin)	0.73	0.42	0.13	0.28	1.09	0.30	0.52
Auto Repair & Maintenance	0.54	0.73	0.15	0.33	0.06	0.43	0.70
Persl & Hshld Goods Rep & Maint	0.23	0.25	0.11	0.32	0.65	0.21	0.00
Personal & Laundry Services	0.38	0.63	0.07	0.23	1.52	0.32	0.30
Population: Grand Total Average	1.01	1.01	0.11	0.39	1.04	0.47	0.64

Source: Belen data on taxable gross receipts from NM Taxation and Revenue Department, Gross Receipts Tax Report 80. 2008-12; aggregate income from US Bureau of the Census, American Community Survey, 2008-11.

Calculations by BBER 2013

Table 15. Belen Taxable Gross Receipts and Pull Factors and Calculated Net Gain/Loss, 2008-12

Belen City	Taxable Gross Receipts	Pull Factor¹	Net Gain/Loss
Utilities	1,417,924	113%	167,852
Construction	4,495,684	129%	998,992
Building, Developing, and General Contracting	1,314,964	83%	(260,162)
Residential Building Construction	335,330	162%	127,726
Special Trade Contractors	2,223,895	229%	1,252,339
Manufacturing	495,808	56%	(389,174)
Wholesale Trade	1,036,184	77%	(313,800)
Machinery, Equip, Supplies Wholesalers	9,978	5%	(196,002)
Other Miscellaneous Durable Goods Wholesalers	75,558	15%	(416,744)
Retail Trade	22,463,229	254%	13,619,014
Automotive Parts, Accessories, and Tire Stores	1,121,256	407%	845,986
Furniture and Home Furnishings Stores	47,813	46%	(56,355)
Building Material and Supplies Dealers	612,778	669%	521,126
Grocery Stores	15,053,451	554%	12,338,396
Beer, Wine, and Liquor Stores	59,425	153%	20,507
Pharmacies and Drug Stores	1,095,581	409%	827,603
Gasoline Stations	103,827	120%	16,953
Clothing Accessories Stores	395,797	188%	184,986
Other General Merchandise Stores	710,902	310%	481,545
Miscellaneous Store Retailers	1,621,673	62%	(993,194)
Transportation and Warehousing	368,986	93%	(29,344)
Truck Transportation	40,792	29%	(101,524)
Information	1,588,914	138%	435,703
Telecommunications	1,113,985	134%	284,874
Finance and Insurance	416,596	260%	256,512
Commercial Banking	156,862	229%	88,398
Real Estate and Rental and Leasing	262,074	55%	(212,581)
Real Estate	132,632	83%	(26,646)
Consumer Electronics and Appliances	29,879	193%	14,437
Commercial and Industrial Machinery & Equipmt. Rental & Leasing	18,155	13%	(119,029)

Table 15.1 Belen Taxable Gross Receipts and Pull Factors and Calculated Net Gain/Loss, 2008-12, continued

Belen City	Taxable Gross Receipts	Pull Factor¹	Net Gain/Loss
Professional, Scientific and Tech Svcs	2,263,679	84%	(429,299)
Legal Services	141,738	41%	(202,422)
Tax Preparation Services	36,427	285%	23,641
Architectural, Engineering, and Related Services	15,605	8%	(192,229)
Management, Scientific, and Technical Consulting	17,730	11%	(137,855)
Admin, Support, Waste Mgt and Remed Svcs	135,035	13%	(932,251)
Educational Services	29,047	23%	(96,201)
Health Care and Social Assistance	3,773,843	225%	2,098,194
Ambulatory Health Care Services	1,029,340	199%	512,204
Hospitals	910,389	215%	487,313
Nursing and Residential Care Facilities	252,287	201%	126,571
Child Day Care Services	2,360	12%	(16,942)
Arts, Entertainment, and Transportation	1,076	1%	(116,654)
Accommodation and Food Services	3,675,472	187%	1,711,493
Accommodation	73,552	35%	(136,890)
Food Services	3,308,362	215%	1,769,726
Full Service Restaurants	2,227,830	193%	1,073,138
Limited Service Eating Places	980,542	509%	787,778
Special Food Services	95,251	123%	17,853
Drinking Places (Alcoholic Beverages)	4,739	4%	(109,044)
Other Services (exc Pub Admin)	3,343,293	108%	261,537
Automotive Repair and Maintenance	265,858	81%	(63,757)
Personal and Hshld Goods Repair and Maint	52,488	33%	(107,038)
Personal and Laundry Services	114,202	56%	(88,873)
GRAND TOTAL	45,912,981	150%	15,312,460

Pull factors were calculated using average taxable gross receipts plus the medical and food deduction if applies for each industry for calendar years 2008-2012 and average aggregate income from the American Community Survey for the same period, respectively for Belen and New Mexico as a whole. Sources of Data: NM Taxation and Revenue Department, Gross Receipts Tax Report 80, US Census Bureau American Community Survey 2008-2012.