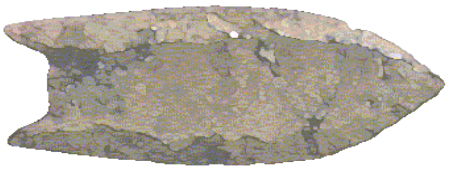
HISTORY

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

Prehistoric to Early Historic…..

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

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



Spanish Period 1540 to 1821…..

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

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

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

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

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

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

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

Mexican Period 1821 to 1846…..

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

American Period 1846 – 1912…..

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

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

Statehood – 1912 to 1960…..

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

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

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

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

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

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

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

Rio Rancho has also made exceptional strides toward becoming a self-sufficient community by playing a leading role in the creation of economic base jobs within the greater Albuquerque metropolitan area. The Intel Corporation, as the world's largest single producer of computer chips, has had a significant positive economic impact on the community since 1980. While in 1997 and 1998, the City added about 4,500 jobs associated with the "Call Center" industry. Wholesale & Retail Trade employment accounts for approximately 23% of the employment distribution, up from 14% in 1982. As the City continues to grow, diversification of the economy becomes more important in the creation of a stable business development climate; most recently Hewlett Packard Company started operations in November 2009 and two hospitals will start one in October 2011 and the other in May 2012.

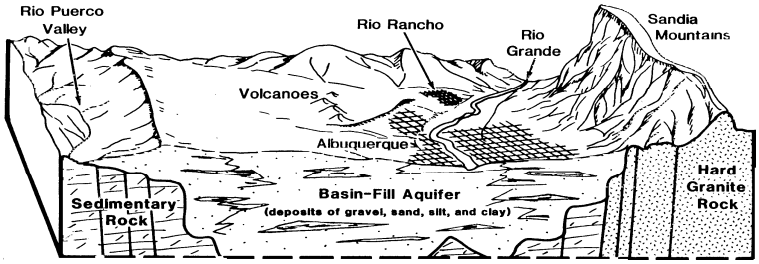
The population of the City has continued to grow from 9,985 in 1980, 51,765 in 2000 and 87,521 in 2010 Census.

PHYSICAL ENVIRONMENT

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

Geology –

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



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

Topography & Terrain –

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

LOCAL GOVERNMENT

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

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

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

BUDGET PHILOSOPHY AND PROCESS OF DEVELOPMENT

What is a Budget?

The City of Rio Rancho's Fiscal Year 2012 budget is far more than just a set of numbers in neatly laid out tables. It is the single most comprehensive expression of Governing Body policy that is produced. As such, the budget document has been prepared to serve a variety of stakeholders and purposes. Stakeholders include citizens, Governing Body, state agencies, City staff, and social agencies. All are considered to be our customers. In order to address the concerns of our customers, the budget is designed to be:

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

A Financial Plan - The budget provides the legal documents (fund summaries, tables, schedules, and charts) necessary to conduct City business for Fiscal Year 2012. The budget document is reviewed by the New Mexico Department of Finance and Administration.

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

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

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

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

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

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

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

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

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

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

Internal Service Funds – Internal Service Funds are specifically designed for goods and services that are provided on a cost-reimbursement basis. That is, the goal of an internal service fund should be to measure the full cost of providing goods and services for the purpose of fully recovering that cost through fees or charges.

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

> **Water and Wastewater Utility Fund** - The Water and Wastewater Utility Fund is financed by rate charges to water utility customers, fees, grants, and interest income. These rates are set at a level to support all costs in delivering the service to residents.
>
> **Multi-purpose Events Center Fund** – accounts for activity, such as sporting events, concerts, and conventions. The fund is supported by contractual obligated income and a surcharge on all ticket sales and merchandise sales related to the Multi-purpose Events Center.

How Funding is Developed

Basis of Budgeting

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

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

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

The Budget Development Process

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

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

FS: Financial Services

DFA: New Mexico Department of Finance & Administration

PID: Public Infrastructure Department

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

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

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

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

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

July - After the closing FY11 books, the City determines beginning fund balance for each fund, rolls balances of infrastructure and capital projects, updates payroll with new benefit costs and other adjustments as needed. The Governing Body approves the final budget at the second meeting of July. DFA grants final approval of the budget in September.

Changes to the Adopted Budget

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

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

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

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

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

Budget Transfers

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

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

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

THE ECONOMY

Although the New Mexico state economy has now seen two consecutive quarters of employment growth, the recovery has not yet reached the Albuquerque Metropolitan Statistical Area ("MSA"). The Current Employment Statistics (CES) data released in May indicated that the metro region continued to lose jobs during the first quarter of 2011.

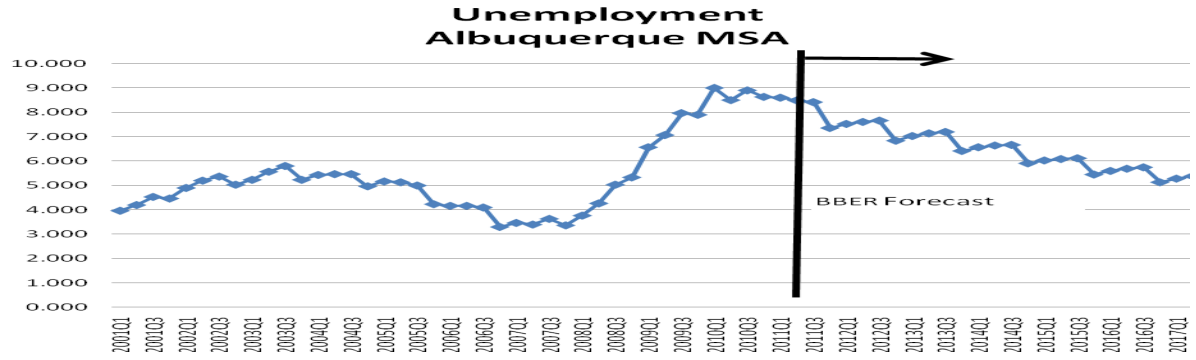
During the first quarter of 2011, the Albuquerque MSA economy lost 1,500 jobs compared to the same quarter a year earlier. Construction alone accounted for a loss of 1,933 of those jobs. Excluding construction loses there was a net increase in employment in all other sectors.

The decline of the construction sector in the Albuquerque MSA greatly contributed to a broader recession, and it has now suffered seventeen consecutive quarters of job loss. Since the fourth quarter of 2007, the construction sector has shed more than 36 percent of its jobs.

However, a few other sectors have begun to show positive growth. Retail trade, often a barometer of the overall health of the economy, showed positive growth for the first time in nearly three years. Similarly, leisure and hospitality, which includes restaurants as well as hotels and other leisure services, marked its second consecutive quarter of employment growth.

The lackluster performance of the labor market has resulted in slow growth of personal income in the metro area. In the first quarter, personal income in Albuquerque is estimated to have increased by only 2.8 percent, well below the 4.2 percent annual increase for the metro area in 2010.

Reflecting continued weakness in the local labor market, the Bureau of Business and Economic Research has revised downward the estimates for employment growth for the near term, and does not expect net job growth until the final quarter of the year. The forecast for the Albuquerque MSA economy is for employment growth to remain essentially flat compared to 2010, with employment growth to resume in the fourth quarter and to continue at a modest pace of about 1.5 percent per year through 2015. The economy is not expected to reach its 2007 pre-recessionary employment peak until mid 2015.
The unemployment rate is expected to average 8.2 percent in 2011, and continue to decline by about 0.5 percent per year for the remainder of the 5-year forecast period.



Growth of the typically resilient health care and educational services sector has slowed over the past six quarters, and its vitality is not likely to return until hiring begins for the two new hospitals in Rio Rancho at the end of 2011 and into 2012.

Local Economic Outlook
(Based on June Economic Forecast by the Bureau of Business and Economic Research)

Beginning in 2012 the professional and business services sector is expected to begin to recover many of the recently lost jobs and expand by an annual average of 2.5 to 3.5 percent for the remainder of the five-year forecast period.

Constrained by the weak housing market, the construction of single family homes is unlikely to resume growth during 2011. The Bureau of Business and Economic Research anticipates recovery to begin in mid-2012, but for the expansion to occur at a pace very modest by historical standards, accelerating to only 3.6 percent by 2013.

Finally, retail and wholesale trade, transportation, warehousing and utilities are expected to track the broad patterns of the local economy, with employment growth strongest in late 2012 and 2013.

With employment sluggish and unemployment benefits expiring for many and various ARRA-related subsidies now ending, growth in personal income in the metro region is expected to slow to only 2.6 percent for 2011. Growth of personal income is expected to pick up pace in mid-2012 as employment begins to recover in earnest, and from that point and on it will track or slightly exceed the statewide annual rate of personal income growth of 4 to 5 percent.

In summary, the recovery of the Albuquerque MSA economy has lagged behind the slow growth of the state economy and is not expected to reverse course until late 2011 and 2012, with growth reaching 1.6 percent by 2013 and 2014.

Despite the fragile economy, there are reasons to be optimistic. Rio Rancho expects to see decent pick up in business activity in the near term and a good number of new jobs from employers, such as Hewlett Packard (1,350 jobs by 2012), Presbyterian Medical Center (Opening October 2011, 400 jobs), University of New Mexico Sandoval Regional Medical Center (Opening June 2012, 350 jobs), Premiere Cinemas (Opened June 9, 2011, 50 jobs), Century Bank (Opening late 2011, 24 jobs), and the opening of IHOP, Dions, Five Guys Burgers, and Coldstone Creamery in the Fall 2011.

Rio Rancho continues to be one of the best places to relocate a business, offering a portfolio of incentives, tax benefits and other programs that stand behind the city commitment to attract economic base jobs and increase the quality of life thought the attraction of targeted retail and entertainment companies.

In July 2010, Money magazine ranked Rio Rancho 51st in its list of the "100 Best Places to Live." The magazine took into consideration criteria such as jobs, schools, public safety and features that make a place great for raising a family. In profiling Rio Rancho, *Money* noted the community is safe and family friendly, and has a downtown area that is developing into a hub for business and recreation, specifically noting the Santa Ana Star Center. Additionally, Rio Rancho was rated the "Best Place to Raise Children in the State" by Bloomberg Businessweek Magazine in 2009 and 2010.

Project Support and Incentives

The City of Rio Rancho annexed 1,000 acres of state land. The City is creating, on a 160 acre parcel, its Central Business District. Companies interested in relocating or expanding in Rio Rancho could qualify for the following project support and incentives through the City of Rio Rancho and/or the State of New Mexico.

Local Incentives

- One-stop, fast-track permitting/expedited construction inspections
- Impact Fees Waiver
- Industrial Development Bond Financing, including

- Partial property tax abatement (66% for up to 30 years)
- Gross receipts tax exemption on equipment purchases
- Job Training Incentive Programs

State Incentives
- High Wage Jobs Tax Credit
- Film Industry Incentives
- Manufacturing Investment Tax Credit
- Software Development Tax Credit
- Research and Development Tax Credit
- Renewable Energy Production and Solar Market Development Tax Credits
- A Gross Receipts Investment Policy (GRIP) was adopted to attract retail businesses. The City may choose to refund gross receipts taxes to a developer or company that invests in public infrastructure as part of their decision to relocate to Rio Rancho.

Source: Rio Rancho Economic Development Corporation

Representative Activity

- New Central Business District (CBD) with new Event Center and City Hall
- Hewlett-Packard technical/sales support center, 218,000 SF, 1,350 jobs.
- New University of New Mexico West Campus located just east of CDB, 40,000 SF building to be opened in 2009.
- Central New Mexico Community College to partner with UNM West to build a 47,359 SF facility
- Growing retail sector
- New $150 million full service Presbyterian Hospital
- New $150 million full service UNM Sandoval Regional Medical Center
- New 227,000 square feet of retail and medical office space at Unser Blvd.
- $800 million in multiple new mixed-use developments, including Loma Colorado, Cabezon Communities and Mariposa.

Source: Rio Rancho Economic Development Corporation

Per Capita Income

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

PER CAPITA PERSONAL INCOME				
Year	Albuquerque MSA	Sandoval County*	State of New Mexico**	United States
2005	31,723	28,293	28,876	35,424
2006	33,470	29,620	30,513	37,698
2007	34,528	30,833	32,018	39,392
2008	35,608	31,907	33,609	40,166
2009p	35,329	32,172	33,267	39,635

P Preliminary
Source: U.S. Department of Comerce, Bureau of Economic Analysis
Data released April 2011
*The rank of Sandoval county among the 33 counties is 10
**The rank of New Mexico among the 50 states is 43
Table prepared by: The City of Rio Rancho Financial Services Department

Median Household Income and Median Family Income

The following table shows median household income changes between 2000 and 2009 for Rio Rancho, the State of New Mexico and the United States. In addition it shows the changes in Median Family Income and Per-capita income.

INCOME			
	Median Household Income	Median Family Income	Percapita Income
Rio Rancho			
2000	47,169	52,233	20,322
2009	59,182	68,177	25,839
Change	25.5%	30.5%	27.1%
New Mexico			
2000	34,133	39,425	17,261
2009	42,742	51,205	22,461
Change	25.2%	29.9%	30.1%
United States			
2000	41,994	50,046	21,587
2009	51,425	62,363	27,041
Change	22.5%	24.6%	25.3%

U.S. Census Bureau, 2000 and 2005-2009 American Community Survey.
Table prepared by: The City of Rio Rancho Financial Services Department

The following table shows average wages for Albuquerque MSA, Sandoval County, the State of New Mexico and the United States.

AVERAGE WAGES				
Year	Albuquerque MSA*	Sandoval County	State of New Mexico	United States
2005	$ 36,423	$ 37,282	$ 34,002	$ 40,807
2006	37,687	38,323	35,503	42,703
2007	39,095	39,965	37,147	44,692
2008	40,230	39,146	38,680	45,807
2009	41,225	39,910	39,337	45,831

Source: U.S. Department of Commerce, Bureau of Economic Analysis. Data released December, 2010
*Bernalillo, Sandoval, Torrance and Valencia counties.
Table prepared by: The City of Rio Rancho Financial Services Department

The following table shows the Median Household Income in dollars for Sandoval County, State of Mexico and the United States

INCOME AND BENEFITS				
Total Households Income Group	City of Rio Rancho	Sandoval County	New Mexico	United States
Under $24,999	15.8%	19.6%	29.3%	23.8%
$25,000 - $49,999	26.0%	24.1%	27.5%	24.9%
$50,000 - $99,999	39.5%	36.4%	28.7%	31.0%
$100,000 - $199,999	16.8%	17.0%	12.2%	16.3%
$200,000 and Over	1.9%	2.7%	2.3%	4.0%

Source: U.S Census Bureau, 2005-2009 American Community Survey
Table prepared by: The City of Rio Rancho Financial Services Department

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

TOTAL PERSONAL INCOME (in thousands)								
Year	Albuquerque MSA	Change	Sandoval County	Change	State of New Mexico	Change	United States	Change
2005	25,338,060	7.1%	2,991,129	10.1%	55,342,340	7.3%	10,476,669,000	5.5%
2006	27,377,009	8.0%	3,319,055	11.0%	59,274,213	7.1%	11,256,516,000	7.4%
2007	28,819,987	5.3%	3,632,911	9.5%	63,035,677	6.3%	11,900,562,000	5.7%
2008	30,145,081	4.6%	3,907,458	7.6%	66,773,297	5.9%	12,380,225,000	4.0%
2009p	30,309,080	0.5%	4,053,341	3.7%	66,856,080	0.1%	12,168,161,000	-1.7%

p Preliminary
Source: U.S. Department of Comerce, Bureau of Economic Analysis; data released March 2010
Table prepared by: The City of Rio Rancho Financial Services Department

Historical Employment by Sector

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

NON AGRICULTURAL EMPLOYMENT						
Albuquerque MSA *	**2005**	**2006**	**2007**	**2008**	**2009r**	**2010p**
Total Employment	$ 377.9	$ 391.5	$ 395.8	$ 394.9	$ 378.0	$ 371.4
Total Private	301.7	313.1	316.1	313.6	295.4	287.9
Goods Producing	51.4	55.5	54.2	50.4	42.1	38.9
Services Providing	250.3	257.6	262.2	263.2	253.3	249.0
Natural Resources & Mining & Construction	28.6	31.4	30.5	28.3	23.9	21.5
Manufacturing	22.8	24.1	23.7	22.0	18.2	17.5
Wholesale Trade	13.0	13.2	13.3	13.1	12.1	12.3
Retail Trade	43.6	43.7	44.6	44.5	41.7	40.8
Transp., Warehousing & Utilities	10.4	10.5	10.9	10.7	9.7	9.4
Information	8.7	9.4	9.2	9.4	9.0	8.5
Financial Activities	19.3	19.2	19.2	18.7	18.2	17.9
Professional & Business Services	60.7	62.9	64.3	64.3	60.0	56.4
Educational & Health Services	46.3	47.9	49.0	51.2	53.6	54.5
Leisure & Hospitality	36.5	38.5	39.4	38.9	37.3	37.4
Other Services	11.9	12.1	12.2	12.5	11.9	11.8
Government	76.2	78.5	79.5	81.3	82.6	83.5

*Bernalillo, Sandoval, Torrance and Valencia Counties; includes Rio Rancho
r Revised
p Preliminary
Table prepared by: Bureau of Business and Economic Research, University of New Mexico

Employment

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

CIVILIAN LABOR FORCE AND UNEMPLOYMENT								
	Albuquerque MSA*		Sandoval County		State of New Mexico		United States (000)s	
Year	Labor Force	Percent Unemployed	Labor Force	Percent Unemployed	Labor Force	Percent Unemployed	Labor Force	Percent Unemployed
2005	399,956	4.9	49,297	5.1	920,226	5.2	149,230	5.1
2006	403,978	4.0	51,402	4.4	936,998	4.3	151,428	4.6
2007	407,023	3.5	53,681	4.0	943,062	3.5	153,124	4.6
2008	412,541	4.3	55,189	4.9	959,458	4.2	154,287	5.8
2009	410,085	7.4	56,290	8.2	955,904	7.2	154,142	9.3
2010	408,526	8.8	56,829	9.3	953,314	8.4	153,889	9.6

* Bernalillo, Sandoval, Torrence and Valencia counties; includes Rio Rancho
Source: U.S. Department of Labor, Bureau of Labor Statistics; New Mexico Department of Workforce Solutions, Economic Reasearch and Analysis Bureau. Released march 2011
Table prepared by: The City of Rio Rancho Financial Services Department

Major Employers

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

MAJOR EMPLOYERS		
Rank	Employer	Type of Business
1	Intel Corporation	Semiconductors
2	Rio Rancho Public Schools	Education
3	Subcontractors (Intel)	Construction
4	HP	Technology
5	Sprint PCS	Call Center
6	Bank of America	Call Center
7	City of Rio Rancho	Government
8	E-Telecare Global Solutions	Manufacturer
9	Brycon Construction	Construction
10	Sandoval County	Government
11	Victoria's Secret Catalogue	Call Center
12	JC Penney	Call Center
13	Wal-Mart	Retail
14	US Cotton Inc.	Manufacturer
15	Intersections, Inc	Financial Services
16	Don Chalmers Ford	Car Dealer

Source: Rio Rancho Chamber of Commerce, as April 2009.

Occupation

The following table shows by percentages in which occupations people in Rio Rancho, Sandoval county, New Mexico and the United States are employed.

OCCUPATION				
Civilian Employed Population 16 Years and Over	Rio Rancho Percent	Sandoval Percent	New Mexico Percent	United States Percent
Management, Professional, and Related Occupations	37.5%	37.5%	33.7%	34.8%
Service Occupations	13.7%	14.7%	18.8%	16.9%
Sales and Office Occupations	29.4%	27.5%	24.6%	25.6%
Farming, Fishing, and Forestry Occupations	0.2%	0.2%	1.1%	0.7%
Construction, Extraction, Maintenance and Repair Occupations	10.3%	10.6%	12.1%	9.5%
Production, Transportation, and Material Moving	8.9%	9.5%	9.8%	12.5%

Source: U.S. Census Bureau, 2005-2009 American Community Survey
Table prepared by: The City of Rio Rancho Financial Services Department

The next table shows by percentage in which industries people in Rio Rancho, Sandoval County, New Mexico and the United States are employed

INDUSTRY				
Civilian Employed Population 16 Years and Over	Rio Rancho Percent	Sandoval Percent	New Mexico Percent	United States Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	0.5%	1.0%	4.1%	1.8%
Construction	7.6%	8.5%	8.8%	7.4%
Manufacturing	12.5%	11.1%	5.4%	11.2%
Wholesale Trade	3.1%	2.8%	2.4%	3.2%
Retail Trade	13.2%	12.1%	11.7%	11.5%
Transportation and Warehousing, and Utilities	4.1%	4.4%	4.5%	5.1%
Information	3.1%	2.6%	2.0%	2.4%
Finance and Insurance, and Real Estate and Rental and Leasing	7.1%	6.3%	5.2%	7.1%
Professional, Scientific, and Management, and Administrative and Waste Management Services	11.4%	11.8%	10.8%	10.3%
Educational Services, and Health Care and Social Assistance	17.6%	18.7%	22.8%	21.5%
Art, Entertainment, and Recreation, and Accommodation, and Food Services	8.8%	9.6%	10.3%	8.8%
Other Services, Except Public Administration	4.2%	3.9%	4.8%	4.8%
Public Administration	6.9%	7.2%	7.2%	4.7%

Source: U.S. Census Bureau, 2005-2009 American Community Survey
Table prepared by: The City of Rio Rancho Financial Services Department

Building Permits

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

BUILDING PERMITS					
	Residential (1)			Non-Residential (2)	
Fiscal Year	New Units	Value	Average price per Unit	New Units	Value
2011	347	$ 63,748,772	183,714	11	$ 12,458,351
2010	521	91,861,755	176,318	0	-
2009	662	109,338,818	165,164	7	8,880,604
2008	917	190,970,957	208,256	40	45,834,386
2007	1,244	265,496,825	213,422	49	48,683,016
2006	2,851	601,099,600	210,838	29	20,860,522
2005	2,517	369,408,220	146,765	12	14,620,213

Source: City of Rio Rancho - Planning and Zoning
(1) Includes: R-1 Single Family
(2) Includes: C-1 Retail Commercial and M-1/C-2 Manufacturing Industrial Starts

Population

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

POPULATION CHANGES				
Area	April 1, 2010	April 1, 2000	Change	% Change
United States	308,745,538	281,421,906	27,323,632	9.7%
New Mexico	2,059,179	1,819,046	240,133	13.2%
Sandoval County	131,561	89,908	41,653	46.3%
Rio Rancho	87,521	51,765	35,756	69.1%

Source: U.S. Census Bureau, Population Division. Released Date: March 2011
Table prepared by: The City of Rio Rancho Financial Services Department

The City's relatively short history of rapid growth and development began with its inception in the 1960's as a bulk land subdivision. Prior to its incorporation as a municipality, the 1980 census records Rio Rancho as having 9,985 persons residing within the vicinity. For incorporation purposes, a special census was conducted in 1981 revealing that Rio Rancho's population was 10,131. By 1990, the population had more than tripled to 32,505. As of the 2000 Census, the U.S. Bureau of Census reflects that the City population increased to 51,765. In 2010 Census, the city's population increased 69% to 87,521.

POPULATION CHANGES II (US Census)								
Year	Rio Rancho*	Change	Sandoval County	Change	New Mexico	Change	United States**	Change
1980	9,985		34,400		1,303,143		226,542,199	
1990	32,505	226%	63,319	84%	1,249,069	-4%	248,709,873	10%
2000	51,765	59%	89,908	42%	1,819,046	46%	281,421,906	13%
2010	87,521	69%	131,561	46%	2,059,179	13%	308,745,538	10%

Source: U.S. Census Bureau, Population Division. Released Date: March 2011
Table prepared by: The City of Rio Rancho Financial Services Department

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

This population growth has made Rio Rancho the largest city in Sandoval County, and the second largest in the metropolitan region. With respect to Rio Rancho's share of the total New Mexico population, Rio Rancho ranked as the 14th largest community in state in 1980. As a result of an almost five-fold growth in population in less than twenty years, Rio Rancho has become New Mexico's third largest community and the fastest growing with an overall growth rate of 69% during the last ten years.

TOTAL POPULATION New Mexico Metropolitan Statistical Areas, 2000 to 2010				
Area	**Census 2010 Population**	**Census 2000 Population**	**Population Change 2000-2009**	**Percentage Change 2000-2009**
New Mexico	2,059,179	1,819,046	240,133	13.2%
Metro Portion 1/	1,370,531	1,147,424	223,107	19.4%
Albuquerque MSA 2/	887,077	729,649	157,428	21.6%
Farmington MSA 3/	130,044	113,801	16,243	14.3%
Las Cruces MSA 4/	209,233	174,682	34,551	19.8%
Santa Fe MSA 5/	144,177	129,292	14,885	11.5%
Nonmetro Portion 1/	688,648	671,622	17,026	2.5%
Rio Rancho	87,521	51,765	35,756	69.1%

1/ Metropolitan and nonmetropolitan portions are based on current metropolitan statistical area (MSA) definitions.
2/ Bernalillo, Sandoval, Torrance and Valencia counties. 3/ San Juan County. 4/ Dona Ana County 5/ Santa Fe County.
Source: U.S. Census Bureau, Population Division. Released March 2011.
Table prepared by: The City of Rio Rancho Financial Services Department

Currently, the City is estimated to grow at the rate of about 7.0% per year. Rio Rancho's population growth is expected to continue well into the 21st century. This growth should be considered in the context of the growth of the metropolitan area, which is expected to exceed 1.5 million people by 2050.

Gender and Age Distribution

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

Over 50% of the City's population is between the ages of 20 and 54 years old, which is younger than the national average, and over 30% of the population is school age or younger. In New Mexico, the percentage of population classified as youth is projected to decrease from 32.7 percent in 1995 to 30 percent in 2025.

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

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

GENDER AND AGE DISTRIBUTION

	Rio Rancho		Sandoval		New Mexico		United States	
Characteristic	2000	2009	2000	2009	2000	2009	2000	2009
Male	48.5%	49.2%	48.8%	49.1%	49.2%	49.4%	49.1%	49.3%
Female	51.5%	50.8%	51.2%	50.9%	50.8%	50.6%	50.9%	50.7%
Median Age	35.1	35.9	35.1	36.8	34.6	35.5	35.3	36.5
Under 9 years	15.7%	14.4%	15.8%	13.7%	15.0%	14.2%	14.1%	13.5%
10 to 19 years	15.9%	15.5%	16.3%	15.5%	16.1%	14.4%	14.5%	13.9%
20 to 34 years	18.3%	18.9%	17.7%	18.4%	19.6%	20.7%	20.9%	20.4%
35 to 54 years	31.5%	31.1%	31.5%	30.1%	29.0%	26.9%	29.4%	28.7%
55 to 64 years	7.0%	9.8%	8.1%	11.6%	8.7%	11.1%	8.6%	10.8%
65 to 84 years	10.3%	8.7%	9.5%	9.5%	10.4%	11.0%	10.9%	10.9%
85 years and over	1.5%	1.6%	1.1%	1.5%	1.3%	1.6%	1.5%	1.7%

Source: U.S. Census Bureau, 2000 American FactFinder and 2005-2009 American Community Survey
Table prepared by: The City of Rio Rancho Financial Services Department

Race and Ethnicity

At the national level, 75.0% of the American population is classified as non-Hispanic white, while Hispanic or Latino persons constitute 15.4% of the population, African Americans 12.4%, Native American less than 1%, and Asian Americans 4.4%. However, New Mexico, along with Hawaii and California, does not have an ethnic or racial majority. More than half of the population is composed of non-Hispanic whites, two out of every five residents are Hispanic, nearly one out of every ten is native

American, while African Americans constitute 2.3% of the state population. By comparison, Rio Rancho's population is 77.8% non-Hispanic white, while Hispanics constitute over 33.6% of the City, with small percentages of Native Americans, African Americans, and Asian Americans.
Projections indicate that by 2025, non-Hispanic Whites would comprise 39.7 percent of New Mexico's population, down from 49.8 percent in 1995. Non-Hispanic African Americans would comprise 1.6 percent of the state population in 2025, down from 1.9 percent in 1995. Non-Hispanic American Indians, Eskimos, and Aleut would comprise 8.3 percent of the 1995 state population and 9.8 percent of the 2025 state population. Persons of Hispanic origin, who may be of any race, are projected to increase from 39 percent of the 1995 state population to 47.5 percent of the 2025 state population.

RACE AND ETHNICITY BY PERCENTAGE OF POPULATION

	Rio Rancho		Sandoval		New Mexico		United States	
Characteristic	2000	2009	2000	2009	2000	2009	2000	2009
One Race	95.9%	96.4%	96.5%	97.1%	96.4%	96.8%	97.6%	97.8%
White	78.4%	77.8%	65.1%	69.5%	66.8%	70.3%	75.1%	74.5%
Black or African American	2.7%	3.5%	1.7%	2.4%	1.9%	2.2%	12.3%	12.4%
American and Alaska Native	2.4%	2.7%	16.3%	13.8%	9.5%	9.3%	0.9%	0.8%
Asian	1.5%	1.7%	1.0%	1.2%	1.1%	1.4%	3.6%	4.4%
Native Pacific Islands	0.2%	0.2%	0.1%	0.1%	0.1%	0.0%	0.1%	0.1%
Some Other Race	10.9%	10.6%	12.4%	10.0%	17.0%	13.6%	5.5%	5.6%
Two or More Races	4.1%	3.6%	3.5%	2.9%	3.6%	3.2%	2.4%	2.2%
Hispanic or Latino (of Any Race)	27.7%	33.6%	29.4%	32.5%	42.1%	44.8%	12.5%	15.1%

Source: U.S. Census Bureau, 2000 American FactFinder and 2005-2009 American Community Survey
Table prepared by: The City of Rio Rancho Financial Services Department

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

Education, Household, Housing and Poverty

The following table sets forth a comparative education profile and other characteristics for Rio Rancho, the State of New Mexico and the United States.

EDUCATION, HOUSEHOLD, HOUSING AND POVERTY

	Rio Rancho		Sandoval		New Mexico		United States	
Chracteristic	2000	2009	2000	2009	2000	2009	2000	2009
Population Over 25 Years and Over	32,935	48,591	56,479	75,967	1,134,801	1,259,126	182,211,639	197,440,772
High School Graduate	57.4%	55.7%	53.6%	53.4%	49.5%	49.9%	49.6%	49.6%
Associate's or Bachelor's Degree	25.8%	27.8%	23.2%	25.6%	19.5%	21.6%	21.8%	24.8%
Graduate or Professional degree	7.9%	9.2%	9.3%	10.4%	9.8%	10.6%	8.9%	10.1%
Average Household Size	2.70	2.64	2.84	2.70	2.63	2.61	2.59	2.60
Total Households	18,995	28,430	31,411	42,891	677,971	736,630	105,480,101	112,611,029
House Median Value (dollars)	112,900	172,100	115,400	175,000	108,100	150,500	119,600	185,400
All people Income Below Poverty Level	5.1%	6.9%	12.1%	10.9%	18.4%	18.1%	12.4%	13.5%

Source: U.S. Census Bureau, 2000 American FactFinder and 2005-2009 American Community Survey
Table prepared by: The City of Rio Rancho Financial Services Department

City per Capita Comparisons

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

April 2006 a Wal-Mart store opened in Rio Rancho. In addition; there have been numerous zoning change requests for commercial properties.

EXPENDITURES PER CAPITA
Top Four Populated New Mexico Cities
FY 2011 Adopted Budgets

City	Estimated Population	Total Revenues *	Total Expenditures *	Per Capita Expenditures
Albuquerque	545,852	$737,010	$891,798	$1,634
Las Cruces	97,618	336,892	398,124	$4,078
Rio Rancho	87,521	107,394	118,231	$1,351
Santa Fe	67,947	272,309	286,855	$4,222
Farmington	45,877	211,817	233,362	$5,087

* (000's)
Source: U.S. Census Bureau, Population Division. Released Date: April 2011
Cities' FY 11 Budget Books
Table prepared by: The City of Rio Rancho Financial Services Department

The following table shows Gross Receipt Taxes per capita.

GRT PER CAPITA
Top Four Populated New Mexico Cities
FY 11 Adopted Budgets

City	Estimated Population	All Funds GRT *	All Funds Total Revenue *	GRT Per Capita
Albuquerque	545,852	$ 287,439	$ 737,010	$ 527
Las Cruces	97,618	76,311	336,892	782
Rio Rancho	87,521	30,271	107,394	346
Santa Fe	67,947	86,343	272,309	1,271
Farmington	45,877	49,009	211,817	1,068

(000's)
Source: U.S. Census Bureau, Population Division. Released Date: April 2011
Table prepared by: The City of Rio Rancho Financial Services Department

City Employees per 1,000 of Population

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

NUMBER OF EMPLOYEES PER 1,000 POPULATION
Top Four Populated New Mexico Cities
FY 11 Adopted Budgets

City	Estimated Population	FTE	FTE per 1,000
Albuquerque	545,852	5,926.0	10.86
Las Cruces	97,618	1,339.0	13.72
Rio Rancho	87,521	685.0	7.83
Santa Fe	67,947	1,646.0	24.22
Farmington	45,877	772.5	16.84

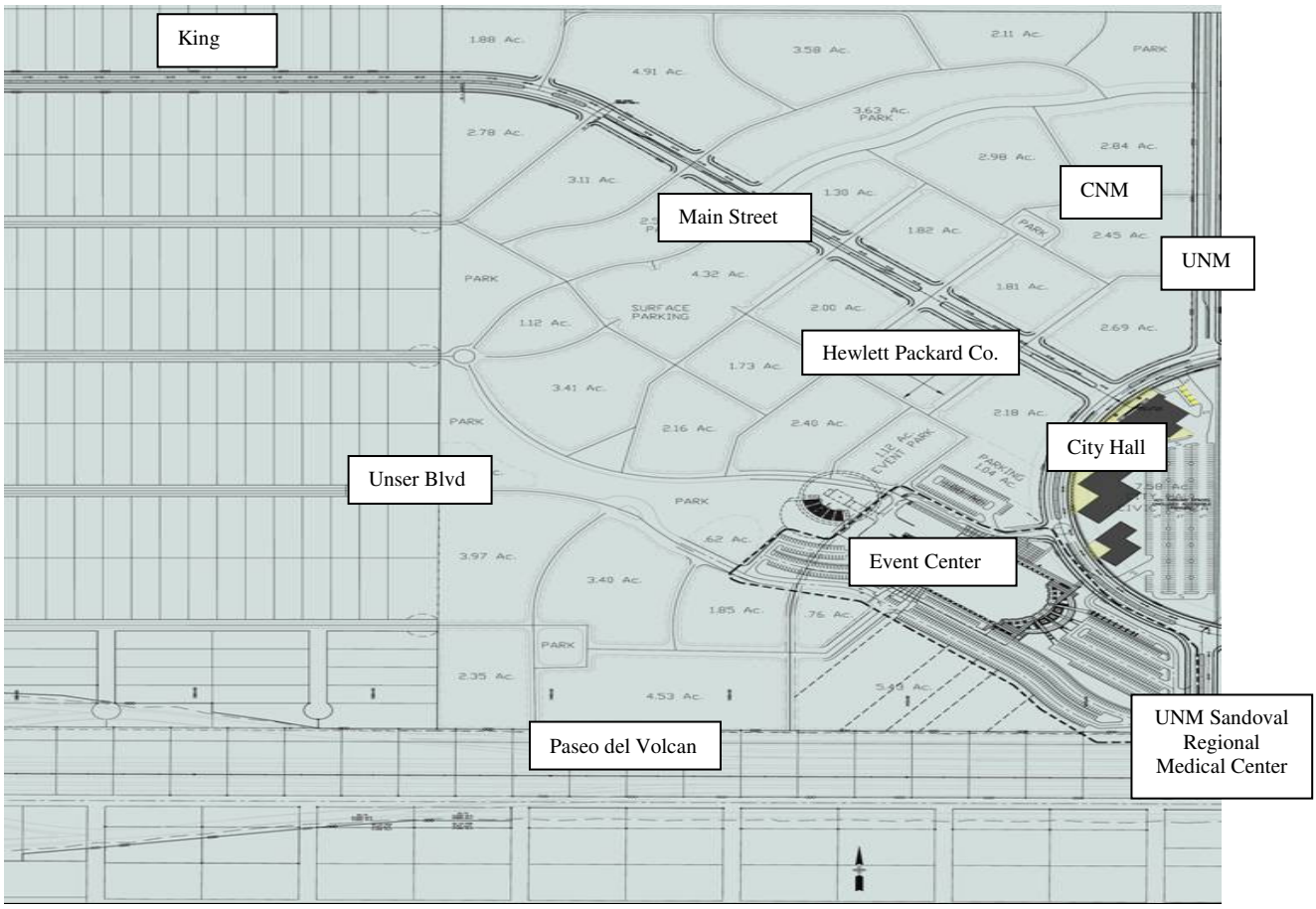
Source: U.S. Census Bureau, Population Division. Released Date: April 2011
Table prepared by: The City of Rio Rancho Financial Services Department

MISCELLANEOUS INFORMATION	
Function/Program	2010
Police	
Main Stations	1
Substations	
Patrol Units	126
Fire	
Main Stations	5
Substations	1
Fire trucks	17
EMS	
Ambulances	11
Animal Control	
Patrol Units	7
Other Public Works	
Streets (miles)	428
Streetlights	2,770
Traffic signals	49
Parks & Recreation	
New/Renovated Park Facilities	10
Developed Parkland (acres)	287
Constructed Trailways (linear feet)	64,380
Water	
Water mains (miles)	552
Fire hydrants	3,768
Average daily consumption (thousands of gallons)	10,616
Wastewater	
Sanitary sewers (miles)	355
Treatment capacity (thousands of gallons per day)	4,875
Rio Rancho School District	
Newest School District in New Mexico	
# Students (2010-2011)	16,982
Comprehensive High School	2
Specialized High Schools	2
Middle Schools	4
Elementary Schools	10
Pre-School	1
District Grew 2008-2009	1.3%
Graduation Rate District Wide	71.8%

Sources: City of Rio Rancho, CAFR for the FY ended June 30, 2009
Rio Rancho Public Schools web page

CENTRAL BUSINESS DISTRICT

Preliminary site plan



The Concept

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

- Highway access and visibility
- Developed under single ownership
- Public/private partnerships
- Land use variety to capture regional market – destination or anchor development
- Inclusion of civic development projects
- Pedestrian – friendly, "downtown" environment conductive to immediate parking accessibility to retail and providing a land use mix that allow people to eat, shop and be entertained
- Mixed uses to include lofts or apartments above shops, retail and office space.

- Outdoor seating, open space civic plazas, gazebos, and areas of shade, outdoor restaurants and entertainment areas.
- Provision of "green spaces" to include the provision of continuous street trees, parks with plazas for special events and farmer's markets, public art and interactive water features.

Rio Rancho Central Business District

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

Design Objectives

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

Main Street conceptual theme – City Hall

Permissive uses

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

Overview

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

Special Use Retail Commercial Zone

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

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

Projected Housing Starts (From Central Business District)

			Total
4 Mile Radius:	Northern Meadows	1,744	
	Paseo Gateway	221	
	Loma Colorado	998	
	Mariposa East	2,626	5,589
6 Mile Radius:	Cabezon	2,513	
	Lomas Encantadas	1,800	
	Loma Barbon	1,566	
	Hawk Site	1,454	
	Mariposa Ranch	4,199	11,532
10 Mile Radius:	Quail Ranch	20,780	
	Paradise West	16,137	
	Santiago (Bernalillo)	567	37,484
	Total Projected Housing Starts:		54,605

Higher Educational and others Alliances

- University of New Mexico West – Adjacent to Central Business District
  - On March 3, 2008 voters approved a quarter cent GRT increase to accelerate construction of UNM West
  - Full service UNM West will qualify campus as the state's 3rd largest university
  - 216 acres site obtained from State Land Office
  - Amenities: Health Sciences Center, a business research park, adjacent to City Center
  - First 42,000 SF facility will provide more than 2,500 students with classrooms, a student service center, library services, and onsite faculty and administrative support
  - Selected professional degrees
  - Transportation link with Main Campus
  - 10,000 students by 2020

- Central New Mexico Community College – 2 years community college offering MSA-wide programs and services
  - November 15, 2007 voters approved an CNM district expansion to include all of Rio Rancho
  - CNM is the second largest postsecondary institution in the state
  - Partnership with UNM for delivery of classes
  - 14,000 CNM graduates are working in Rio Rancho

- 47,349 SF will provide instruction space, student services center, faculty offices and support services.
- The building features natural light in each classroom, enclosed outdoor atrium, building will meet LEED silver standards, energy-efficient ground source heat pump air conditioning and heating system and water-harvesting technology.

- University of New Mexico Sandoval Regional Medical Center
  - New $150 million, 75-bed, full service Research hospital on Rio Rancho UNM campus
  - Hospital to open 2012
  - 1,632 new jobs generated over next 10 years
  - Estimated $158 million injected into local economy through service-related spending

- Hewlett-Packard Company
  - Total 218,000 SF
  - 1,350 to 1,800 jobs
  - Operational by Q4 2009

Events Center

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

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