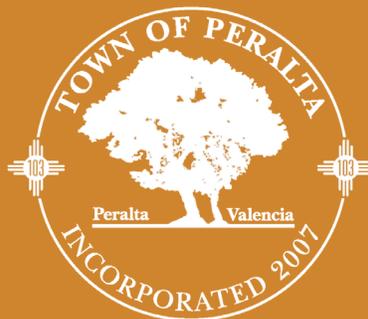


# Town of Peralta, NM Comprehensive Plan *May 22, 2013*



*"Preserving the Past for Future Generations"*

# Acknowledgements

## Participation of Peralta Residents

---

### Town of Peralta Council

Bryan Olguin, Mayor  
Leon Otero, Councilor / Mayor Pro-Tem  
Joseph Romero, Councilor  
Tracy Aragon, Councilor  
Ginger Shoemaker, Councilor

---

### Town of Peralta Comprehensive Plan Steering Committee

Karen Bonanno  
Alicia Booth  
Teresita Bonskowski  
William Bonskowski  
Damian Gutierrez  
Carl Olguin  
Kathy Otero  
Leroy Pacheco  
Keith Roush  
Waldy Salazar  
Randy Spartz

---

### Town of Peralta Staff

Julie Pluemer, Clerk/Administrator  
Rosemary Zamora  
Melissa Baxter  
Lisa Storey

---

## Mid-Region Council of Governments of New Mexico

Dewey V. Cave, Executive Director

### Contributing Staff:

Joseph Quintana, AICP, Regional Planning Manager  
Sandra Gaiser, AICP, Regional Planner  
Derrick Webb, Regional Planner  
Carol Earp, GIS Analyst/Cartographer  
Kendra Watkins, Senior Planner

# **COMPREHENSIVE LAND USE PLAN**

**for the**

# **TOWN OF PERALTA, NEW MEXICO**

Adopted by the Town Council

*May, 22, 2013*

This document was prepared by the Mid-Region Council of Governments staff



MID-REGION COUNCIL OF GOVERNMENTS OF NEW MEXICO  
809 COPPER AVE. NW, ALBUQUERQUE, NEW MEXICO 87102

# Table of Contents

Part I. <b>Introduction</b>	<b>1.</b>
A. Purpose of the Plan	1.
B. Planning Process	2.
C. Legal and Administrative Framework	2.
D. Goals and Objectives	3.
Part II. <b>Implementation Strategy</b>	<b>6.</b>
A. Introduction	6.
B. Overview of Implementation Strategies	6.
C. Implementation Strategies	6.
D. Funding Strategies	17.
E. Other Financing and Tax Incentives	19.
Part III. <b>Community Profile</b>	<b>27.</b>
A. Introduction	27.
B. Regional Setting	27.
C. Present Character of Development	27.
D. Development History	29.
E. Population and Housing	32.
F. Local Economy	42.
G. Transportation and Circulation	46.
H. Community Facilities	53.
Part IV. <b>Trends and Projections</b>	<b>60.</b>
A. Introduction	60.
B. Historical Growth	60.
C. Demographic Forecast	62.
D. Employment Forecast	63.
E. Land Use	64.
Part V. <b>Citizen Participation &amp; Community Survey</b>	<b>67.</b>
A. Introduction	67.
B. Survey Methodology	67.
C. Survey Analysis	68.
1. Part A	68.
2. Part B	72.
3. Part C	72.
4. Part D	72.
<b>References</b>	<b>74.</b>

**Appendix A** Resolution Adopting Goals and Objectives

**Appendix B** Resolution Adopting Implementation Strategies

**Appendix C** Resolution Adopting Comprehensive Plan

**Appendix D** Potential Development Issues & Sample Survey

**Appendix E** Survey Part A Frequency Distribution and Mean Score Tables

**Appendix F** State Educational Metrics

# Maps, Tables & Figures

Maps.	Regional Map	28.
	Regional Transportation Map	47.
	Drinking Water Map	55.
	Acequias and Ditches Map	56.
	Underground Storage Tanks Map	57.
	Leaking Underground Storage Tanks Map	58.
	Land Use Map	65.
Tables.	Population, Housing & Households: 1980 - 2010	32.
	Historical Population: 1960 - 2010	33.
	Trends & Comparisons: Age Distribution (by percentage): 2010	35.
	Educational Attainment for Persons Age 25 and Over: 2010	38.
	Population by Race & Ethnicity, Hispanic & Not Hispanic: 2010	39.
	Housing Type, Housing Occupancy, & Housing Tenure: 2010	41.
	Labor Force and Employment: 2010	42.
	Occupation: 2010	43.
	Industries for Residents: 2010	43.
	Household Income: 2010	44.
	Percent of Families Living Below the Poverty Level: 2010	45.
	Traffic Crash Incidents by Street/Roadway: 2007-2011	52.
	Historical Population Growth	61.
	Historical Population, Household and Housing Growth Rates	61.
	Historical Growth in Wage and Salary Employment	61.
	Demographic Forecast	62.
	Employment Forecast	63.
	Land Use	66.
	Zoning	66.
	Survey Part A Results	69.
Figures.	Population, Housing & Households: 1980 - 2010	32.
	Historical Population Trend: 1960 - 2010	33.
	Age Distributions: Both Sexes: 2000 & 2010	34.
	Population Pyramids: 2010 & 2000	36.
	Household & Family Composition: 2000 & 2010	37.
	Nativity: 2010	40.
	Migration: 2010	40.
	Commuting to Work for Residents: 2010	44.
	Percent of All People Living Below the Poverty Level: 2010	45.
	Accidents by Day of Week: 2007 - 2011	52.
	Distribution of Water Sources	54.

# Part I. Introduction

## A. Purpose of the Plan

A comprehensive plan is an official document that is adopted by a local government as a policy guide for making future decisions about the physical development and overall improvement of the community. The plan indicates how the local residents and their elected officials want their town to evolve in the next 20 years and beyond. In addition, a comprehensive plan is an essential document of the town that provides a basis for regulations, operations, and programs necessary to manage current and future development.

The purpose of this comprehensive plan is to establish a foundation for strategic recommendations to guide and manage the future development of the Town of Peralta. The primary emphasis in this plan is on land use activities as an indicator of community wellbeing, character, and municipal functions. Public meetings, planning workshops, and individual surveys and interviews of local citizens were used to gather public opinions and attitudes about the present status and future expectations for the Town. The reason for extensive public involvement was to ensure sound public support for the proposed strategic action recommendations that are included within this plan.

This Comprehensive Plan for Peralta contains a community profile section describing the essential character of the Town in terms of information and data on the regional setting, character of development, development history, population and housing, local

economy, transportation and circulation, and the major public services and facilities that are available to Peralta residents. This Plan also presents trends and projections of population, housing, and employment that provide a means for envisioning potential future development patterns of land use activities that define the community.

A key component of the Peralta Comprehensive Plan is a statement of broad goals and specific objectives that define a desirable future for the Town. These goals, with their subordinate objectives, are presented in the following categories: form and character of development, housing, transportation, water infrastructure, public services and facilities, and economic development. The goals and objectives also set the stage for the more specific proposed implementation strategies. These recommendations identify a variety of actions to implement the plan in critical (i.e., immediate), short, medium, and long range time frames. Implementation of this plan will be subject to the policy directives established by the governing body of the Town as deemed appropriate for the conditions and opportunities that unfold with the future.



Steering Committee Meeting/Workshop, September 23, 2012

## B. Planning Process

---

The Town of Peralta contracted with the Mid-Region Council of Governments in 2012 to prepare its first Comprehensive Plan. All planning aspects of this Plan were completed by the Regional Planning staff with the help of Socio-Economic Planners, Transportation Planners, and GIS Analysts / Cartographers all housed within the Mid-Region Council of Governments. Sections pertaining to Economic Development were completed with the help of Kathy McCormick with the State of New Mexico Economic Development Department.

The Comprehensive Plan Steering Committee was convened by the Town to aid in guiding the plan development process and recommendations. This group of Town residents invested much time in plan development, providing valuable information and discussing the issues and direction of the plan. This Steering Committee was

instrumental in the development of the Town Survey, the Goals and Objectives, and the overall completion of this document.

The Town Council and the Steering Committee conducted a joint meeting and public workshop on November 14, 2012 to review and refine the goals and objectives developed by the MRCOG planning staff and the Steering Committee. On April 10, 2013, a public meeting/open house was held to further address questions and take suggestions. After this meeting all revisions were completed and on May 22, 2013, the Town Council adopted the final draft by resolution.

## C. Legal and Administrative Framework

---

### ***State Statutes Overview***

---

New Mexico statutes establish the authority of a municipality to prepare a comprehensive plan. The following presents an overview of the legal framework for “comprehensive” or “comprehensive planning” (the statutes currently use these terms synonymously). It quotes and discusses selected relevant statutory provisions and state regulations. Consult the full statutes and state regulations when researching specific questions.

#### ***General powers of counties and municipalities:***

The statutes of New Mexico enable the preparation of a comprehensive plan by local governments, including both municipalities and counties. Most of the statutory provisions regarding comprehensive plans are written specifically for municipalities.

#### ***Purpose of a plan:***

Section 3-19-9 NMSA 1978 addresses the general purpose of a comprehensive plan. Subsection (A)...a municipal planning commission shall prepare and adopt a comprehensive plan for the physical development of the municipality and the area within the planning and platting jurisdiction of the municipality which in the planning commission's judgement bears a relationship to the planning of the municipality.

#### ***Subjects the plan may recommend on:*** Section 3-19-9(B):

allows that, in addition to recommendations for the physical development of the municipality and its planning jurisdiction, the comprehensive plan may also address:

...streets, bridges, viaducts and parkways; parks and playgrounds; floodways, waterways and waterfront development, airports and other public property; public utilities and terminals, whether publicly owned or privately owned; community centers and neighborhood units and the replanning of blighted districts and slum areas; and public ways, grounds, places, spaces, building properties, utilities or terminals.

#### ***Zoning conformance to plan:***

The most specific statutory provision relating to land use regulations is Section 3-21-5 NMSA 1978, entitled “Zoning Conformance to Comprehensive Plan.” Subsection (A) states:

“The regulations and restrictions of the county or municipal zoning authority are to be in accordance with a comprehensive plan...”

### ***Approval of changes to public property and rights-of-way:***

Section 3-19-11 NMSA 1978 addresses the legal status of a municipality's comprehensive plan including:

- (A) After a comprehensive plan...has been approved and within the area of the comprehensive plan...the approval of the planning commission is necessary to construct, widen, narrow, remove, extend, relocate, vacate, abandon, acquire or change the use of any
- (1) park, street or their public way, ground, place or space;
  - (2) public building or structure; or
  - (3) utility, whether publicly or privately owned.

(B) The failure of the planning commission to act within sixty-five days after submission of a proposal to it constitutes approval of the proposal unless the proponent agrees to an extension of time. If the planning commission disapproves a proposal, it must state its reasons to the governing body. The governing body may overrule the planning commission and approve the proposal by a two-thirds vote of all its members.

## **D. Goals & Objectives**

---

The formulation of written goals and objectives is an outgrowth of the public comments, beliefs, and suggestions about the future direction of the Town. The goals and objectives which follow are composed as positive statements and potential actions that reflect the concerns expressed through the public input process, but also respond to basic community needs identified through planning research and staff interviews. An assortment of action alternatives is implied by these goals and objectives. In addition, these goals and objectives may be used to justify future community programs and Town projects.

These goals and objectives are not a mandate of the Town and are not legal commitments by the governing body. However, as part of an adopted comprehensive plan, goals and objectives do provide a framework for specific actions which may be taken in regard to the future management and development of the Town of Peralta. A

resolution adopting these goals and objectives was adopted by the Town of Peralta on December 12, 2012 (see Appendix A).

There are a total of 11 goals and 32 objectives which, in essence, provide policy guidance as the nucleus of the Comprehensive Plan for the Town of Peralta. Goals, with their subordinate objectives have been grouped into the following four categories: Land Use and Form of Development, Transportation Infrastructure, Public Services and Facilities, and Economic Development. In many cases, these goals and objectives can be traced back to the community issues and values established through the public involvement process. In other cases, goals and objectives are directly designed to improve the public health, safety, and welfare of the community.

### **Category: Land Use and Form of Development**

---

#### **Goal A: Establish a distinctive rural/agricultural character for the Town of Peralta.**

- Objective A:1: Protect the rural and agricultural character of residential neighborhoods in agricultural areas by maintaining predominantly low-density housing.
- Objective A:2: A two-story (above grade) height limitation on all buildings in the community should be maintained to preserve rural character.
- Objective A:3: Develop an ongoing program to remove weeds and litter.
- Objective A:4: Develop a design theme for Highway 47 with special considerations for buildings and structures with standardized design guidelines, including landscaping.

### **Goal B: Maintain the current form of development in the Town.**

Objective B:1: Utilize land use ordinances to prevent the development of incompatible or unsafe land uses.

Objective B:2: Explore the increase of residential density as infrastructure is available outside the greenbelt area.

Objective B:3: Develop a buffering strategy to protect and enhance both residential and commercial areas of the Town.

### **Goal C: Ensure adequate housing and residential opportunities in the Town.**

Objective C:1: Investigate housing opportunities for the elderly and investigate incentives for development of retirement communities.

Objective C:2: With the exception of agricultural activities, reduce any negative impacts of non-residential activities in residential neighborhoods.

## **Category: Transportation Infrastructure**

---

### **Goal D: Maintain a street and highway network to meet current and future traffic circulation needs.**

Objective D:1: Maintain an up-to-date, long-range street system plan for the Town.

Objective D:2: Work with the NMDOT and MRCOG to conduct special studies that address access management, speed limits, signalized intersections, and pedestrian/bicycle/equestrian infrastructure.

Objective D:3: Require major land development proposals to prepare a traffic impact analysis for review and approval by the Town.

### **Goal E: Provide a variety of transportation services and facilities.**

Objective E:1: Research the feasibility of local bikeways, pedestrian, and equestrian trails with connections to regional systems where possible.

Objective E:2: Encourage rideshare services such as carpooling and vanpooling that allow commuters alternative means to travel to and from work.

Objective E:3: Support the development of an intermodal transportation center in Town to facilitate park-and-ride, special transit services, bus and taxi stops, passenger amenities, and linkages to commuter rail stations.

## **Category: Public Services and Facilities**

---

### **Goal F: Provide quality public services and available public facilities to all Peralta residents.**

Objective F:1: Prepare a public facilities plan.

Objective F:2: Coordinate with other governmental agencies and establish collaborative agreements to carry out intergovernmental programs and projects that provide direct benefits to the residents of the Town.

### **Goal G: Provide wastewater treatment to all residents.**

Objective G:1: Determine the feasibility and identify possible funding sources to transition from individual septic tanks to a centralized wastewater treatment system.

Objective G:2: Coordinate with adjacent municipalities to connect to existing facilities.

Objective G:3: Identify incentives and strategies to maximize the use of a wastewater treatment facility.

**Goal H: Provide adequate protection from stormwater and flooding.**

Objective H:1: Develop and implement a master drainage plan and program to protect the Town from flooding.

Objective H:2: Develop a stormwater pollution control plan and program based on the Federal Clean Water Act.

Objective H:3: Maintain stormwater management in accordance with the National Flood Insurance Program as administered by FEMA.

**Goal I: Maintain adequate police/fire/rescue services.**

Objective I:1: Develop a plan for establishing a Police Department for the Town.

Objective I:2: Continue to coordinate with Bosque Farms and Valencia County for police services.

Objective I:3: Continue to support the Volunteer Fire Department.

Objective I:4: Continue to coordinate with Bosque Farms and Valencia County for Emergency Services.

Objective I:5: Coordinate with the County in order to comply with the County Disaster Preparedness Plan.

**Category: Economic Development**

---

**Goal J: Support local business development.**

Objective J:1: Promote adult education and literacy programs to improve the local workforce.

Objective J:2: Continue to promote and participate in local festivals, cultural activities, and other special events.

**Goal K: Recruit new business and industry.**

Objective K:1: Collaborate with the local business community to establish an economic development entity with authority to seek and attract new businesses to the Town.

Objective K:2: Assist new business prospects in understanding the application process for establishing a new business in the Town.



Town of Peralta Joint Workshop Meeting, November 14, 2012

# Part II. Implementation Strategies

## A. Introduction

The implementation strategies present specific actions that should be taken to reach the goals defined within this Plan. The strategies are organized by subject related to the categories specified within the goals and objectives section of this Plan. During the development of each plan element, particularly the goals and objectives, various activities were identified.

All of the implementation strategies require funding for staffing, building facilities and infrastructure, providing financial incentives, or consultant professional services. A number of strategies can be accomplished with existing Town resources and personnel, however, the Town of Peralta cannot commit to particular actions and projects unless adequate funding is available. In most cases, a first step to an implementation strategy is for the Town to identify one or more funding sources to accomplish projects or programs.

These recommended actions can be effected by setting priorities relative to factors such as costs, ease of implementation, time scheduling, and appropriateness. However, the decision to implement this plan ultimately falls upon the Town of Peralta. In addition to providing a strategy for the implementation of goals and objectives, these recommendations are organized with a time frame for addressing the multiple needs of the community.

These implementation strategies were developed by the Town of Peralta Comprehensive Plan Steering Committee with the assistance of the MRCOG staff, customized and amended by the public, and adopted by the Town Council. A resolution adopting the implementation strategies was approved by the Town Council on January 9, 2013 (see Appendix B).

## B. Overview of Implementation Strategies

Specific strategies are presented below, including brief explanatory information further describing each action and a priority rating. All of these strategies are recommendations that may or may not be initiated by the governing body to carry out the implementation of the Town of Peralta Comprehensive Plan. These recommendations are placed into the same categories used in the listing of goals and objectives, and identify a time framework in terms of the following priority ratings: critical (immediate), short, medium and long range actions. Critical recommendations are those strategies that have the

highest priority. Short range means an action that may be achieved within a one to five year timeframe. Medium range means an action that may be achieved within a five to ten year timeframe. Long range means an action that may be achieved within a ten to twenty year timeframe. The "Ongoing" priority rating simply means that the strategy should be carried out for the foreseeable future throughout the next 20 years. A tabular summary of the priorities is provided at the end of this listing.



Town of Peralta Open House, April 10, 2013

## C. Implementation Strategies

### Category: Land Use and Form of Development

#### **Strategy: Update all of the ordinances of the Town of Peralta. [Priority: Ongoing, Short Range]**

All Town ordinances should be reviewed and updated to reflect current and future development priorities and to maintain consistency with the Comprehensive Plan.

#### **Strategy: Codify all of the ordinances of the Town of Peralta. [Priority: Long Range]**

In order to organize and retrieve information about local laws and regulations, Peralta should codify all Town ordinances into one book as a municipal code. Ordinances that have been revised by amendatory ordinances should be consolidated with the revisions documented appropriately. Codification will provide easy access to adopted Town ordinances for Peralta staff, public officials, and private citizens.

#### **Strategy: Enforce the existing land use regulations of the Town to prevent incompatible or unsafe land uses. [B:3, Priority: Ongoing, Short Range]**

Peralta's appearance is fundamentally affected by the Town's ability to establish and administer land use regulations. Peralta has adopted zoning, subdivision, and other regulatory ordinances as methods of controlling the size, density, distribution, and types of land uses that constitute the developed areas of the Town. With such ordinances in place, the administration and enforcement of regulations should be focused on areas where incompatible land uses already exist or may be proposed as new development. Any proposed or planned land uses which have a potential to create negative impacts on surrounding lands should undergo a more stringent review process.

#### **Strategy: Adopt a long range housing plan. [C:1, Priority: Medium & Long Range]**

Peralta should adopt a comprehensive long range housing plan that provides opportunities for conventional housing, elderly housing, and retirement community housing. This housing plan should recommend programs to increase the opportunities for Peralta's elderly and aging population, and should also establish requirements for increased housing density if/when the time comes.

#### **Strategy: Promote neighborhood organizations. [B:3, Priority: Ongoing & Short Term]**

The Town should encourage and support neighborhood activism through the establishment of neighborhood organizations to advocate improvements and generate neighborhood pride. The general mission of the neighborhood organizations would be to protect and preserve specific residential areas in Peralta.

#### **Strategy: Commercial zoning regulations should be revised to provide incentives for business, commercial, and retail activities with direct access to Highway 47. [A, B:1, B:3, J, K:1, K:2, Priority: Short Range]**

Virtually all of the property abutting Highway 47 is zoned for commercial land use activities and business development. The Town should provide incentives through the zoning and other regulatory ordinances in order to attract new development and enhance existing commercial and business enterprises along Highway 47.

It is recommended that the Town investigate and evaluate various land use management techniques to provide regulatory relief or other incentives to improve the business climate. Some possible techniques for consideration include:

- Reducing or eliminating the town-wide minimum lot size (1-acre) in commercial zones to encourage land subdivisions into smaller lots for business and related purposes;
- Commercial zoning regulations and standards which allow for more flexibility in terms of clustering and mixed use development;
- Adding pedestrian amenities along Highway 47 to enable parking and walking to multiple destinations and activities along the commercial corridor; and
- Develop a special design theme for buildings and structures along Highway 47.

**Strategy: Review and adopt land management regulations and programs intended to protect the rural and historic character of the Town. [A:1, A:3, A:4, B:1, Priority: Medium Range]**

Preserving rural or small town character was rated high in priority based on the opinion survey conducted during the development of the Comprehensive Plan. The historical trend of diminishing agricultural lands in the Town is expected to continue due to ongoing demands for local residential development. It is recommended that the Town governing body and planning commission continually review the land use regulations and community programs in order to ensure the protection and preservation of the rural character of the Town.

Currently, there are regulations in place that were designed to maintain a low density, predominantly rural residential form of development in the Town. The implementation of such regulations, however, requires strict administration and enforcement to be carried out by the Town governing body and staff. It would benefit the Town to conduct research to identify new techniques and incentives for preserving the rural characteristics of the community. New zoning techniques might involve performance zoning, form-based codes, and special purpose districts. The preservation of open space and agricultural lands might be achieved through various techniques such as transfer or purchase of development rights, conservation easements, and the creation of agricultural land trusts. Without committing major resources, the Town could assign staff or volunteers to coordinate community activities that maintain, improve, and enhance the rural appearance of the Town through beautification programs, nuisance abatement, weed control, and litter pick-up campaigns.

**Category: Transportation Infrastructure**

**Strategy: Maintain the current street evaluation system. [D, Priority: Ongoing]**

The Town needs to create and maintain the process for monitoring street conditions within the Town. A street conditions rating system can be utilized to determine where street maintenance and improvements are most crucial. A street system advisory committee might be useful to the Town for developing criteria and priorities for street improvements in the Peralta area moving forward.

**Strategy: Adopt a long-range street system plan for the Peralta planning area with associated right-of-way and street design standards. [D:1, Priority: Medium Range]**

Often, applications for street and highway funding assistance require a reference to a long-range street system plan. A long-range street system plan identifies a future street network for Peralta and the surrounding area, and should be approved and periodically updated by the Town Council. The street system plan typically includes a map showing existing and future street lines. The long-range street system plan provides a basis for individual transportation projects, subdivision review, street capacity improvements, location study corridors, future right-of-way acquisition, and other transportation-related issues. The current street report the Town has can suffice as the basis of this long-range street system plan.

**Strategy: Establish a short-range (on-going) street improvement program for the Town. [D:1, D:2, Priority: Ongoing, Short Range]**

The Town should establish a short-range street improvement program containing an approved list of street maintenance and construction projects to be scheduled over the next five to ten years. This compilation of street projects should identify priorities, and should be updated and approved annually to reflect current policy of the Town Council, provide a basis for the Town budget, and carry out the objectives of the Town's Long-Range Street System Plan. The street improvement program provides a source for the street projects placed in the annually-updated Infrastructure Capital Improvement Plan (ICIP).

In order to improve Peralta's vehicle and pedestrian circulation, the Town should identify specific roads that are deficient, particularly in areas where significant growth might occur. It is particularly important that all streets have proper signage, property addressing, and night lighting to ensure compliance with Enhanced-911 emergency response requirements. The installation of traffic signal lights, traffic calming devices such as speed bumps, and pedestrian amenities should also be given high priority to improve public safety at critical locations.

**Strategy: Seek to promote a variety of multi-modal facilities and activities. [E:1, D:2, E:3, Priority: Medium Range]**

Peralta is ideally situated regionally to provide a transportation hub for a variety of travel modes. The Town is located on a major New Mexico State highway, and is close in proximity to Los Lunas and Belen as well as Railrunner stops located in Los Lunas, Belen, and Isleta Pueblo. Peralta currently does not have a public transportation system, but discussions are under way to provide public transit services through the Rio Metro Regional Transit District. In the meantime, park-and-ride connections could be supported and encouraged by the Town for ridesharing among commuters.

**Strategy: Develop a plan and program to install pedestrian walkways and bike trails throughout the Town. [D:2, Priority: Long Range]**

Peralta does not have a system of bikeways and trails. The benefits of a bikeways and trails network in the Town and surrounding region include greater access to property, enhanced circulation around the Town, alternatives and relief to the street system, and added recreational opportunities. An adopted master plan for bikeways and trails would provide the necessary vision of transportation opportunities, as well as a reference for planning and designing future street projects that include the added function of trails or bikeways. The design and construction of bikeways and trails is more cost effective if they are designed as part of a roadway improvement project.

**Strategy: Investigate the feasibility of locating a transportation center in the Town to support transit and ridesharing programs and activities. [E:1, E:2, E:3, Priority: Medium Range]**

In anticipation of future increases in the traffic flow through the Town, efforts should be undertaken by the Town to improve the efficiency of the local transportation systems, particularly in regard to commuter and other non-local trips. The 2010 Census revealed that more than 75 percent of the employed residents of Peralta traveled to jobs outside of the Town and more than three-quarters drove alone to reach these jobs. Given these statistics, it would be reasonable to consider the feasibility of establishing mass transportation systems and encouraging ride-sharing in the local area. A fundamental transportation system objective would be to increase the vehicle occupancy rates in order to reduce the number of vehicles on the roads.

The most effective strategy in terms of improving the travel systems would be to promote ridesharing opportunities within the Town limits. It is recommended that the Town investigate the potential for developing a transportation center or focal point near Highway 47 to support park-and-ride activities and provide a single location for transit pick-ups within the Town. A designated community transportation hub with linkages to park-and-ride, carpooling, and pick-ups to Railrunner stations would be an important consideration. It is also recommended that the Town participate in the Mid-Region Transit District which includes Valencia County.

**Category: Public Services and Facilities**

**Strategy: Create and/or update the 40-year Water Plan required by the N.M. State Engineer in order to acquire water rights to meet future demands. [Long Range]**

New Mexico water law allows municipalities and counties to establish a water development and preservation plan for a period not to exceed 40 years in order to protect and retain water rights to meet their anticipated demands during that period. A 40-year Water Plan should establish policies and direction for meeting current and projected needs, and provide strategies for the efficient and responsible use of available water resources.

**Strategy: Develop and implement a master drainage plan and program for the Town planning and platting jurisdiction. [H:1, Priority: Medium Range]**

The planning and platting jurisdiction extends up to three miles outside the Town limits and is established by State law for subdivision review and approval. One of the requirements for subdividing land is to ensure proper drainage for stormwater when the development is built out. A master plan for drainage is crucial for the protection of land and property from the effects of stormwater runoff such as flooding and erosion.

Peralta is relatively flat and sudden summer thunderstorms can bring torrential downpours that can result in significant runoff, flooding, and ponding, especially at the Eastern portion of the Town. The purpose of a drainage master plan is to identify sources and flow patterns of flood waters and to set up a program for improvement projects to alleviate flooding in the flood-prone areas. A master drainage plan could address the flooding problems by improving conveyance channels and constructing facilities that contain the spread of flood waters.

**Strategy: Ensure the preparation of stormwater pollution plans for all major construction sites in compliance with EPA requirements. [H:2, Priority: Short Range]**

Stormwater runoff from construction activities can have a major impact on the water quality of the Town. Construction sites are particularly vulnerable to stormwater flow that picks up pollutants like sediment, debris, and chemicals which are carried to other areas of the Town, and can potentially enter the groundwater that provides the Town's water supplies. Peralta should monitor construction activities (one acre or more in size) to ensure that construction site operators are in compliance with the EPA stormwater permitting program for stormwater discharge under the Construction General Permit in New Mexico. Construction site operators are required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and should make it available to the Town as a reference document.

Peralta should consider preparing an area-wide stormwater pollution plan to protect the community from hazardous and toxic chemicals picked up and carried by stormwater. Stormwater runoff is intensified by impervious surface areas such as paved streets, parking lots, and building rooftops.

**Strategy: Identify and secure possible funding sources to transition from individual septic tanks to a centralized wastewater treatment plant. [G:1, G:2, Priority: Ongoing & Short Range]**

The town should begin studying the feasibility and possible funding sources to begin the process of moving the Town into a centralized wastewater treatment center. Most likely the Town will need to determine a phased approach as funding is limited and the entire Town will ultimately need to transition to this system.

Coordination with adjacent municipalities is of utmost importance as this will lower the initial construction and maintenance costs of the system. Bosque Farms currently has a system in place to which Peralta could potentially hook up to.

**Strategy: Maintain adequate police/fire/rescue services for the Town. [I:2, I:3, I:4, I:5, Priority: Ongoing]**

The Town should continue to coordinate with Bosque Farms and Valencia County for police services. Additionally, support should be continued for the Volunteer Fire Department. Peralta should also coordinate with the County in order to comply with the County Disaster Preparedness Plan.

**Strategy: Ensure public safety and law enforcement within the Town. [Priority: Ongoing]**

Peralta has the basic responsibility to protect the health, safety, and welfare of the community. Peralta does not currently have a Police Department, although the Town does have agreements with Bosque Farms and Valencia County to provide local law enforcement. Maintaining these agreements is a must for Peralta until the point of being able to provide these services locally rather than having to enter into agreements with bordering municipalities.

**Strategy: Develop a plan for establishing a Police Department for the Town. [I:1, Priority: Ongoing & Short Range]**

According to the recent survey completed for the comprehensive planning process, the establishment of a Police Department for the Town of Peralta ranked high on the list of public services the residents feel is important. Because of the high expense of law enforcement in particular, initial research should be done into the feasibility and steps necessary for the Town to implement their own police department. Areas of financial concern consist of hiring, training, equipment, and facility costs and expenses.

**Strategy: Expand services and facilities for the elderly. [K:1, Priority: Ongoing & Short Range]**

Peralta needs a greater assortment of facilities and services for the elderly. These elderly services and facilities may include retirement homes, specialized housing and community center, and improved transportation and medical care. Recently, the Town of Peralta adopted their ICIP list which included a senior center as a listed project with a priority ranking of 5.

**Strategy: The Town should adopt and implement a master plan for future public facilities. [F:1, Priority: Medium Range]**

In order to best determine the priorities for public facilities, the Town should prepare a master plan for public facilities based on the anticipated needs of the projected population for the next 20 to 25 years. A public facilities master plan would identify a capital improvement program, estimate the construction and operational costs of the facility improvements, and establish policies and priorities for implementation of Town programs and projects. One of the advantages of having a public facilities master plan is that it would provide a basis for justifying public projects and investigating funding sources and mechanisms to be used for future development of facilities and advanced acquisition of property if deemed necessary.

**Category: Economic Development**

---

**Strategy: Prepare an economic development program to identify barriers to development. [K, Priority: Short Range]**

An economic development program for Peralta should be undertaken to strengthen the local economy. An economic development program is typically focused on strategies to improve the economic base, expand business activity, increase jobs and personal income, and increase the local revenues of the Town. As part of the strategic planning process, the identification of barriers to development is crucial in formulating the economic development strategies. Eliminating such barriers could stimulate public and private investments that benefit the local economy.

**Strategy: Encourage the creation of, and partner with the Peralta Chamber of Commerce to promote business growth. [K:1, K:2, Priority: Short Range]**

The Peralta Chamber of Commerce would be a major business organization in the Town that is dedicated to building a strong local economy and protecting the local business environment. The Chamber of Commerce influences policy on behalf of the business community, and therefore, by collaborating with the Chamber of Commerce, the Town government can enhance the success for the business sector in the community.

**Strategy: Partner with other communities to promote regional events. [Priority: Short Range]**

There are various seasonal events that occur throughout Valencia County every year. By collaborating with other communities to plan and produce regional events, Peralta can increase the success of these annual festivities and potentially bring more tourism and visitors to the Town.

**Strategy: Connect with and support the Workforce Connection of Central New Mexico to improve the skills and abilities of the local workforce. [J:1, Priority: Short Range]**

Workforce Connection of Central New Mexico (WCCNM) does not currently have a center in Peralta to provide services to the Valencia County area. A new center, or the connection to an in-place center in Albuquerque, would be available to assist area employers and provide resources for job seekers. Employers can access pre-screened applicants, utilize on-the-job training programs, and set up job fairs. People looking for jobs could get assistance in job placement, skills assessment, resume writing, interview techniques, and educational opportunities.

**Strategy: Increase the number of jobs in Peralta. [J:1, K:1, Priority: Medium Range]**

The Town needs to work with the private sector to improve local employment opportunities, principally by recruiting jobs that would raise local income levels. According to the 2010 Census, Peralta's median household income (\$47,044) and per capita income (\$26,127) are in line with the state averages, however, 23.1 percent of families in Peralta are living below the poverty level as compared with both the County and the

State. Peralta could also help raise local income levels by supporting education and literacy programs, and by assisting in job training programs through partnerships with local businesses and educational institutions. The establishment of a local Chamber of Commerce would also help promote employment growth in Peralta.

**Strategy: Improve the community infrastructure. [J, K:1, K:2, Priority: Ongoing]**

Developing and improving Peralta's infrastructure is essential for the Town to attract and retain business and industry. Basic infrastructure (i.e. water, sewer, roads, telecommunications, and power) must be in suitable condition with the capacity to handle future growth. The Town should use the infrastructure capital improvements plan (ICIP) to identify and prioritize infrastructure requests, and aggressively apply for Community Development Block Grants (CDGB) to help finance these needs. The Town could greatly improve the likelihood of being awarded a grant by hiring an experienced grant writer.

**Strategy: Establish a Peralta MainStreet Program. [J, K, Priority: Medium Range]**

The Highway 47 corridor running through Peralta is the most visited place of the community, and should be strengthened as the principal business sector and commuter related sections of the Town. MainStreet is a state and federally funded program that originated through the National Trust for Historic Preservation. The Town should develop the local organization and apply to the State for official designation as a MainStreet community. The objective would be to create a MainStreet development plan which includes traffic and pedestrian circulation, a landscape and design theme, parking management and innovative financing for improvements.



Photo: Black Quail Road



Photo: Peralta Boulevard

Form & Character of Development Strategies	Ongoing	Short Range (1-5 years)	Medium Range (5-10 years)	Long Range (10-20 years)
1. Update all of the ordinances of the Town of Peralta.	●	●		
2. Codify all of the ordinances of the Town of Peralta.				●
3. Enforce the existing land use regulations of the Town to prevent incompatible or unsafe land uses.	●	●		
4. Adopt a long range housing plan.			●	●
5. Promote neighborhood organizations.	●	●		
6. Commercial zoning regulations should be revised to provide incentives for business, commercial, and retail activities with direct access to Highway 47.		●		
7. Review and adopt land management regulations and programs intended to protect the rural and historic character of the Town.			●	
<b>Transportation Strategies</b>				
8. Maintain the current street evaluation system.	●			
9. Adopt a long-range street system plan for the Peralta planning area with associated right-of-way and street design standards.			●	
10. Establish a short-range (on-going) street improvement program for the Town.	●	●		
11. Seek to promote a variety of multi-modal facilities and activities.			●	
12. Develop a plan and program to install pedestrian walkways and bike trails throughout the Town.				●
13. Investigate the feasibility of locating a transportation center in the Town to support transit and ridesharing programs and activities.			●	
<b>Water, Wastewater, and Drainage Strategies</b>				
14. Create and/or update the 40-year Water Plan required by the N.M. State Engineer in order to acquire water rights to meet future demand.				●
15. Develop and implement a master drainage plan and program for the Town planning and platting jurisdiction.			●	
16. Ensure the preparation of stormwater pollution plans for all major construction sites in compliance with EPA requirements.	●			
17. Identify and secure possible funding sources to transition from individual septic tanks to a centralized wastewater treatment plan.	●	●		
<b>Public Services and Facilities Strategies</b>				
18. Maintain adequate police/fire/rescue services for the Town.	●			
19. Ensure public safety and law enforcement for the Town.	●			
20. Develop a plan for establishing a Police Department for the Town.	●	●		
21. Expand services and facilities for the elderly.	●	●		
22. The Town should adopt and implement a master plan for future public facilities.			●	

Economic Development Strategies	Ongoing	Short Range (1-5 years)	Medium Range (5-10 years)	Long Range (10-20 years)
23. Prepare an economic development program to identify barriers to development.		●		
24. Encourage the creation of, and partner with, the Peralta Chamber of Commerce to promote business growth.		●		
25. Partner with other communities to promote regional events.		●		
26. Connect with and support the Workforce Connection of Central New Mexico to improve the skills and abilities of the local workforce.		●		
27. Increase the number of jobs in Peralta.			●	
28. Improve the community infrastructure.	●			
29. Establish a Peralta Main Street Program.			●	



Photo: Peralta Church, 1947  
Credit: Palace of the Governors



Photo: Methodist Mission, 1920  
Credit: Palace of the Governors

## **D. Funding Strategies**

---

This section addresses funding strategies because capital funding is critical to the Town for implementing various recommendations of the plan.

### ***Tax Increment Financing (TIF)***

---

Tax increment financing (TIF) involves allocating the increase in tax revenue resulting from property improvements in a district to help finance infrastructure in the same district. Traditionally, TIF finances redevelopment projects. It allows the use of future tax revenues to finance current improvements that will generate future gains, since the improvements will increase property values which in turn will generate future gains. Since the improvement will increase property values which in turn will generate property taxes, there is a logistical reason to funnel some of the increased tax revenue to developers. The developers can then use the tax revenue to back bonds to finance improvements. Additionally, since municipalities typically use only a portion of tax gain resulting from development to support that development, general revenue for the local government usually increases. The logic of tax increment financing is compelling and 49 states and the District of Columbia have all adopted versions of it.

The TIF program in New Mexico is arguably the most generous of any state. Under New Mexico legislation passed in 2006, the legislature authorized cities and counties to create Tax Increment Development Districts (TIDDs). These districts can pledge up to 75% of future incremental gross receipt and property tax revenues to underwrite bonds to finance infrastructure construction costs. While all but four other states include only local tax revenue in the TIF, the New Mexico law also allows TIDDs to fund greenfield development.

### ***Development Impact Fees***

---

The Town may use impact fees to pay for infrastructure from development that clearly increases traffic, emissions, or stormwater management, and taxes sanitary sewer collection and water distribution needs. Imposing impact fees, as well as conditioning development on infrastructure provision, aligns with practices of larger municipalities in New Mexico. Past experience confirms that impact fees generate few constitutional concerns for jurisdictions since they can easily tailor these fees to the impacts of a specific development. The city should pay special attention to crafting its impact fee system to meet the rough proportionality criteria required under state law. Historical data for municipalities in New Mexico suggest that well-designed impact fees along with systematic and integrated long-range planning have justified setting higher impact fees.

### ***Public and Private Sector Contributions***

---

Although governments often assume full responsibility for the provision of infrastructure, policymakers have begun to design and implement new models of service delivery that blend the efforts of public, private, and nonprofit organizations. These models include:

- Coordination and cost-sharing cooperation
- Public enterprises
- Competitive procurement
- Management contracting
- Leasing and concessions
- Public-private partnership (PPP)
- Privatization

Each of these models has its own unique advantages and no single model is universally successful. The Town of Peralta should assess conditions carefully and proceed with the most suitable models and reforms. Public-private cooperation arrangements do not relieve the Town of its responsibility to ensure fair prices, adequate quality, and access to infrastructure services.

## ***Special Assessment Districts***

---

Municipalities routinely use special assessment districts (SADs) to provide utility improvements or to update roads in areas where existing homes lack developer-supplied infrastructure. These subdivisions may have been platted and sold by developers to multiple private owners as “premature subdivisions,” and usually lack standard infrastructure such as street improvements, drainage easements, adequate park, recreation or open space area, or overall drainage features. Municipalities may set up improvement districts to provide a variety of infrastructure improvements, and all property owners within the district’s boundaries must pay their assessed share because all receive the benefit of the improvements. The assessed share for each parcel of land within the district is based upon the “amount of maximum benefit” estimated for each parcel. Therefore, there is an estimated increase in value for each parcel due to the infrastructure improvements. Even if the actual costs for constructing the improvements increase, according to state law the assessments cannot increase beyond the original estimate of “maximum benefit.”

SADs are the only infrastructure financing option in New Mexico that allows the governing body to pay the cost of improvement up front, and then to levy the assessment on the landowners at a later date. Funding for SADs may also be through general obligation bonds and tax increment bonds, after the approval of voters. SADs may qualify for New Mexico Finance Authority funding and, if financed through bond sales, must have high investment-grade rating. It is common for assessments added onto landowners’ property taxes to finance SADs. Landowners may pay in a lump sum, or spread payments over 10, 20, or 30 years with interest included.

## ***General Obligation Bonds***

---

General obligation bonds (GO bonds) pledge the full faith and credit of the municipality and are paid through the assessment of property taxes. Property taxes are based on assessed valuations by the county assessor, which are one-third of full market value. Both real and personal property are subject to taxation.



Drawing: Our Lady of Guadalupe, 1967: Frank Neal Gasion, Jr. & Greg B. Putnam  
Source: Library of Congress

## **E. Other Financing & Tax Incentives**

---

### ***Advanced Energy Tax Credit***

The Advanced Energy Tax Credit provides a credit for the generation of electricity. A taxpayer that holds an interest in a qualified electric generating facility may qualify to claim this credit.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

### ***Aircraft Maintenance or Remodeling Tax Deduction***

The Aircraft Maintenance or Remodeling Tax Deduction provides tax relief for maintaining, refurbishing, remodeling, or the sale of a commercial or military carrier (aircraft) over 10,000 pounds gross landing weight.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

### ***Aircraft Manufacturing Tax Credit***

The Aircraft Manufacturing Tax Credit allows receipts of an aircraft manufacturer from the sale of aircraft to be deducted from gross receipts.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

### ***Alternative Energy Product Manufacturers Tax Credit***

The Alternative Energy Product Manufacturers Tax Credit provides a credit on qualified expenditures for manufacturing equipment used in the production of certain alternative energy products.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

### ***Angel Investment Tax Credit***

The Angel Investment Tax Credit provides a tax credit for a qualifying investment in a high-technology or manufacturing business. The maximum investment for which a credit will be allowed for a business is \$100,000. The maximum credit will total \$25,000 annually per investment.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

### ***Biodiesel Blending Facility Tax Credit***

The Biodiesel Blending Facility Tax Credit provides a credit equal to 30% of the cost of purchasing and installing biodiesel blending equipment. A taxpayer who is a rack operator, or who installs biodiesel blending equipment owned by the rack operator is eligible to claim the credit.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

### ***Biomass-Related Equipment Tax Deduction***

The Biomass-Related Equipment Tax Deduction offers a tax deduction to encourage a diversification of fuel types, and the use of renewable fuels. The value of a biomass boiler, gasifier, furnace, turbine-generator, storage facility, feedstock processing or drying equipment, feedstock trailer or interconnection transformer may be deducted in computing the compensating tax due.

[www.taxnewmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.taxnewmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

### ***Blended Biodiesel Fuel Tax Credit***

The Blended Biodiesel Fuel Tax Credit provides a credit against income tax due for each gallon of blended biodiesel fuel on which a special uses excise tax was paid.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

---

### ***Child Care Corporate Tax Credit***

The Child Care Corporate Tax Credit is available on a percentage of eligible expenses for child care services incurred and paid for a child care facility used primarily by the dependent children of the taxpayer's employees.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

---

### ***Cultural Property Preservation Tax Credit***

The Cultural Property Preservation Tax Credit encourages the restoration, rehabilitation, and preservation of cultural properties listed on the official New Mexico register of cultural properties.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

---

### ***High-Wage Jobs Tax Credit***

The High-Wage Jobs Tax Credit provides a refundable tax credit to businesses for each high-wage job created. The credit is equal to 10% of the salary and benefits of each qualifying economic-based job, up to \$12,000 per employee. In urban areas, qualifying jobs must pay at least \$40,000 per year. In rural areas, qualifying jobs must pay at least \$28,000 per year.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

---

### ***Investment Credit Act***

The Investment Credit Act provides a credit against the compensating tax due on the importation of manufacturing equipment to promote the expansion of manufacturing operations in New Mexico and the hiring of new employees.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

---

### ***Job Mentorship Tax Credit***

The Job Mentorship Tax Credit encourages New Mexico businesses to hire youth participating in career preparation education programs.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

---

### ***New Markets Tax Credit Program***

The New Markets Tax Credit Program was established to provide greater access to financing for new, expanding or relocating businesses in underserved areas across the state.

[www.newmexicofinanceauthority.lbu.com](http://www.newmexicofinanceauthority.lbu.com)

---

### ***Renewable Energy Production Tax Credit***

The Renewable Energy Production Tax Credit encourages the growth of and investment in renewable sources of energy. A person is eligible if he or she holds title to a qualified energy generator or leases property upon which a qualified energy generator operates.

[www.emnrd.state.nm.us/main/index.htm](http://www.emnrd.state.nm.us/main/index.htm)

---

### ***Research and Development Small Business Tax Credit***

The Research and Development Small Business Tax Credit encourages small businesses to engage in qualified research and development.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

---

### ***Rural Jobs Tax Credit***

The Rural Jobs Tax Credit provides a credit to employers in rural areas when expanding their workforce. The maximum credit is 6.25% of the first \$16,000 wages paid for the qualifying job. Employers located in Tier One (population of 15,000 or less) may claim the credit for four qualifying periods, and employers located in Tier Two (population over 15,000, but still considered rural) may claim the credit for two qualifying periods.

[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

---

### ***Solar Market Development Income Tax Credit***

The Solar Market Development Income Tax Credit is available on the installation and purchase of solar thermal and photovoltaic systems in a residence, business, or agricultural enterprise in New Mexico to encourage the use and development of clean sources of energy.  
[www.tax.newmexico.gov/sitecollectiondocuments/fpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/fpd-41339.pdf)

---

### ***Technology Jobs Tax Credit***

The Technology Jobs Tax Credit is available for eligible expenses related to qualified research at a New Mexico facility to provide a favorable tax climate for technology based businesses engaging in research, development and experimentation to promote increased employment and higher wages.  
[www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf](http://www.tax.newmexico.gov/sitecollectiondocuments/rpd-41339.pdf)

---

### ***U.S. Economic Development District Planning Program***

The U.S. Economic Development Administration District Planning Program provides grant assistance to defray administrative expenses in support of the economic development planning efforts of Economic Development Districts, Redevelopment Areas and Indian tribes. Eligible projects include those designed to create or retain full-time permanent jobs and income, particularly for the unemployed and underemployed in the most distressed areas served by the applicant constitute the eligible uses.  
[www.mrcog-nm.gov/economic-development-mainmenu-65](http://www.mrcog-nm.gov/economic-development-mainmenu-65)

---

### ***U.S. Economic Development Administration Public Works and Economic Development Program***

The U.S. Economic Development Administration Public Works and Economic Development Program assists communities with funding the construction of public works and local facilities that contribute to private sector job creation and retention to alleviate unemployment and under employment. Preference is given to rural communities.  
[www.mrcog-nm.gov/economic-development-mainmenu-65](http://www.mrcog-nm.gov/economic-development-mainmenu-65)

---

### ***Federal Home Loan Bank Economic Development Program Plus (EDPPLUS) Small Business Grant Program***

The Federal Home Loan Bank Economic Development Program Plus Small Business Grant Program is designed to promote and enhance small business development; to foster business relationships between member institutions, small businesses, and small business development organizations; to create and retain jobs; and to assist member institutions in providing capital to underserved areas or to underserved populations.  
[www.fhfb.com/community/cip\\_edplus.html#top](http://www.fhfb.com/community/cip_edplus.html#top)

---

### ***U.S. Housing and Urban Development Community Development Block Grant Program (CDBG)***

The U.S. Housing and Urban Development Community Development Block Grant Program (CDBG) is a flexible program that provides communities with resources to address a wide range of unique community development needs, including providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.  
[www.hud.gov](http://www.hud.gov)

---

### ***Job Training Incentive Program (JTIP)***

The Job Training Incentive Program (JTIP) funds classroom and on-the-job training for new employees in newly created jobs in qualified expanding or relocating businesses. Categories of businesses eligible for consideration include companies that manufacture or produce a product, renewable power generators, film post-production companies, film digital production companies, non-retail service companies that derive 50% or more of revenue from customers out of state, and certain "green" industries.  
[www.gonm.biz](http://www.gonm.biz)

---

## ***U.S. Department of Agriculture Rural Development (RD), Renewable Energy Programs***

---

The U.S. Department of Agriculture Rural Development (RD), Renewable Energy Programs provides financial support for the development of renewable energy projects to provide sources of energy other than petroleum based products. Included is the Repowering Assistance Program that encourages the use of renewable biomass as a replacement fuel source for fossil fuels used to process heat or power in the operation of eligible biorefineries, and the Bioenergy Program for Advanced Biofuels that supports the expanding production of advanced biofuels in rural areas.

[www.rurdev.usda.gov](http://www.rurdev.usda.gov)

## ***U.S. Department of Agriculture Rural Development (RD), Rural Business Enterprise Grant (RBEG) Program***

---

The U.S. Department of Agriculture Rural Development (RD), Rural Business Enterprise Grant (RBEG) Program provides grants for rural projects that finance and facilitate development of small and emerging rural businesses, and helps fund distance learning networks and employment related adult education programs

[www.rurdev.usda.gov](http://www.rurdev.usda.gov)

## ***U.S. Department of Agriculture Rural Development (RD), Rural Business Opportunity Grant (RBOG) Program***

---

The U.S. Department of Agriculture Rural Development (RD), Rural Business Opportunity Grants (RBOG) Program promotes sustainable economic development in rural communities with development, entrepreneurs, and economic development officials, and to assist with economic development planning.

[www.rurdev.usda.gov](http://www.rurdev.usda.gov)

## ***U.S. Department of Agriculture Rural Development (RD), Business and Industry Guaranteed Loan Program (B&I)***

---

The U.S. Department of Agriculture Rural Development (RD), Business and Industry Guaranteed Loan Program (B&I) improves, develops or finances business, industry and employment, and improves the economic and environmental climate in rural communities (under 50,000 population). Eligible uses include business and industrial acquisitions; construction, conversion, expansion, repair, modernization or development costs; purchase of equipment, machinery or supplies; startup costs and working capital; processing and marketing facilities; pollution control and abatement; and refinancing under certain conditions.

[www.rurdev.usda.gov](http://www.rurdev.usda.gov)

## ***U.S. Department of Agriculture Rural Development (RD), Community Programs Guaranteed Loan***

---

The U.S. Department of Agriculture Rural Development (RD), Community Programs Guaranteed Loan finances the development of water and waste disposal systems, and other essential community facilities in rural areas.

[www.rurdev.usda.gov](http://www.rurdev.usda.gov)

## ***ACCION New Mexico***

---

ACCION New Mexico's mission is to provide business credit and training to self-employed individuals and families who have limited or no perceived access to traditional credit sources. Lines of credit, fixed asset and working capital loans are available from \$200 to \$50,000.

[www.accionnm.org](http://www.accionnm.org)

---

### ***Farm Services Agency (FSA) Farmer Programs***

The Farm Services Agency (FSA) Farmer Programs guarantee loans made by agricultural lenders for family farmers and ranchers for farm ownership, improvements and operation purposes. The FSA describes a family farm as one which a family can operate and manage itself.  
[www.fsa.usda.gov/pas](http://www.fsa.usda.gov/pas)

---

### ***U.S. Small Business Administration (SBA) CAPLines***

The U.S. Small Business Administration (SBA) CAPLines are revolving lines of credit which allow a borrower to obtain funds as needed from a pre-approved credit account. Eligible uses include anticipated inventory and accounts receivable needs; financing direct labor and material cost associated with contracts; and to meet credit standards associated with long-term credit.  
[www.sba.gov](http://www.sba.gov)

---

### ***U.S. Small Business Administration (SBA) Loan Guarantee Program***

The U.S. Small Business Administration (SBA) Loan Guarantee Program, often referred to as the 7(a) Program, guarantees loans made by lenders to small businesses. Eligible uses include the purchase of fixed assets or inventory; leasehold improvements; working capital; and debt refinancing.  
[www.sba.gov](http://www.sba.gov)

---

### ***U.S. Small Business Assistance 504 Program***

The U.S. Small Business Assistance 504 Program provides “economic development financing specifically designed to stimulate private sector investment in long-term fixed assets to increase productivity, create new jobs, and increase the local tax base.” Eligible uses include the purchase of land and buildings; new construction; remodel and renovations; purchase of machinery and equipment; contingency for cost overruns; and professional fees.  
<http://elcdc.com>

---

### ***WESST***

WESST is a non-profit organization whose purpose is to help create economic security by reducing the risks of starting and owning a business. Eligible assistance includes individual consultations that mentor a client through planning and growing a business; small group workshops on basic business topics; and a revolving loan fund designed to lend small amounts from \$5,000 to \$65,000 to qualified clients unable to obtain financing through conventional sources.  
[www.wesst.org](http://www.wesst.org)

---

### ***New Mexico Manufacturing Extension Partnership (MEP)***

The New Mexico Manufacturing Extension Partnership (MEP) provides training on advanced manufacturing methods, technology, marketing, business development, best practices and commercialization services.  
[www.newmexicomep.org](http://www.newmexicomep.org)

---

### ***New Mexico Small Business Assistance Program (NMSBA)***

The New Mexico Small Business Assistance Program (NMSBA) solves small business challenges through national laboratory expertise, including scientists and engineers providing technical assistance at no cost to small businesses; technical assistance provided on testing and design consultation; and access to special equipment or facilities.  
[www.nmsbaprogram.org](http://www.nmsbaprogram.org)

---

## ***New Mexico Small Business Development Center (NMSBDC)***

The New Mexico Small Business Development Center (NMSBDC) provides direct assistance, entrepreneurial education and resource linkages designed to facilitate the retention and expansion of existing small businesses, and the creation of new businesses. Assistance includes writing a business plan; designing a marketing plan; assembling a loan package or financing plan; setting up a bookkeeping system; using a computer for business applications; analyzing financial statements; doing business with the government; entering global markets; and solving technical problems.

[www.nmsbdc.org](http://www.nmsbdc.org)

---

## ***U.S. Department of Agriculture Rural Development (RD), Cooperative Development Assistance Program***

The U.S. Department of Agriculture Rural Development (RD), Cooperative Development Assistance Program helps rural residents form new cooperative businesses and improve the operations of existing cooperatives. Assistance includes technical assistance; education and information; statistics; cooperative-related research; and information to promote public understanding of cooperatives.

[www.rurdev.usda.gov](http://www.rurdev.usda.gov)

---

## ***Business Improvement District (BID)***

A Business Improvement District (BID) is a special taxing district implemented to generate revenue for infrastructure improvements necessary for economic development projects. Local governments are empowered to create a BID. In some cases local residents must ratify the creation. Generally, bonds are issued to pay for infrastructure development and taxes are increased to pay off the bonds. Affected voters must approve the issuance of the bonds and the imposition of the tax.

[www.downtowndevelopment.com/business\\_improvement\\_districts.php](http://www.downtowndevelopment.com/business_improvement_districts.php)

---

## ***Community Development Incentive Act***

The Community Development Incentive Act allows the governing body of a county or a municipality, by a majority vote of the elected members, to adopt a resolution exempting commercial personal property of a new business facility located in the county or municipality from the imposition of any property tax on commercial personal property authorized to be imposed by the respective governing body.

*NMSA 3-64-2*

---

## ***Industrial Revenue Bonds (IRBs)***

Industrial Revenue Bonds (IRBs) are authorized by New Mexico municipalities and counties to stimulate the expansion and relocation of commercial and industrial projects in the state. IRB's facilitate financing for land, buildings and equipment, and an exemption of valorem tax for as long as the bonds are outstanding and title to the project is held by the issuing agency. IRBs may be taxable or tax free.

*NMSA 4-59-12*

---

## ***Main Street Program***

The MainStreet Program provides technical assistance services and resources to its affiliated non-profit organizations for downtown revitalization and redevelopment. MainStreet requires a public/private partnership between the municipality and a downtown revitalization organization. Salaried employees, as well as a contract staff or professionals, bring expertise, skills, and knowledge into the affiliated communities to implement projects, programs and activities in the MainStreet District.

[www.edd.state.nm.us](http://www.edd.state.nm.us)

## ***Employee Stock Ownership Plan (ESOP)***

An Employee Stock Ownership Plan (ESOP) is classified as an employee benefit plan that can be used for corporate debt financing. ESOPs are empowered to fulfill many different financing roles for a business, including buying out shareholders; financing capital expansion; refinancing existing debt; selling off divisions; acquiring new operations; and taking a company private.

[www.nceo.org/esops/esop\\_articles.html](http://www.nceo.org/esops/esop_articles.html)

## ***U.S. Small Business Administration (SBA) Section 8(a) Program***

The U.S. Small Business Administration (SBA) Section 8(a) Program assists small businesses owned by socially and economically disadvantaged persons with access to federal government contracts and other assistance. The SBA acts as a prime contractor and enters into all types of federal government contracts with other government departments and agencies, and negotiates subcontracts for small business owners accepted into the 8(a) program. An eligible business must be at least 51% owned by an individual who is a citizen of the U.S. and who is determined to be socially and economically disadvantaged.

[www.sba.gov](http://www.sba.gov)

## ***Technology Ventures Corporation (TVC)***

Technology Ventures Corporation (TVC) is incorporated as a non-profit company in New Mexico to support start-up and expanding technology-based companies. TVC develops linkages between investment sources and entrepreneurs; identifies applicable technologies resident in the laboratories, universities and other sources; coordinates business and management support for entrepreneurial companies; and assists in the relocation or expansion of existing technology-based companies.

[www.techventures.org](http://www.techventures.org)

## ***Venture Capital***

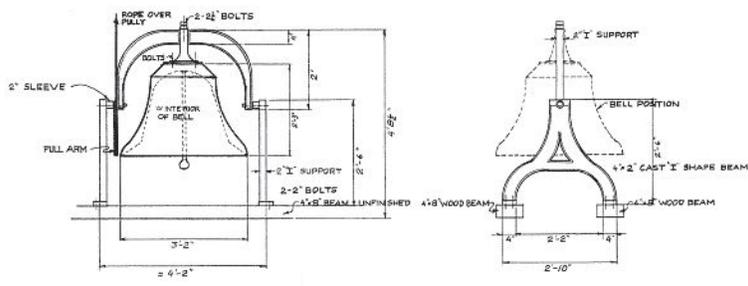
Venture Capital is a source of private capital that generally requires the exchange of equity in return for funding. Typical investments range from \$500,000 to many millions of dollars, and both technology and non-technology businesses are eligible.

<http://nmvca.org>

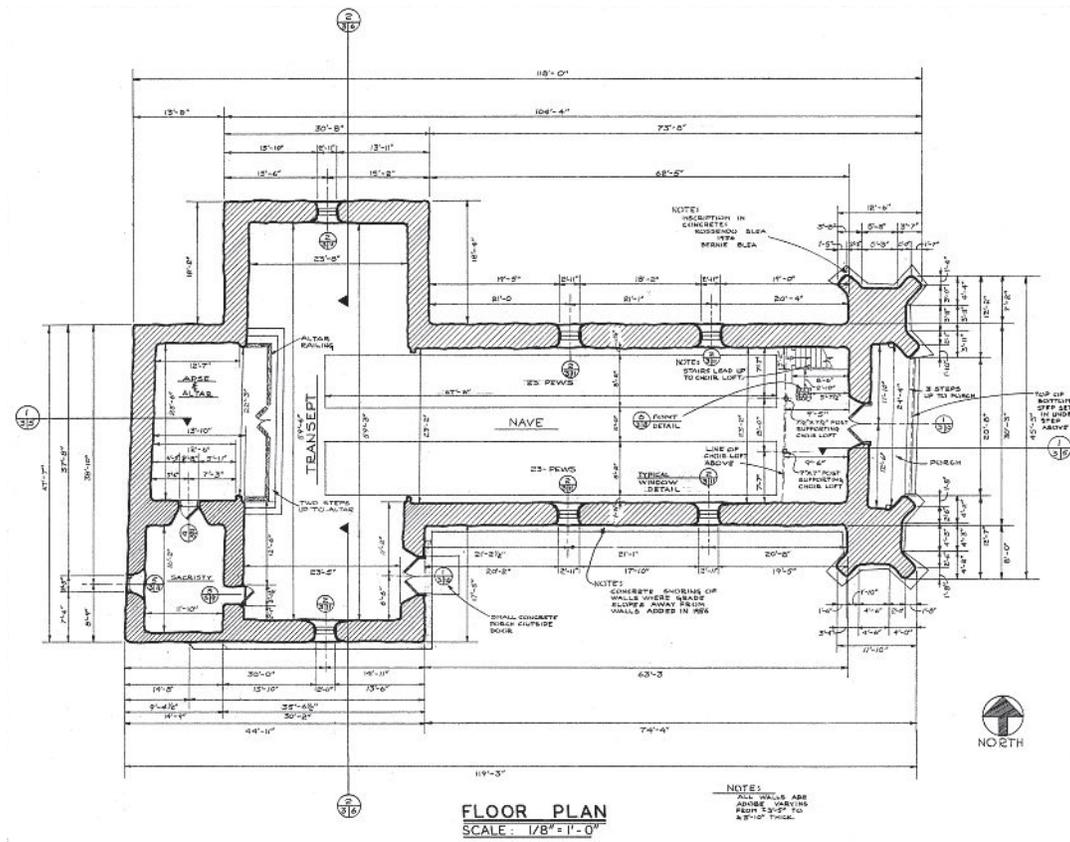
## ***Worker Cooperative***

A Worker Cooperative is a legal structure for employee ownership of a business. The cooperative will credit members with a portion of net earnings and use the funds as tax-free money to finance growth.

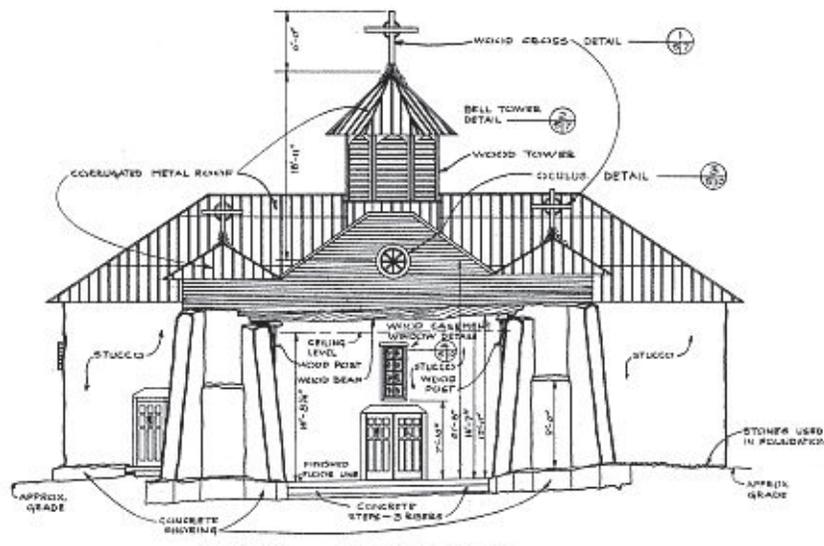
[www.usworker.coop/front](http://www.usworker.coop/front)



Drawing: Bell Details, Our Lady of Guadalupe, 1967: Frank Neal Gasion, Jr. & Greg B. Putnam  
Source: Library of Congress



Drawing: Floor Plan, Our Lady of Guadalupe, 1967: Frank Neal Gasion, Jr. & Greg B. Putnam  
 Source: Library of Congress



Drawing: East Elevation, Our Lady of Guadalupe, 1967: Frank Neal Gasion, Jr. & Greg B. Putnam  
 Source: Library of Congress

# Part III. Community Profile

## A. Introduction

Prior to determining particular strategies for guiding and managing future development, it is necessary to assess both the historical background and present-day conditions of Peralta. The following community profile is an overview and is intended to promote a common understanding of the Town and its residents. The

community profile describes the primary character of development, development history, population and housing, local economy, transportation and circulation, and all of the community services and facilities that are currently available to Peralta Citizens.

## B. Regional Setting

The Town of Peralta is located in Valencia County, approximately 19 miles south of Albuquerque (see Figure 1). Peralta's neighboring municipalities include Bosque Farms to the north, Meadowlake to the east, Belen to the south, and Los Lunas to the south-west.

Peralta is located on NM 47, just south of Bosque Farms, and serves as Peralta's "Main Street" and primary location for businesses and services.

## C. Present Character of Development

Commercial and business development in Peralta is currently concentrated along NM 47, which serves as the central business core of the community. Much of the traffic and business within Peralta travels along this state highway, which runs parallel to I-25 and the Rio Grande river. As a result, highway related services (gas stations, restaurants, vehicle repair, convenience stores) are major components of Peralta's economy in this area. Given Peralta's history of settlement-type development, there are still pockets of small residential buildings located in this developing commercial core. The growth of the Village of Bosque Farms on the north end of NM

47 in Peralta and Los Lunas on the south end of NM 47 is influencing commercial growth and traffic on these edges of the Town pushing commercial development inward along NM 47.

Traveling east and west outward from NM 47, the land use patterns abruptly shift from commercial to single-family housing with large lots. Most of the current agricultural uses within the Town are scattered within these single-family household pockets with most of these lands being used for livestock purposes.

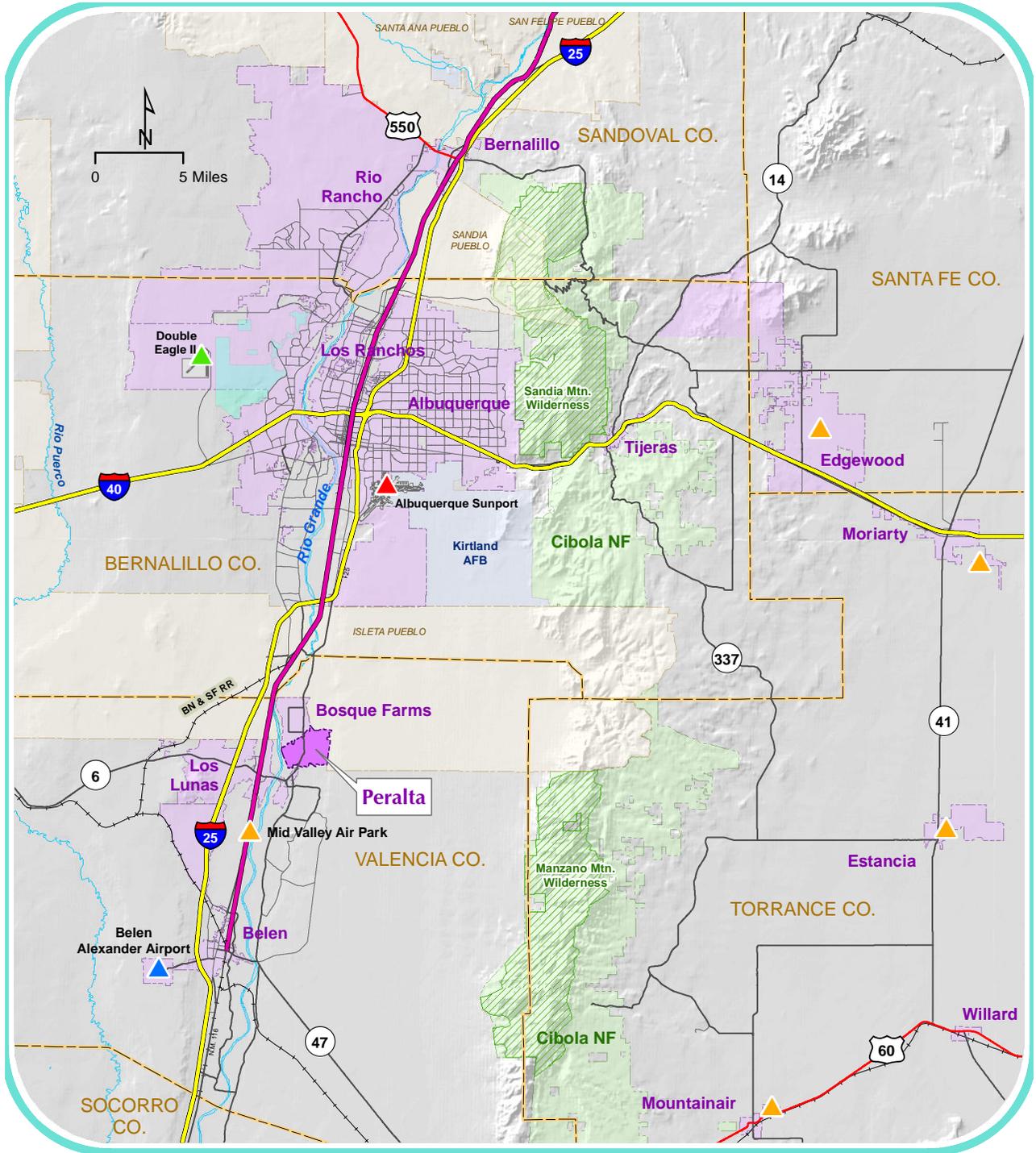


Photo: Residence & Barn, Molina Drive

**Map 1 : Regional Map**

Geographic Area: Town of Peralta

[Source: MRCOG, December 2012]



- |                            |               |
|----------------------------|---------------|
| Incorporated Municipality  | Commuter Rail |
| Indian Lands               | Interstate    |
| Primary Commercial Airport | US Highway    |
| Reliever Airport           | State Highway |
| Gateway Airport            |               |
| Key Airport                |               |

**Regional Map**

## D. Development History

In early 1718, Diego de Padilla, a resident of Albuquerque, petitioned Governor Antonio Valverde y Cosio for a grant to the land that now makes up Peralta that he claimed his ancestor had owned prior to the Pueblo Revolt. On May 14, 1718, the Governor directed Captain Alonso Garcia to place Padilla in possession of approximately 52,000 acres of this land. Padilla grazed sheep on the land and sold a few small parcels to other individuals before his death in 1736. His seven children sold the land to the Pueblo of Isleta on August 22, 1751.

Located a few miles south of the Isleta escarpment, a large hacienda called Los Pinos is located. About a mile further south, near the site of the present-day Catholic Church, the hacienda of Juan Antonio Otero is located. In 1837, Juan Antonio married Mercedes Chaves, the eighth child of Francisco Xavier Chavez, the owner of Los Pinos. Juan and Mercedes moved to the area and built a large hacienda on a parcel of land that most likely belonged to his father. This hacienda was the beginning of what is now known as "downtown" Peralta.

Peralta, at this time, made up of one or two haciendas, seems to have acquired its own separate identity rather gradually in the 1830s and 1840s. Prior to this transition, people living in the area considered themselves to be residents of Valencia, about a mile south. This association may have been formalized in colonial

censuses, since Peralta is not mentioned in the 1802, 1823, or 1845 accountings; neither does it appear in the July 1840 listing of villages in the Territory. Furthermore, in both the 1844 petition to have Valencia named as the county seat and the 1845 petition concerning the Ojo de la Cabre Land Grant, Juan Antonio Otero listed his place of residence as "Valencia." Finally, the map of "Inhabited Places in New Mexico - 1844" does not show Peralta, although both Valencia and Los Pinos are shown.

There are several candidates for the community's namesake. Most accounts specifically eliminate the second colonial governor, Pedro de Peralta, suggesting instead that the village was named for Andres and Miguel Peralta and their father Pedro, killed in Santo Domingo during the 1680 Revolt. This account suggests that the name was put forth by descendants of the Peraltas who lived in the area. Another possibility is that the name Peralta is a mis-rendering of the word Puerto. An otherwise-unspecified location called "El Puerto de San Andres in the Isleta jurisdiction" is noted as the burial place of Diego de Padilla, original grantee of the Lo de Padilla land grant. The name was also used in reference to Peralta in 1849. Probably the most reasonable basis for the name is the tall pear trees (pera alta) that some local residents recall in the orchards in the early 1900s.



Photo: Our Lady of Guadalupe



Photo: Tomé Draw Acequia

Peralta was the county seat of Valencia County from 1848 to 1852. The offices were relocated from the Village of Valencia to a small, chapel-associated building on the south side of Peralta Plaza. This was probably the building that came to be known as the *sacrista* and was very likely the chapel of the Otero hacienda, since that building is reported to have been used as a church before being used by the county, and since it apparently reverted to use as a church after the county offices were relocated to Tomé in 1852.

During the last half of the nineteenth century, the economy of the Peralta-Valencia-Los Pinos area was dominated by sheep husbandry and flour milling. By 1850, this part of the Southwest had the largest sheep population in the West and was a major supplier of wool, mutton, and tallow to the rest of New Mexico, the southern Rio Grande valley and even locations as far away as south-central Mexico and California.

Flour mills in the area were water-powered, using water from a dedicated ditch referred to as Acequia de la Maquina that drew water from the Rio Grande near Chical. Between 1850 and the outbreak of the Civil War, four millers - Ceran St. Vrain of Taos, Simeon Hart of El Paso, Joseph Hersch of Santa Fe, and Antonio José Otero of Peralta - supplied most of the flour used by the Army in the Southwest. Much of the wheat milled by the Oteros appears to have been produced by

local farmers, including residents of Peralta, Valencia and Tomé, and the Connelys of Los Pinos.

Peralta is also named as the site of one of the three Civil War battles in the New Mexico Territory although the fiercest fighting in this day-long fight occurred about a mile to the north in Los Pinos (now known as Bosque Farms).

A dispute over ownership of most of Peralta occurred in 1908, when the Pueblo of Isleta asserted a claim to the area based on the sale of the Lo de Padilla grant to the Pueblo in 1751, a claim challenged by the descendents of ten families who had purchased the southern portion of the grant from Isleta in 1797. Discussions continued until 1915 when the Valencia County District Court decided in favor of the Peraltans based on their "long continued use and occupation" of the disputed area and ceded them the southern section of the Lo de Padilla grant, an area which came to be known as the Peralta Tract. The Isletans, dissatisfied with the Court's decision, appealed to the Pueblo Lands Board, which finally adjudicated the dispute in favor of the Peraltans in August 1928, but compensated Isleta for the 14,700 acres at \$2 per acre. The total area of this "Peralta Settlement" was reduced to little over eleven thousand acres in 1949 when the final adjudication occurred.



Photo: La Ladera Road

Construction of the present-day Catholic Church began in 1879 on land donated by Mercedes Otero, widow of Juan Antonio and owner of the hacienda. The church originally included a southern appendage known as the *sacrista*, torn down in the early 1950s, that served not only as a *sacristy* and meeting hall but also as the first real public school in the area until 1911, when a dedicated building was constructed about a hundred yards southeast of the church.

Southeast of the church is the building that served as the Peralta Elementary School from 1911 to 1947. In 1947, construction was completed on the new school across State Route 47 from the old school. The new facility was dedicated on January 30, 1947, after an invocation from Father Assenmacher of Tomé. After 1950, the old school building served as a public shower facility and laundromat before being completely abandoned in 1960. Across from the church was a building with a prominent portal which housed a mercantile store, the Post Office, a bus station, and, eventually a gas station and a saloon.

In 1902 Peralta was described as having eight hundred residents, a flour mill, several general merchandise stores, and a blacksmith shop. The mercantile establishments on or near the plaza continued to change hands and the store that eventually became the main commercial venture was purchased in 1900 from a local merchant, Higinio Sanchez. By the 1950s, the plaza across from the church included a general store, a bus stop, the post office, a small bar on the south end, and a Sinclair gas station with two pumps. The area of Peralta where the church and portal were located came to be called Peralta Plaza.

With the downturn of the large-scale sheep industry, the advent of steam-powered mills in Los Lunas and Albuquerque, and the rise to prominence of the Otero-Luna clan of Los Lunas and Bosque Farms, Peralta once again became a support community for the dairies and farms in the surrounding areas. It retains that character today - supporting a few local businesses, but mostly serving as a quiet bedroom community for Albuquerque.

## E. Population and Housing

Peralta is a small municipality located in Valencia County located approximately 19 miles south of the City of Albuquerque. In 2010, Peralta's population was 3,660. Table 1 displays Peralta's population and housing data from the U.S. Census from 1980 to 2010. The Town has been steadily increasing in both population and housing units since 1980; however, there was a slight drop in population between 2000 and 2010. This was most likely due to Peralta incorporating in 2007 and losing some of the residents located within the designated area the Census previously considered Peralta. Examining the average household size of Peralta against the national average, it can be seen that although the average household size has decreased

for each, Peralta is continuing to be above the national trend. For decades national housing trends have been toward smaller families, more childless couples, and more singles.

Figure 3 And Table 2 show the population trends for the incorporated municipalities of Valencia County from 1960 to 2010. It is evident from this data that both Los Lunas and Belen are outpacing Bosque Farms and Peralta in population growth. However, both communities are maintaining a relatively stable population.

**Table 1 : Population, Housing & Households 1980 - 2010**

Geographic Area: Town of Peralta

[Source: U.S. Census Bureau, MRCOG]

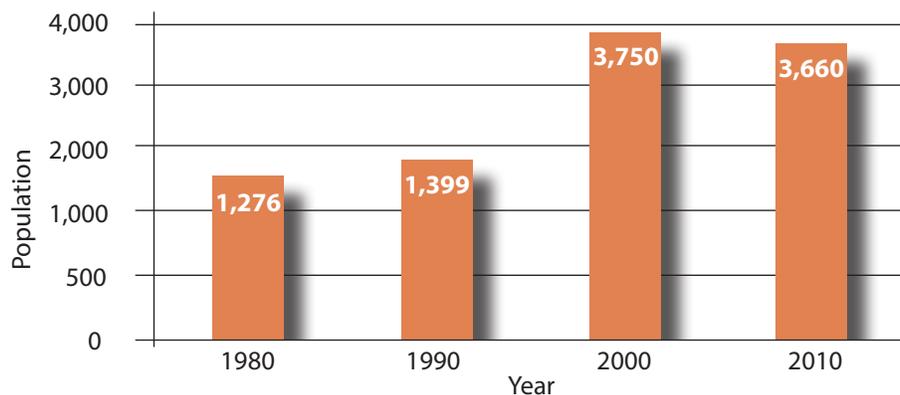
Year	Population	Households	Peralta Average Household Size*	National Average Household Size
1980*	1,276			2.76
1990*	1,399	1,111	1.26	2.63
2000*	3,750	1,314	2.85	2.59
2010	3,660	1,370	2.67	2.58

\*Note: Prior to 2007, Peralta was considered a Census Designated Place by the U.S. Census Bureau

**Figure 2: Population, Housing & Households 1980 - 2010**

Geographic Area: Town of Peralta

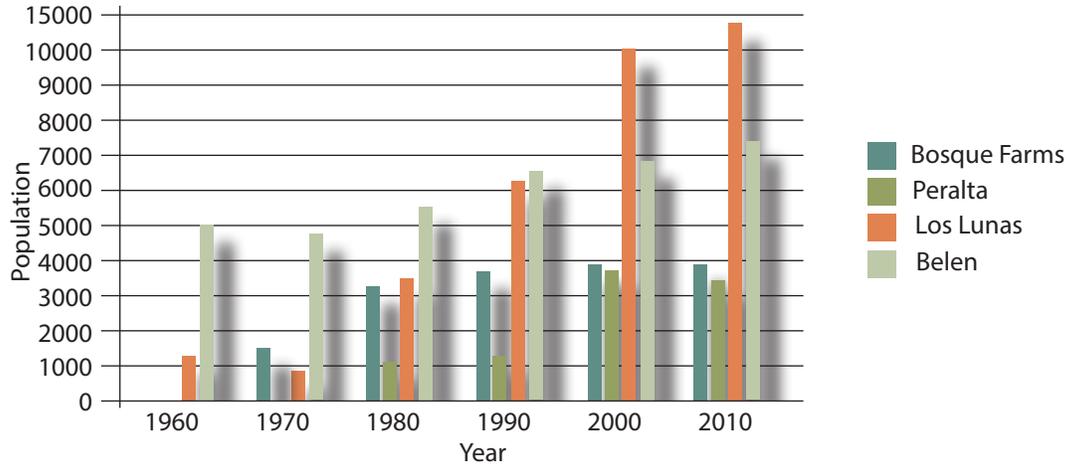
[Source: U.S. Census Bureau, MRCOG]



**Figure 3: Historical Population Trend: 1960 - 2010**

Geographic Area: Valencia County Incorporated Municipalities

[Source: U.S. Census Bureau, MRCOG]



**Table 2: Historical Population: 1960 - 2010**

Geographic Area: Valencia County Incorporated Municipalities

[Source: U.S. Census Bureau, MRCOG]

Year	1960	1970	1980	1990	2000	2010
Bosque Farms		1,699	3,353	3,824	3,931	3,904
Peralta*			1,276*	1,399*	3,750*	3,660
Los Lunas	1,186	973	3,525	6,135	10,034	14,835
Belen	5,031	4,823	5,617	6,555	6,901	7,269

\*Note: Prior to 2007, Peralta was considered a Census Designated Place by the U.S. Census Bureau



Photo: Joe's Pharmacy Mural

## Population Characteristics

The age/sex characteristics of the Town have changed somewhat substantially over the past decade. This could be in some part due to the incorporation of the Town and the redefining of its boundaries for this purpose. Population trends from 2000 to 2010 by age groups and the comparison with Valencia County and the State of New Mexico is available in Table 3. The median age for Peralta residents was 36.4 in 2000; 28.9 percent of the population of Peralta was under 18 years of age, however in 2010, the percentage of the population under 18 had decreased to 23.1 percent with a median age increasing to 43.5. It is somewhat difficult to compare the population pyramids in Figure 5 due to the drastic decrease in percentage each age range held between 2000 to 2010. For example, the age range of 10-14 for males in 2000 was roughly 9 percent of the population of males, however, in 2010, we see a substantial decrease in the male population between 10 - 14 down to roughly 3.5 percent. This stark contrast between 2000 and 2010 allows us to assume that the birth rate in Peralta has decreased substantially and that a general evening-out of the population in the 15 to 65 age range.

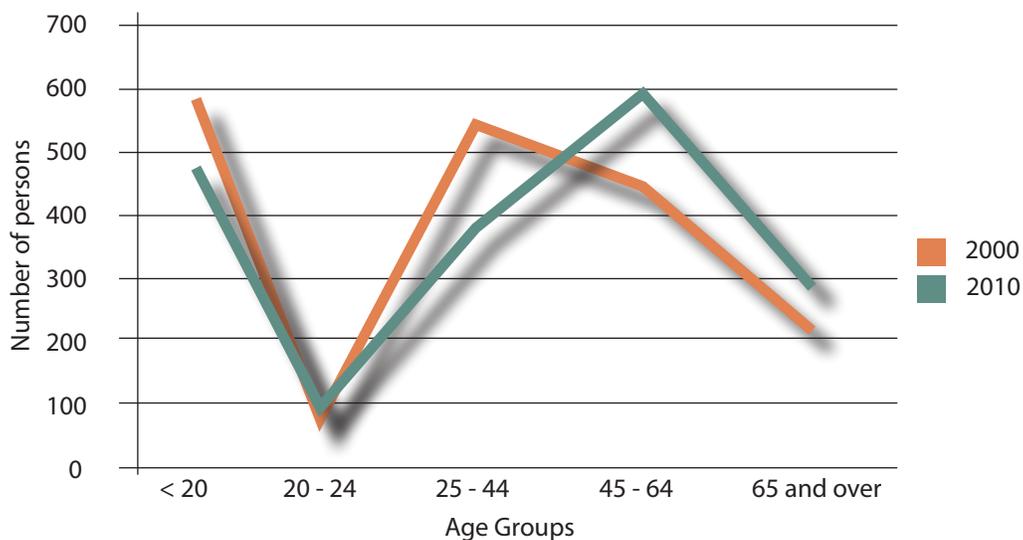
We can also assume that the birth rate has decreased based on the increase in median age as well as the decrease in the percentage of the population for both males and females in the 0 - 4 age range. With fewer males and females within this age range, the population of Peralta is continuing to age without the influx of young people. This could be due to the lack of a substantiated public school system within Peralta, as well as the community being considered a bedroom community for Albuquerque with older professionals and retirees making up a majority of the community.

Another trend worthy of discussion is the decrease in the make up of residents within the 18 to 29 age range. This decrease suggests that high school students are either leaving for universities within other municipalities or are migrating to jobs located within municipalities where they have a better chance of obtaining employment.

**Figure 4: Age Distributions: both sexes 2000 & 2010**

Geographic Area: Town of Peralta

[Source: U.S. Census Bureau, MRCOG]



**Table 3: Trends & Comparisons: Age Distribution (by percentage): 2010**

Geographic Area: Town of Peralta, Valencia County, and New Mexico

[Source: U.S. Census Bureau, MRCOG]

Age Group	Peralta	Valencia County	New Mexico
<b>Total Population</b>	<b>3,660</b>	<b>76,569</b>	<b>2,059,179</b>
Under 5 years	5.3%	6.9%	7.0%
5 to 9 years	5.9%	7.1%	7.0%
10 to 14 years	7.1%	7.7%	6.9%
15 to 19 years	7.4%	7.6%	7.3%
20 to 24 years	5.4%	5.9%	6.9%
25 to 29 years	4.4%	5.9%	6.8%
30 to 34 years	5.2%	5.8%	6.2%
35 to 39 years	5.2%	6.1%	6.0%
40 to 44 years	6.1%	6.5%	6.1%
45 to 49 years	8.5%	7.5%	7.0%
50 to 54 years	9.4%	7.6%	7.1%
55 to 59 years	7.9%	6.8%	6.6%
60 to 64 years	6.7%	6.0%	5.8%
65 to 69 years	5.1%	4.4%	4.3%
70 to 74 years	3.1%	3.2%	3.2%
75 to 79 years	3.4%	2.4%	2.4%
80 to 84 years	2.2%	1.5%	1.8%
85 years and over	1.7%	1.2%	1.6%

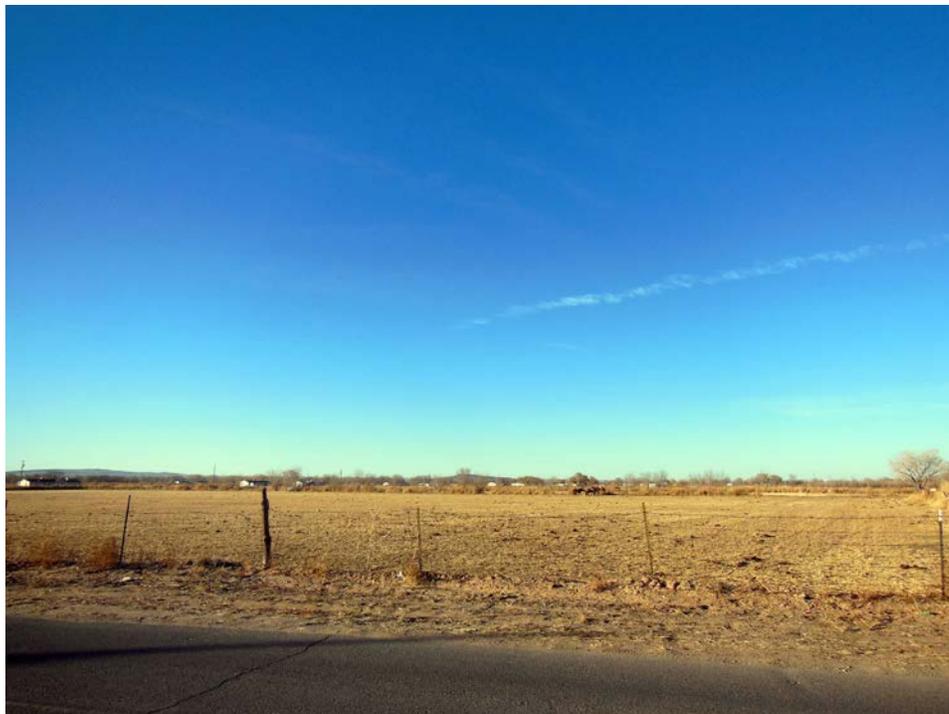


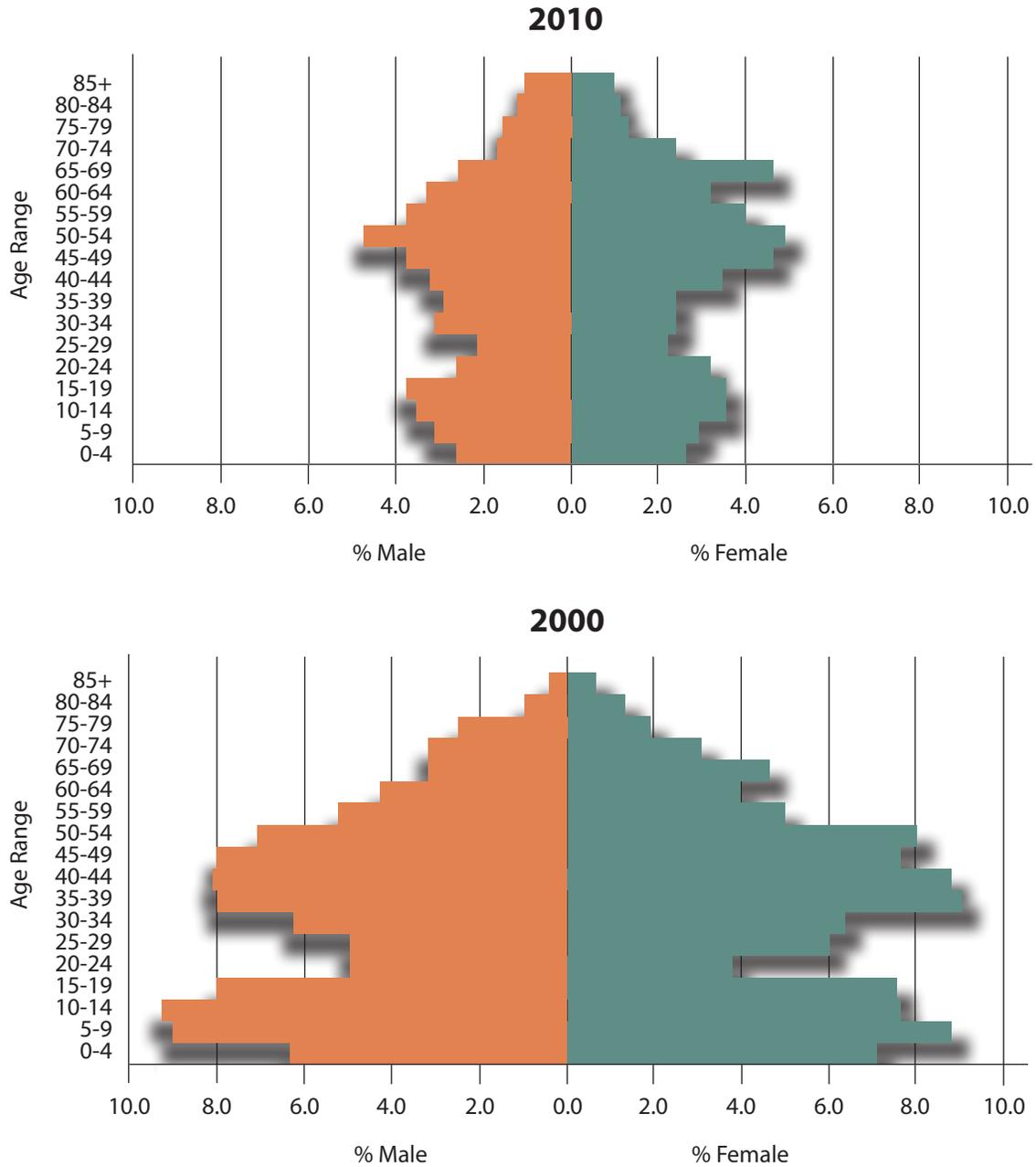
Photo: Agricultural Land, Peralta Boulevard

**Figure 5: Population Pyramids: 2010 & 2000**

Geographic Area: Town of Peralta

[Source: U.S. Census Bureau, MRCOG]

Note: the drastic change in population make-up is most likely due to the municipal boundaries changing during the incorporation in 2007.



## Household and Family Composition

The composition of households and families in 2000 and 2010 are provided in Figure 6. A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. Conversely, a household includes all the persons who occupy a housing unit. In 2000, 78.7 percent of households were headed by a married couple; the percentage of married couple households was 74.7 in 2010. The percentage of single parent families with children decreased from 63.6 in 2000 to 63.2 percent in 2010.

The percentage of one-person households increased from 16.3 percent to 19.3 percent during the last decade. In addition, the percentage of female householders with no husband present increased from 10.9 percent to 11.3 percent. However, within this same classification, those female householders with children decreased from 6.9 percent in 2000 to 5.4 percent in 2010.

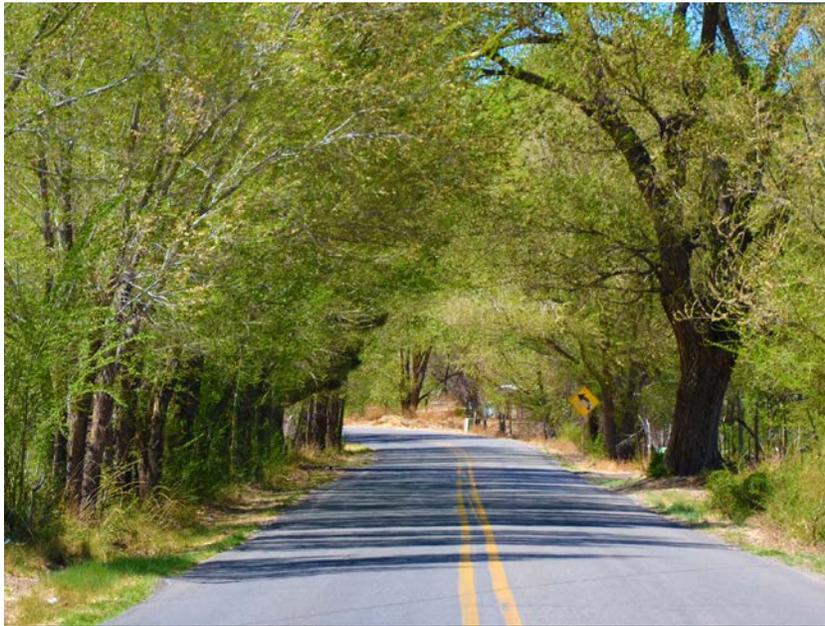
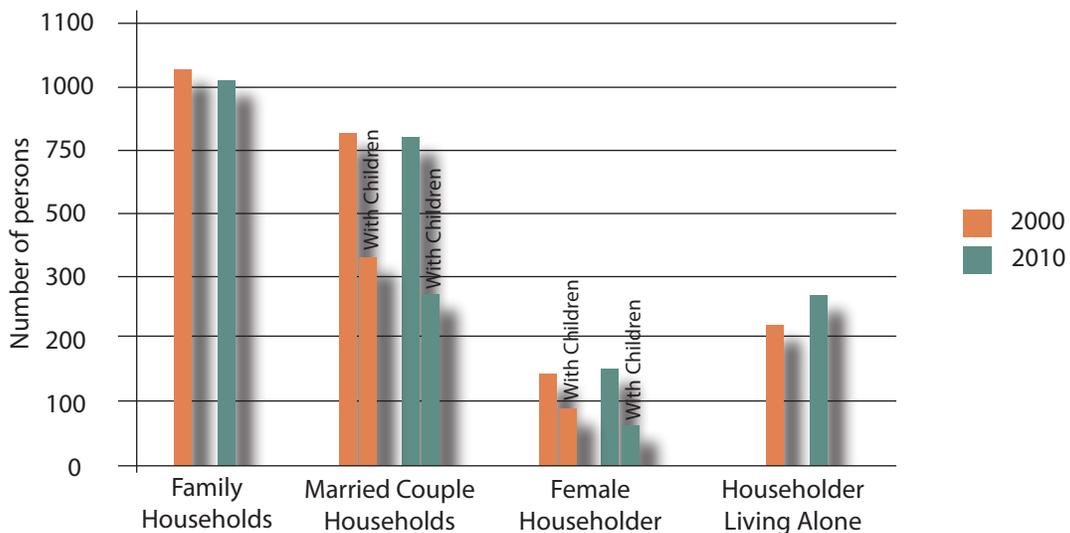


Photo: Molina Road

**Figure 6: Household & Family Composition: 2000 & 2010**

Geographic Area: Town of Peralta

[Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]



Note: Total Households, 2000: 1,314; 2010: 1,370



Photo: Molina Road

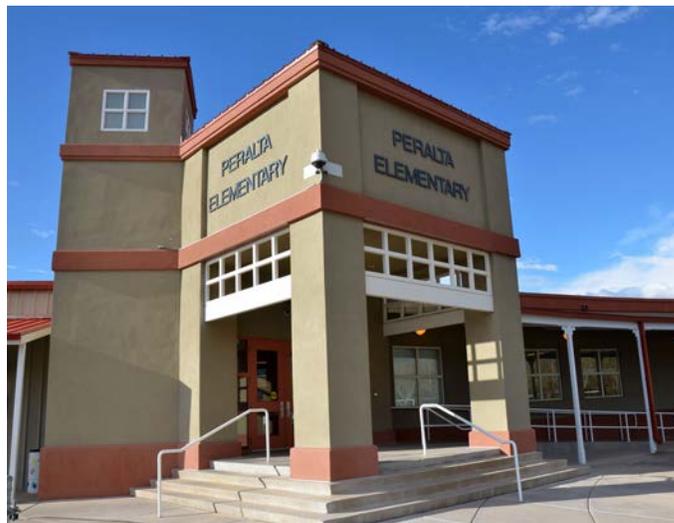


Photo: Peralta Elementary

### ***Educational Attainment***

The American Community Survey estimates for Peralta, Valencia County and New Mexico place Peralta in line with both the County and the State in several measurement areas of educational attainment. Among Peralta residents, it is estimated that 27.1 percent have at least graduated from high school (including equivalency) and 8.6 percent have earned at least an associate’s degree. The corresponding percentages for Valencia County were 30.0 percent and 6.9 percent respectively. Among residents of the State of New Mexico, 27.0 percent have graduated from high school and 7.2 percent have earned an associate’s degree. Of special note is the percentage of the population in Peralta that has less than a 9th grade education. Only 2.4 percent of the population in Peralta has an education less than 9th grade. Valencia County comes in at 7.5

percent and the State as a whole sits at 7.8 percent.

The Town of Peralta is in the Los Lunas School District and currently has one school located within the district, Peralta Elementary. According to the New Mexico Public Education Department, Peralta Elementary received a school grade of “B” for the 2011 to 2012 years. This grade is higher than the statewide grade of “C.” For performance in Math and Reading Peralta Elementary scored 26.9 points out of 40 possible points. Out of the highest performing students, growth for the school scored 10.4 out of 20 possible points and out of the lowest performing students, the school scored 5.5 out of 20 possible points. Detailed information can be found in the Appendix.

**Table 4: Educational Attainment for Persons Age 25 and Over: 2010**

Geographic Area: Town of Peralta, Valencia County, and New Mexico

[Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]

	<b>Peralta</b>	<b>Valencia County</b>	<b>New Mexico</b>
Educational Attainment	Percent	Percent	Percent
<b>Population 25 years and over</b>	<b>2,446</b>	<b>47,616</b>	<b>100.0%</b>
Less than 9th grade	2.4%	7.5%	7.8%
9th to 12th grade, no diploma	12.2%	12.4%	9.5%
High school graduate (includes equivalency)	27.1%	30.0%	27.0%
Some college, no degree	34.7%	26.4%	23.1%
Associate’s degree	8.6%	6.9%	7.2%
Bachelor’s degree	8.3%	10.9%	14.6%
Graduate or professional degree	6.7%	5.8%	10.8%

## Race/Hispanic Origin

The responses to the race and Hispanic origin questions are shown below in Table 5. More than half of the residents of Peralta identified themselves as Hispanic. Roughly a third of the residents that identified themselves as Hispanic also consider themselves to be White. Alternatively, about 16 percent selected “other” as the best description of their race. By contrast, almost 60 percent of the residents of Valencia County considered themselves to be Hispanic. In 2010, 46.3 percent of the population of New Mexico regarded themselves to be Hispanic.

Roughly 67 percent of the residents of the Town were born in New Mexico (see Figure 7), which is greater than the statewide average of

51.5 percent. In contrast, Valencia County is made up of 92.5 percent native New Mexico residents. The state average for foreign born residents sits at 8.2 percent which is substantially higher than the Town of Peralta’s 0.9 percentage.

Over three-quarters of the population age 1 and over lived in the same house for at least 1 year prior to the 2010 Census (see Figure 8). This percentage is drastically higher than the statewide average of 54.4 percent. This measurement shows that Peralta has very low in-migration compared to the State suggesting the fact that the population is stable and settled within the community.

**Table 5: Population by Race & Ethnicity, Hispanic & Not Hispanic: 2010**

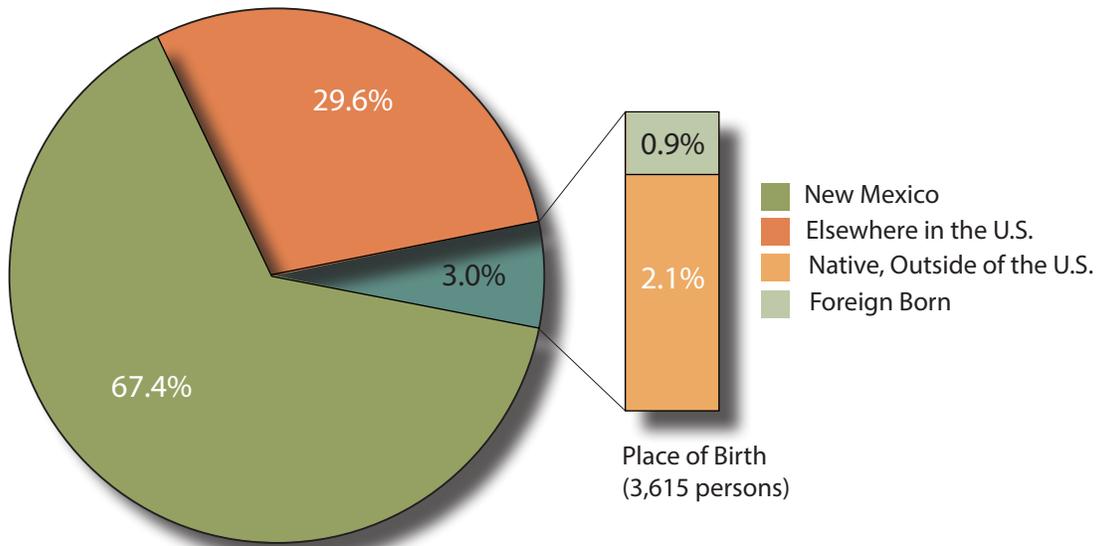
Geographic Area: Town of Peralta, Valencia County, and New Mexico  
[Source: U.S. Census Bureau, MRCOG]

	Peralta	Valencia County	New Mexico
<b>Total Population</b>	<b>3,660</b>	<b>76,569</b>	<b>2,059,179</b>
<b>Percent Total Hispanic</b>	<b>54.5%</b>	<b>58.3%</b>	<b>46.3%</b>
Percent White	34.9%	37.0%	27.9%
Percent Black	0.2%	0.3%	0.3%
Percent American Indian	0.4%	1.0%	0.9%
Percent Asian	0.0%	0.1%	0.1%
Percent Pacific Islander	0.0%	0.0%	0.0%
Percent Other	15.7%	16.9%	14.8%
Percent Two or More Races	3.3%	2.9%	2.3%
<b>Percent Total Not Hispanic</b>	<b>45.5%</b>	<b>41.7%</b>	<b>53.7%</b>
Percent White	41.2%	36.2%	40.5%
Percent Black	0.6%	1.1%	1.7%
Percent American Indian	2.1%	2.8%	8.5%
Percent Asian	0.2%	0.4%	1.3%
Percent Pacific Islander	0.0%	0.0%	0.1%
Percent Other	0.2%	0.2%	0.2%
Percent Two or More Races	1.1%	1.1%	1.5%

**Figure 7: Nativity: 2010**

Geographic Area: Town of Peralta

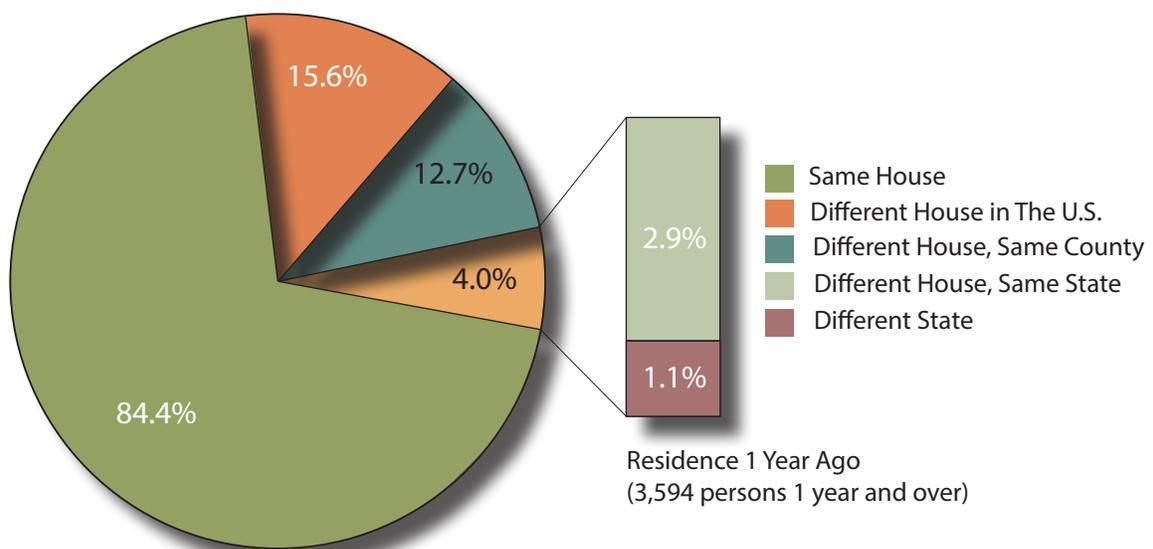
[Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]



**Figure 8: Migration: 2010**

Geographic Area: Town of Peralta

[Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]



## Housing Characteristics

The housing stock of Peralta is fairly new (i.e. less than 50 years old), with approximately 80 percent of the homes built in the 1970s or later. Subsequent housing data is provided in Table 6. A large majority of the homes in Peralta are occupied (92.5 percent) and occupied by the owner of the home (82.6 percent), which is slightly lower than in 2000 (84.9 percent). The percentage of homes occupied by renters increased 2.3 percent from 15.1 percent in 2000 to 17.4 percent in 2010. The balance of the housing was vacant, about 7.5 percent in 2010, up from 7.0 percent in 2000.

Peralta's 2010 vacancy rate was 1.8 percent for homeowner vacancy and 7.0 percent for renter vacancy. The homeowner vacancy rate is second to the highest in Valencia County. Belen had a homeowner vacancy rate of 6.9 percent, Bosque Farms at 1.1 percent, and Los Lunas at 3.8 percent. Belen comes in at the highest vacancy rate for rental vacancy at 9.2 percent, however, Peralta is higher than both Bosque Farms at 6.5 percent and Los Lunas at 6.8 percent. Comparatively, Peralta consists of only 17.4 percent renter-occupied housing, while Belen contains 34.8 percent, Bosque farms contains 10.2 percent, and Los Lunas contains 23.9 percent.

**Table 6: Housing Type, Housing Occupancy, and Housing Tenure: 2010**

Geographic Area: Town of Peralta, Valencia County, and New Mexico

[Source: U.S. Census Bureau, MRCOG]

	Peralta	Valencia County	New Mexico
<b>Total Housing Units</b>	<b>1,481</b>	<b>30,085</b>	<b>901,388</b>
Occupied Housing Units	1,370	27,500	791,395
Percent Occupied	92.5%	91.4%	87.8%
Vacant Housing Units	111	2,585	109,993
Percent Vacant	7.5%	8.6%	12.2%
Owner-Occupied Housing Units	1,132	21,999	542,122
Percent Owner-Occupied	82.6%	80.0%	68.5%
Renter-Occupied Housing Units	238	5,501	283,937
Percent Renter-Occupied	17.4%	20.0%	31.5%



Photo: Flood Irrigated Field

## F. Local Economy

The economic characteristics of Peralta provide an insight into the conditions of the community. A healthy local economy provides both

employment opportunities for residents and a strong tax base for the Town.

### *Labor Force, Employment and Earnings*

Based on the 2006 - 2010 American Community Survey estimates, roughly 66 percent of persons age 16 and over are in the labor force. The 2010 Labor Force and Employment numbers are located in Table 7 below. The percentage of the population in the labor force for Peralta is higher than both Valencia County and New Mexico (66.4% compared to 57.4% and 61.9%). The unemployment rate for Peralta has slightly increased over the last decade from 2.5 percent in 2000 to 3.5 percent in 2010 (of the population 16 years and over and in the labor force).

There is a wide range of workers living within the Town. Compared with Valencia County and New Mexico, Peralta has more residents within the Management, Business, Science, and Arts occupations as well as Sales and Office occupations than both Valencia County and New Mexico. These figures can be seen on the next page in Table 8.

The largest number of estimated jobs for Peralta is in the Education/Health/Social Services category followed by Construction. Approximately 23 percent of the residents of Peralta work in the education, health, and social services category, most likely providing services to the public school district surrounding and including the Town. Specifically served by these residents is the Peralta Elementary School.

For the purposes of determining commuting patterns for residents of Peralta, "place of work" is defined to be the primary work location during the week prior to the Census date, and "workers" are defined as those persons who went to work during the week prior to the Census date. According to the American Community Survey, just over three-quarters (78.5%) of the 1,921 persons in the labor force drove alone to work and about 10 percent worked from home. Figure 9 displays the breakdown of resident commute.

**Table 7: Labor Force and Employment: 2010**

Geographic Area: Town of Peralta

[Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]

Classification	Peralta	
	Number	Percent
<b>Total Persons Age 16 and Over</b>	<b>2,893</b>	<b>100.0%</b>
Civilian Labor Force	1,921	66.4%
Employed	1,821	62.9%
Unemployed	100	3.5%
Not in Labor Force	972	33.6%



Photo: Agricultural Land

**Table 8: Occupation: 2010**

Geographic Area: Town of Peralta, Valencia County, and New Mexico

[Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]

Occupation	Peralta	Valencia County	New Mexico
<b>Employed population 16 years and over (total)</b>	<b>1,821</b>	<b>29,882</b>	<b>888,761</b>
Management, business, science, and arts occ.	37.6%	29.3%	34.4%
Service occupations	17.2%	17.3%	19.0%
Sales and office occupations	26.5%	25.7%	24.3%
Natural resources, construction, and maintenance	12.9%	15.7%	12.7%
Production, transportation and material moving	5.8%	12.0%	9.6%

**Table 9: Industries for Residents: 2010**

Geographic Area: Town of Peralta

[Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]

Industry	Number	Percent
<b>Total Jobs</b>	<b>1,821</b>	<b>100.0%</b>
Agriculture/Forestry/Fishing/Hunting/Mining	0	0.0%
Construction	192	10.5%
Manufacturing	115	6.3%
Wholesale Trade	73	4.0%
Retail Trade	180	9.9%
Transportation/Warehousing/Utilities	47	2.6%
Information	134	7.4%
Finance/Insurance/Real Estate/Rental/Leasing	108	5.9%
Professional/Scientific/Management/ Administrative/Waste Management Services	169	9.3%
Education/Health/Social Services	422	23.2%
Arts/Entertainment/Recreation/Accommodation/ Food Services	78	4.3%
Other Services (except public administration)	150	8.2%
Public Administration	153	8.4%

Table 10 displays estimated 2010 household income based on the 2006 - 2010 American Community Survey. The 2010 median household income for Peralta was \$47,763, comparably higher than the median for Valencia County at \$42,044. It is also well above the New Mexico median of \$43,820. In addition, the per capita income for Peralta (\$26,127) is well above that of Valencia County (\$19,955) and New Mexico (\$22,968). Peralta's per capita income is also above that of its neighboring communities. Belen's per capita income is at \$16,710, Bosque Farms at \$26,124, and Los Lunas at \$22,895.

Supplemental income is also a factor of household income that should be taken into account. There are a variety of assistance

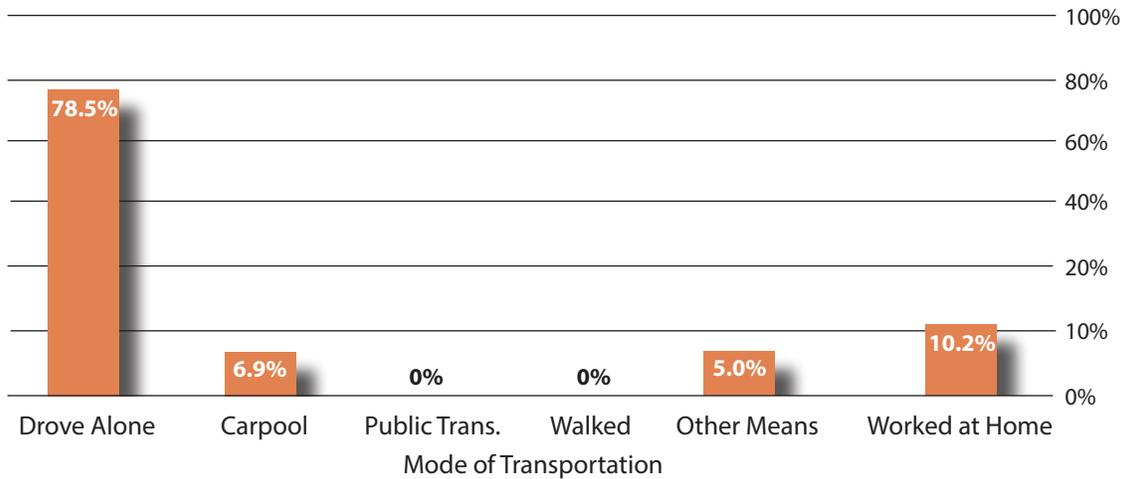
programs that are collected on the American Community Survey. In Peralta, 37.1 percent of the Town's households receive Social Security income; 18.4 percent receive retirement income; 0.8 percent receive Supplemental Security Income; and 10.5 percent receive public assistance income, all of which have increased since 2000.

Based on the estimates of the American Community Survey, Peralta has a significantly higher percentage of individuals living in poverty compared to the County, State, and Nation. In Peralta, 30.0 percent of the population was determined to be below the poverty level, compared to 19.4 percent in Valencia County, and 18.4 percent in New Mexico (see Figure 10).

**Figure 9: Commuting to Work for Residents: 2010**

Geographic Area: Town of Peralta

[Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]



**Table 10: Household Income: 2010**

Geographic Area: Town of Peralta, Valencia County, and New Mexico

[Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]

Category	Peralta		Valencia County	New Mexico
	Number	Percent	Percent	Percent
<b>Total Households</b>	<b>1,406</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Less than \$10,000	200	14.2%	9.7%	9.3%
\$10,000 to \$14,999	120	8.5%	5.9%	6.6%
\$15,000 to \$24,999	159	11.3%	13.5%	12.8%
\$25,000 to \$34,999	100	7.1%	13.5%	11.9%
\$35,000 to \$49,999	141	10.0%	15.5%	15.2%
\$50,000 to \$74,999	275	19.6%	17.6%	17.9%
\$75,000 to \$99,999	139	9.9%	11.0%	10.9%
\$100,000 to \$149,999	190	13.5%	9.8%	10.0%
\$150,000 to \$199,999	18	1.3%	2.2%	3.2%
\$200,000 or more	64	4.6%	1.2%	2.4%

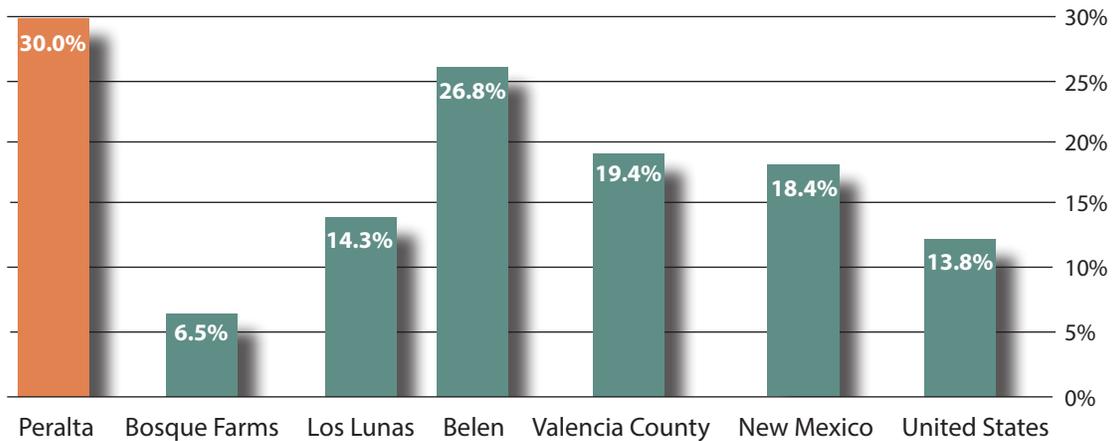
The percentage of individuals living in poverty in the United States is currently estimated at 13.8 percent. Focusing efforts on economic development strategies to bring in higher wage jobs to the Town is needed to raise the median household income in Peralta to combat the substantial poverty level estimate. A look into community services, and educational programs for adults is warranted to provide assistance to Peralta's individuals and families that fall within this category.

As for families, Peralta is again higher in the percentage of families

living below the poverty level than both the County and the State. Peralta is estimated to have 23.1 percent of all families living below the poverty level compared to Valencia County at 15.7 percent and New Mexico at 13.9 percent. This number changes dramatically when comparing families with children under 18 years and families with a female householder only with children under 18 years. Peralta stands at 52.9 percent for all families with children under 18 and at 89.9 percent for female householder families with children under 18. Valencia County is estimated at 25.8 percent and 46.9 percent, and the State is estimated at 22.0 percent and 43.3 percent.

**Figure 10: Percent of All People Living Below the Poverty Level: 2010**

Geographic Area: Town of Peralta, Bosque Farms, Los Lunas, Belen, Valencia County, and New Mexico  
 [Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]



**Table 11: Percent of Families Living Below the Poverty Level: 2010**

Geographic Area: Town of Peralta, Valencia County, and New Mexico  
 [Source: U.S. Census Bureau, 2006 - 2010 American Community Survey, MRCOG]

Category	Peralta	Valencia County	New Mexico
<b>All Families</b>	<b>23.1%</b>	<b>15.7%</b>	<b>13.9%</b>
With related children under 18 years	52.9%	25.8%	22.0%
<b>Married couple families</b>	<b>5.9%</b>	<b>8.1%</b>	<b>7.5%</b>
With related children under 18 years	11.7%	13.8%	11.5%
<b>Families with female householder, no husband</b>	<b>66.9%</b>	<b>37.6%</b>	<b>33.8%</b>
With related children under 18	89.9%	46.9%	43.3%
<b>Under 18 years</b>	<b>66.0%</b>	<b>29.7%</b>	<b>26.0%</b>
with related children under 18	66.0%	29.4%	25.7%
<b>18 years and over</b>	<b>19.5%</b>	<b>15.6%</b>	<b>15.7%</b>
<b>65 years and over</b>	<b>15.6%</b>	<b>12.5%</b>	<b>12.5%</b>
<b>People in families</b>	<b>29.0%</b>	<b>17.5%</b>	<b>16.1%</b>

## G. Transportation and Circulation

Functional classification of highways is divided into three categories: 1) Arterial streets or highways, which consist of continuous or long-distance travel routes providing regional connections among urban and rural communities, and emphasize a high level of mobility for movement through the region; 2) Collector streets, which provide a linkage between local roads and arterial highways; and 3) Local streets, which provide direct access to all abutting lands and carry traffic to the higher capacity collectors and arterials.

The functional classification of streets and highways is used to define how specific transportation routes are used in serving the community, both currently and in the future. Functional classification also implies design standards necessary to provide

adequate traffic-sections other than capacity on the street network. Generally, the street design and right-of-way standards related to the functional classification are established in the adopted Subdivision Regulations for the Town. NM 47 is a Rural Major Collector. All other roadways are classified as local streets on the State Highway Classification System.

Peralta sits along New Mexico Highway 47. NM Highway 47 is the major North-South access to the Town and serves as the Town's "main street." It provides access and connection to Isleta Pueblo, Bosque Farms, Los Lunas, and Belen. A map showing the Peralta street network and the functional classification of streets is provided in Map 2 on the following page.

### *NM 47 Peralta Corridor Study*

The New Mexico Department of Transportation (NMDOT) began the NM 47 Peralta Corridor Study on September 6, 2011 to develop and evaluate alternatives for improving NM 47. The study was intended to propose modifications that address safety, enhance the corridor's local and regional connectivity, correct current physical deficiencies and mitigate existing drainage issues, and accommodate economic development. New improvements such as a center turn lane, improved shoulder (bike access), curb and gutter, lighting, and safety improvements were modifications that were considered. Traffic access control was also considered to improve traffic circulation along the corridor with signals, turn lanes at intersections, and drive pads. Drainage improvements are meant to manage storm water runoff on the roadway surface and environmental concerns and utility conflicts were also addressed.

On February 15, 2012, the NMDOT held another public information meeting for the purpose of discussing the findings and recommendations from the NM 47 Peralta Phase A/B report that was prepared after the initial informational meeting held in 2011. The project summary that came out of this meeting detailed roadway improvements and drainage improvements. Roadway improvement recommendations consisted of a Pervious Concrete Alternative, in

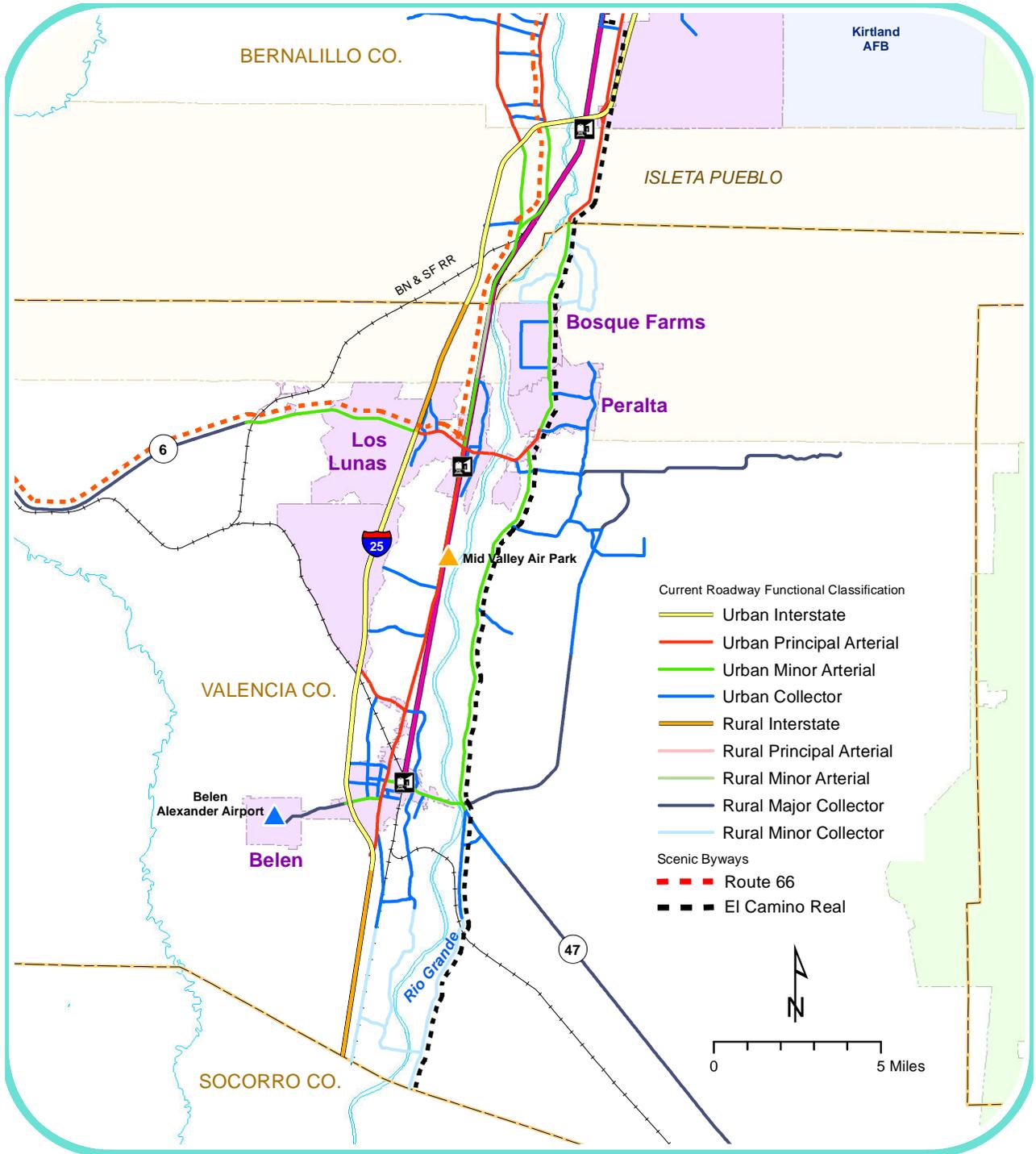
which, the improved roadway typical section would consist of a 16-foot center turn lane (or 12-foot left turn lane and 4-foot median at intersections) and four 11-foot driving lanes. The roadway would have a 45 mph posted speed limit. On each side of the roadway, a 5-foot concrete sidewalk and 5-foot pervious concrete bike lane would be constructed. Concrete curb and gutter would separate the sidewalk and bike lane. Intersection improvements included short median segments to be constructed at many intersections, and signal improvements would be implemented at the Valencia Road and Molina Road intersections.

Drainage improvement recommendations consisted of a Pervious Concrete Alternative such that stormwater could infiltrate through pervious pavement bike lanes into open graded base course and in-situ soils. The use of pervious concrete pavement for drainage would reduce the size and number of off-site ponds. The recommended Pervious Concrete Alternative would require four off-site ponds covering a total of 1.42 acres. Other alternatives considered were the Storm Drain Alternative, which would require seven off-site ponds covering a total of 11.27 acres, and Pipe Storage Alternative, which would require eight off-site ponds covering a total of 7.41 acres.

**Map 2: Regional Transportation**

Geographic Area: Town of Peralta

[Source: MRCOG, December 2012]



- ▲ Gateway Airport
- ▲ Key Airport
- Commuter Rail
- Commuter Rail Station

**Regional Transportation**

## ***Phase A/B Location and Environmental Study Detailed Evaluation of Alternatives - NM 47 November 2012 Summary***

**Public Involvement Summary** - A combined Public Involvement Plan (PIP) and Context Sensitive Solutions/Design (CSS/CSD) plan (PIP/CSS) has been prepared for the NM 47 Corridor Study to ensure that the information about the project is made available to concerned stakeholders, and to afford those stakeholders an opportunity to participate in the decision-making process. The main goals of the PIP/CSS for the NM 47 Corridor Study are:

- To establish the project context and identify major issues.
- To identify project stakeholders
- To develop a decision-making process that is sensitive to the project context, involves stakeholders in a meaningful way, and leads to development of a preferred alternative that is consistent with transportation, environmental, cultural, community, land use, and economic contexts in the project area.

**September 6, 2011 Community Meeting:** Fifty-seven people attended this meeting held at the Peralta Elementary School gymnasium. The meeting was designed as a workshop, allowing a high degree of iteration and participation by all participants. To prepare for the workshop, the project team divided the 1.85 mile Corridor Study segment of NM 47 into thirds. Three stations were set up in the gym, corresponding to the northern, middle, and southern

part of the Study area. At each station, several opportunities for sparking discussion and collecting comments were put in place.

Participants were encouraged to ask questions about the project, identify particular concerns, and interact personally with members of the team. Following individual discussions at the respective stations, the entire group gathered in a plenary session to ask questions of the project team, offer comments about their property and/or the project as a whole, and exchange opinions about possible design elements with other community members.

Overall, people were quite engaged, and seemed to appreciate the answers provided by NMDOT and the project consultants. There were several references to past problems and missteps by NMDOT and consultants; however, the participants voiced general approval of the way the Study is being approached this time.



Photo: Unpaved Street



Photo: Unpaved Street

**February 15, 2012 Community Meeting:** Seventy-seven members of the community attended the community meeting held at Peralta Elementary School. The meeting was an open house style meeting for the first 45 minutes where attendees visited the stations and discussed the project with NMDOT representatives. Following the open house a formal presentation was given. The formal presentation included discussions from Town Councilors, NMDOT Staff, Molzen Corbin, Lee Engineering, Tim Karpoff & Associates, and Marron & Associates. Several topics were discussed, including: project history, unique features of the Town of Peralta, feedback from previous meetings, project purpose and need, access vs. center turn lanes, traffic analysis, crash history, lane geometrics, access management, NEPA, Roadway design and typical sections, and drainage design, pervious concrete.

Following the presentation a question and comment session was conducted. *The majority of the comments received were in regards to the raised median shown throughout the corridor and the reduction of access.* Other comments included: cost of the pervious concrete vs. traditional storm drain, durability of pervious concrete, maintenance of pervious concrete, safety of medians and U-Turns, and access to businesses.

**March 31, 2012 Property Owner Meeting:** This day-long workshop was the first of two scheduled activities that were intended to gather information regarding individual owner's requirements for access to their properties. Twenty-eight members of the community attended the workshop held at the Peralta Town Hall. At this workshop a total of 42 individual properties along the corridor were represented. *There was strong consensus from the residents that a continuous raised median throughout the corridor was not desired.* The majority of the residents were in favor of curb and gutter, sidewalks, and bike lanes. Residents also expressed the desire to have street lighting. One of the more critical issues that was raised related to the large number of "in use" agricultural properties with farm equipment, and various other commercial enterprises that required access for large trucks. It was also noted that these large vehicles would have extreme difficulty negotiating "U-Turns." It was further noted that the potential for abutting property owners to share access would be difficult.

**April 14, 2012 Property Owner Meeting:** This second day-long workshop, also held at the Peralta Town Hall, was attended by thirty-five members of the community, many of whom also participated in the March 31, 2013 workshop. At this workshop a total of 22 individual properties along the corridor were represented. The structure was similar to the previous workshop with the same design information displayed. Although there was still support for bike lanes, the drainage concept, curb & gutter and sidewalks, *the overwhelming and vocal focus of the participants regarded their desire to eliminate the raised medians.*

**Town of Peralta Support of Project:** Based on the results of the previous two workshops, and with the understanding that a majority of the residents were strongly opposed to the incorporation of raised median islands, the NMDOT, the Consultant Design Team, and Peralta Town officials conducted several meetings to discuss methods of mitigating and resolving issues with the medians. As a result, Molzen Corbin was directed to modify the previous design and eliminate medians in a number of locations. Consequently, *on August 13, 2012, the NMDOT received notification*

*that the Town Council had unanimously voted to support the modified design.*

**September 18, 2012 Property Owner Meeting:** In order to gain consensus from the public, another workshop was held. At this meeting, sixty-three members of the community were in attendance. The participants were able to review the updated design, *which showed a significant reduction of median locations throughout the project area.* Although the medians that were still included with the design were a cause for concern with some residents, it was apparent that changes made thus far were well received by a majority of the property owners.



Photo: Sentiment Surrounding NM 47 Road Improvement Plan

**Project need:** The following upgrades were specifically identified and in need of improvement:

**Physical Deficiencies:** Based on a Roadside Inventory, along with an extensive review of previous studies and reports within the area of this project, the deficiencies listed below were addressed by the study.

- **Shoulder and Lane Widths:** Given the current and future traffic volume forecast, and in acknowledgement of current bicycle ridership, upgrades to the current driving lanes and shoulder widths are needed.
- **Horizontal and Vertical Geometrics:** Based on the desired design speed (50 mph), two of the horizontal curves within the study area are substandard with respect to pavement cross slope superelevation rates, and three have radii that are less than the recommended radius. Upgrades to both horizontal and vertical geometries are in need of consideration.

**Pavement Condition:** The construction of the current NM 47 roadway was completed in the late 1960's and included 2-12' driving lanes and 10' shoulders, with a pavement section consisting of 4" of asphalt pavement over 4" base course and 6" cement treated base course. Over time numerous pavement overlay treatments have been applied, however there is evidence of pavement cracking

and deterioration throughout the study area. Additionally, over the years, roadway widening projects have been incorporated providing for intersection auxiliary and turn lanes in three locations.

**Highway Lighting:** There are twenty-two intersections within the NM 47 study area, of which only 3 have some degree of highway lighting, and lighting is minimal throughout the remainder of the corridor, with the bulk of any lighting being from adjacent commercial businesses. In addition to the intersections, there are approximately 110 residential, commercial, and agricultural drives throughout the study area. Given the number of recorded accidents, the high traffic volumes, and the excessive number of turning movements, the incorporation of more formal highway lighting, especially at intersection areas, will be an important safety improvement associated with this project.

**Roadway Drainage:** The entire project study area lies within the 100-year flood plain, and combined with the relatively flat terrain, significant flooding occurs during storm events. The need for controlling and containing roadway surface runoff has been identified as a major requirement of this project.



Photo: NMDOT NM47 Public Meeting, April 17, 2013

**Table 12: Traffic Crash Incidents by Street/Roadway: 2007 - 2011**

Geographic Area: Town of Peralta,

[Source: New Mexico Traffic Safety Bureau, MRCOG]

Street/Roadway	2007	2008	2009	2010	2011	Total
NM 47	14	21	25	23	8	91
Peralta	3	3	2	0	2	10
Valencia	2	2	4	1	3	12
Molina	5	3	1	1	5	15

### Traffic Safety

Analysis of traffic crash data from 2007 to 2011 demonstrates that several roads within Peralta are consistently prone to accidents. Between 2007 and 2011 there were a total of 161 traffic accidents with NM 47 consisting of the most at 91. The breakdown of roads with 7 or more accidents is shown in Table 12 on the previous page. The highest contributing factors for these crashes are: 1) Follow too close (37), 2) Driver Inattention (27), 3) Failure to Yield (25), 4) Excessive Speed (16), and 5) Alcohol/Drug Involvement (11). Out of the 161 traffic accidents, 149 consisted of a non local driver and 23 of the traffic accidents were considered hit and runs. During this same time period, 14 people involved in these accidents were left with incapacitating injuries.

Safety improvements are needed in order to reduce the number and severity of accidents that occur along this segment of NM 47. The high number of intersections and residential, commercial and agricultural driveways are a major contributor to the situation and safe control of access is an important component of the NMDOT study. This deficiency is further acknowledged within the recent safety improvement analysis, completed in March of 2011, which recommended interim geometric upgrades at several of the intersections within the NMDOT project area.

### Unpaved Streets

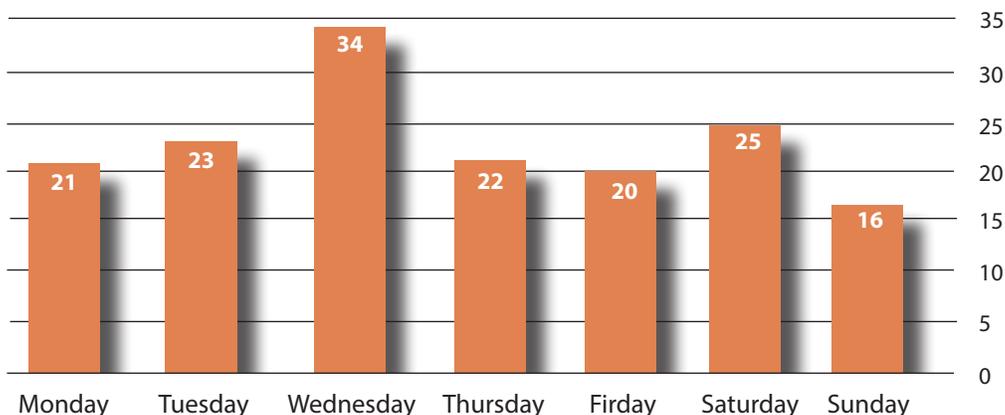
Several existing unpaved streets are located throughout the Town. These unpaved streets typically require more frequent maintenance and the reliability of these streets becomes questionable during major storm events. Identifying and paving these Streets is a priority for the Town to reduce maintenance costs and improve reliability. This unpaved street inventory should be utilized to update the Town's

Infrastructure Capital Improvement Plan (ICIP) in order to secure funding and set priority for this needed activity.

**Figure 11: Accidents by Day of Week: 2007 - 2011**

Geographic Area: Town of Peralta

[Source: New Mexico traffic Safety Bureau, MRCOG]



## H. Community Facilities

One of the primary objectives in any community planning process is to determine the type and extent of public services necessary to provide for the residents' needs. This portion of the community profile examines those facilities and services currently being provided to Peralta residents.

### Local Government Operations

The Town of Peralta is an incorporated municipality in Valencia County, and has a Mayor-Council form of government. There are six elected positions: the Mayor, the four Town Council members, and the Municipal Judge. The Mayor serves a four year term and Council members serve two year staggered terms. The Town official that is appointed by the Town Council is the Clerk/Administrator. The Town also has a Deputy Clerk/Treasurer, Public Works Supervisor and a Receptionist. The total number of persons employed by the Town is four. The Planning and Zoning Commission is an appointed committee also determined by the Town Council.

### Water Supply and Wastewater Disposal

The Town of Peralta is currently on an individual well system and private septic systems. There is a very small water co-op that currently serves about 100 homes in the area (see map 3, pg. 53) The Town is currently looking at options to begin the conversion of septic systems into a municipally supplied wastewater system by hooking into the Bosque Farms wastewater treatment plant.

Numerous wells have been drilled throughout the Town. New Mexico Office of the State Engineer records show the number of wells per quarter square mile ranging from 21 to 71 wells. Groundwater depth throughout the Town is shallow, and the ground depth to groundwater ranges average 6 to 14 feet. Groundwater depths will vary with precipitation amounts and the groundwater will rise after high rainfall events.

### Water Scarcity & the Future

Water in New Mexico is distributed among a variety of uses. About six percent goes to livestock, commercial, industrial, mining, and power companies; about ten percent goes to public supplies and domestic use; about seven percent is lost to evaporation; and about 77 percent goes to irrigated agriculture.

New Mexico has been experiencing drought conditions for several years, which magnifies the challenge of balancing our limited water supplies with growing demand. Drought is a regular event in New Mexico. It visits the state in recurring cycles.

A major drought occurred in the 1950s, again in the 1970s, and most recently, in the latter part of the 1990s. During the 1980s, when New Mexicans enjoyed abnormally wet years, is when our state experienced tremendous growth in population.

The Office of the State Engineer is currently taking steps to prepare for water rights administration and are planning to implement Active Water Resource Management, which may include priority administration. All water users need to be actively involved in the problem-solving process during periods of shortages and to identify other options in response to drought.

Active Water Resource Management (AWRM) refers to a broad range of activities, which emphasize permitting transfers, monitoring and metering diversions, and limiting diversion of water to the amount authorized by existing water rights all within the prior appropriation system. The tools for AWRM include: measuring and metering, rules and regulations, creation of water districts and appointment of water masters, and development of water master manuals. While these tools and elements are being developed, State Engineer staff continues to encourage and facilitate shortage-sharing agreements among water users in the various basins.

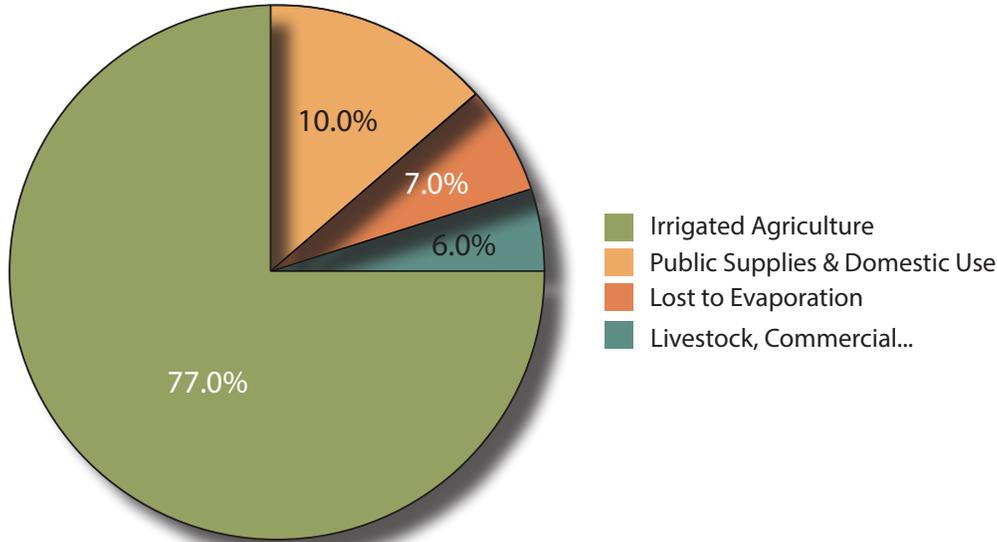
Outside of these initiatives begun by the Office of the State Engineer, the Town of Peralta should begin preparing for increased drought conditions in the near future and beyond. There are several ways the Town can combat this issues while preparing the community for resiliency. These include: Preparing a Water Conservation Program, developing guidelines for water usage during development, utilizing components listed in Arid Low Impact Development (LID) procedures, and investigating and developing a plan for the development of procedures to promote the donation and potential purchase of water rights for the Town.

A water conservation program serves several purposes for the municipality it is adopted in. The specific objectives listed within this type of program include: ensuring the long-term sustainability of the water supply for the community; increasing the efficiency of water use; preventing contamination of the water supply; elimination of water waste; reduction per capita of water consumption; preparation for water shortage emergencies; and preservation of natural resources and local habitat. In addition to implementing water conservation policies and procedures, this type of program is designed to meet the conservation requirements of various state and federal agencies wh provide funding assistance to local governments for water infrastructure and other related projects.

**Figure 12: Distribution of Water Resources**

Geographic Area: State of New Mexico

[Source: New Mexico traffic Safety Bureau, MRCOG]



Arid Low Impact Development approaches and principles include: minimizing land disturbance during development, incorporating and preserving natural features in the development, decentralizing stormwater management and treating it at the source through the use of Green Infrastructure and other techniques, reducing and disconnecting impervious surfaces in the development, and understanding and mimicking pre-development hydrology.



Photo: Parking lot median with stormwater curb cuts

**Stormwater Management**

Peralta is located within the Rio Grande basin. The Rio Grande itself is located just one mile west of NM 47. Irrigation ditches run parallel to and cross NM 47 in several locations. The Peralta Ditch is

the principal irrigation ditch near NM 47 and it crosses just south of McGee Lane. The level terrain limits effective drainage throughout Peralta. The entire Town is located within the 100-year floodplain.

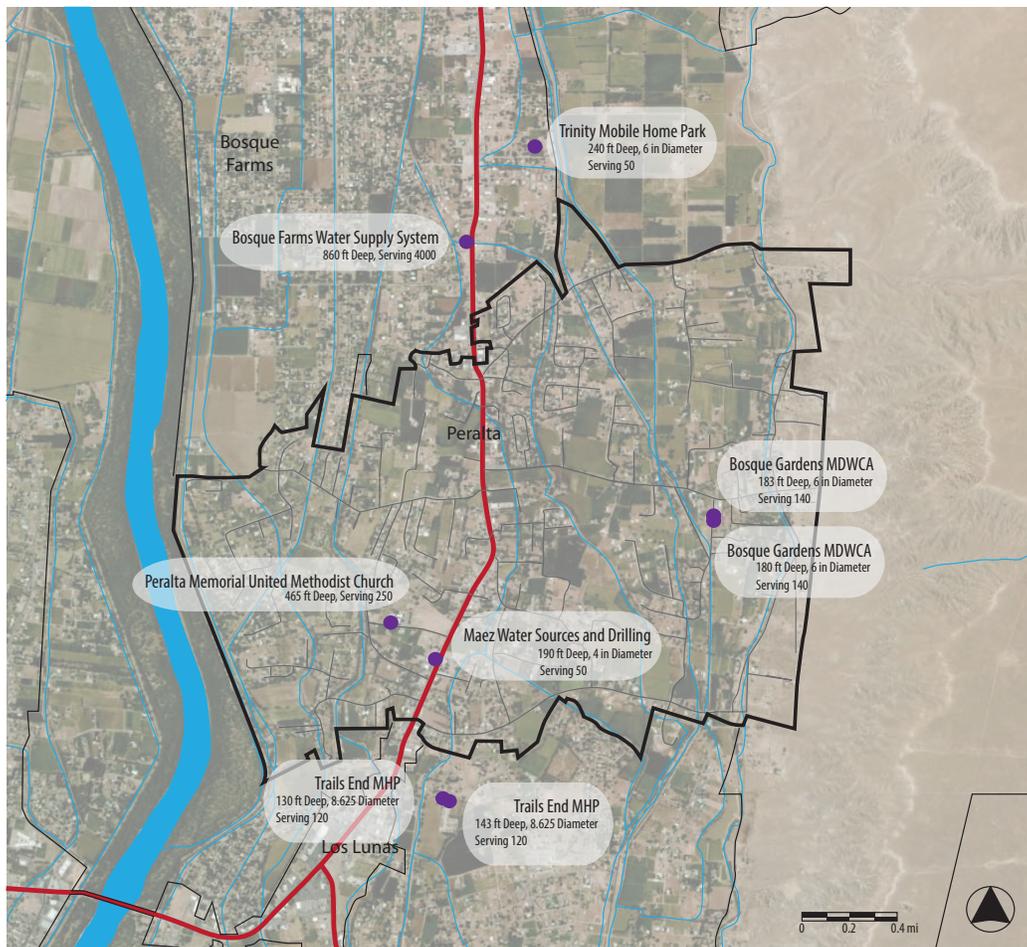
The 100-year flood areas are estimated to flood at a frequency of one in 100 years or, in other words, have a one percent chance of flooding in any given year. The 100-year Base Flood Level was designated by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development. Subsidized flood insurance is available for properties within the community. The program is directed by the Federal Emergency Management Agency (FEMA). Development in these 100-year flood plain areas should be regulated and observed to diminish the possibility of flood damage.

Arid conditions are normal in Peralta. The average annual precipitation is 9.40 inches with largest amount of precipitation (1.96 inches) occurring in August. The average annual snowfall for Peralta is 11.0 inches, which accumulates throughout the Winter months of January to March. These rains and snowpack are often brief but intense storms, which can lead to flooding. The annual average temperature for Peralta is 56.2 degrees Farenheight compared to that of New Mexico at 57.7 degrees.

**Map 3: Drinking Water** (Not including individual wells)

Geographic Area: Town of Peralta

[Source: NMED, May 2013]



\*for up-to-date information, contact the New Mexico Environment Department, Water Quality Bureau

As mentioned previously, drinking water in Peralta is obtained primarily through individual wells on private land. The New Mexico Environment Department lists the above mapped locations as larger scale water wells being used for either commercial or residential use. These wells range from a depth between 130 feet to 860 feet deep - the Bosque Farms Water Supply System is the largest in the area at 860 feet deep and serving roughly 4000 residents. The wells specific to Peralta include: the Peralta Memorial United Methodist Church serving 250, the Maez Water Sources and Drilling serving 50, and the

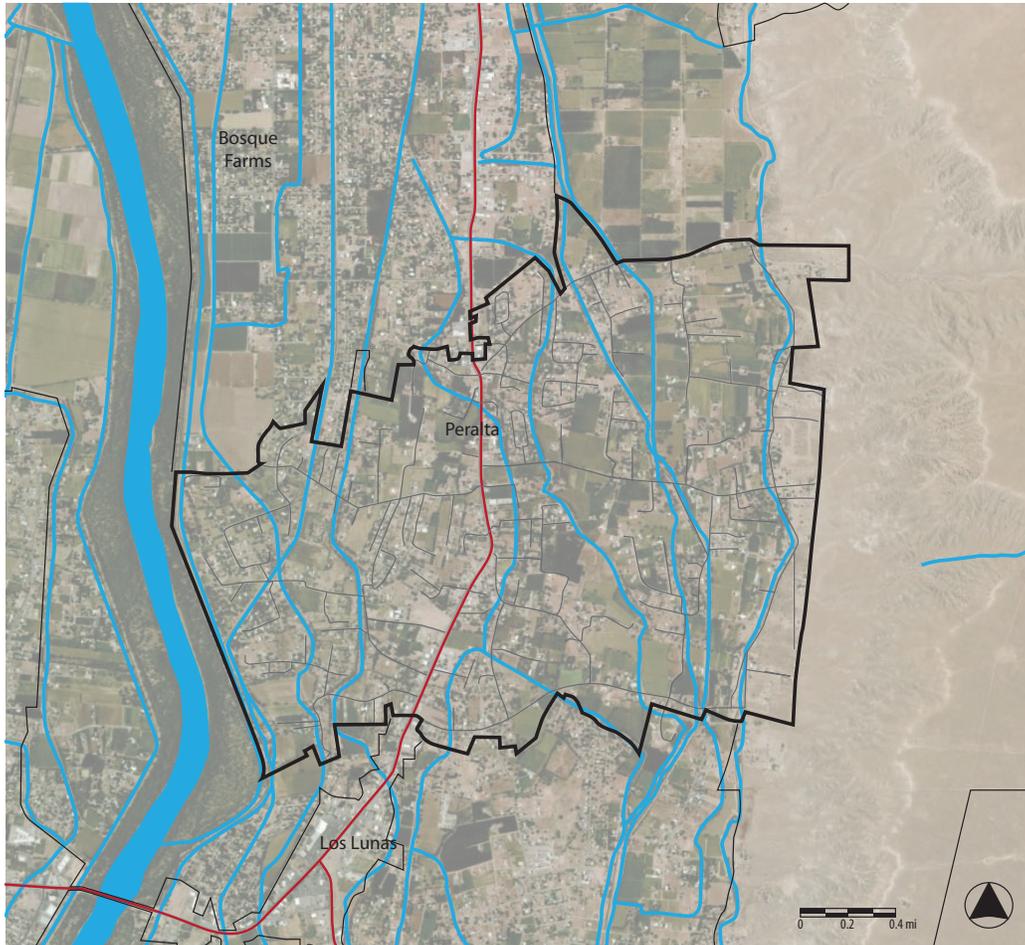
Bosque Gardens MDWCA serving a combined 280 people.

It is also important to note the size of the well in terms of diameter. The wells in the Peralta area are cased between 4 to 6 inches in diameter. Wells are typically drilled and cased anywhere between 2 and 12 inches based on the intended use of the well and local groundwater conditions.

**Map 4: Acequias and Ditches**

Geographic Area: Town of Peralta

[Source: NMED, May 2013]



\*for up-to-date information, contact the New Mexico Environment Department, Water Quality Bureau



Photo: Rainwater harvesting

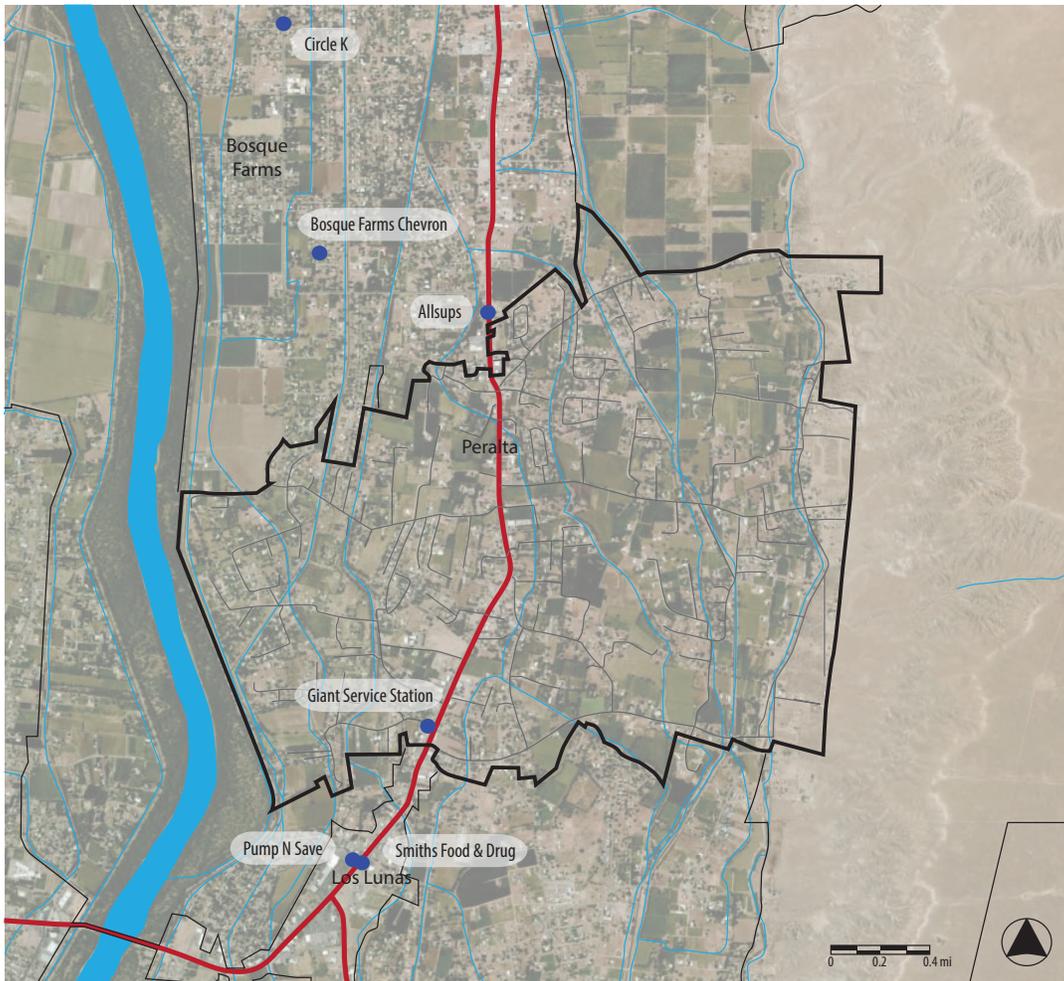


Photo: Stormwater harvesting median

### Map 5: Underground Storage Tanks

Geographic Area: Town of Peralta

[Source: NMED, May 2013]



\*for up-to-date information, contact the New Mexico Environment Department, Water Quality Bureau

Map 5 above shows the location of all active underground storage tanks. Underground storage tank systems are a tank and any underground piping connected to the tank that has at least 10 percent of its combined volume underground. The federal UST regulations apply to only underground tanks and piping storing either petroleum or certain hazardous substances. The listings mapped above are the current underground storage tank permits on file with the State Environment Department. Specific to Peralta are the Giant Service Station tanks located on the southern boundary of Peralta, as well as the Allsup's location at the northern boundary of Peralta.

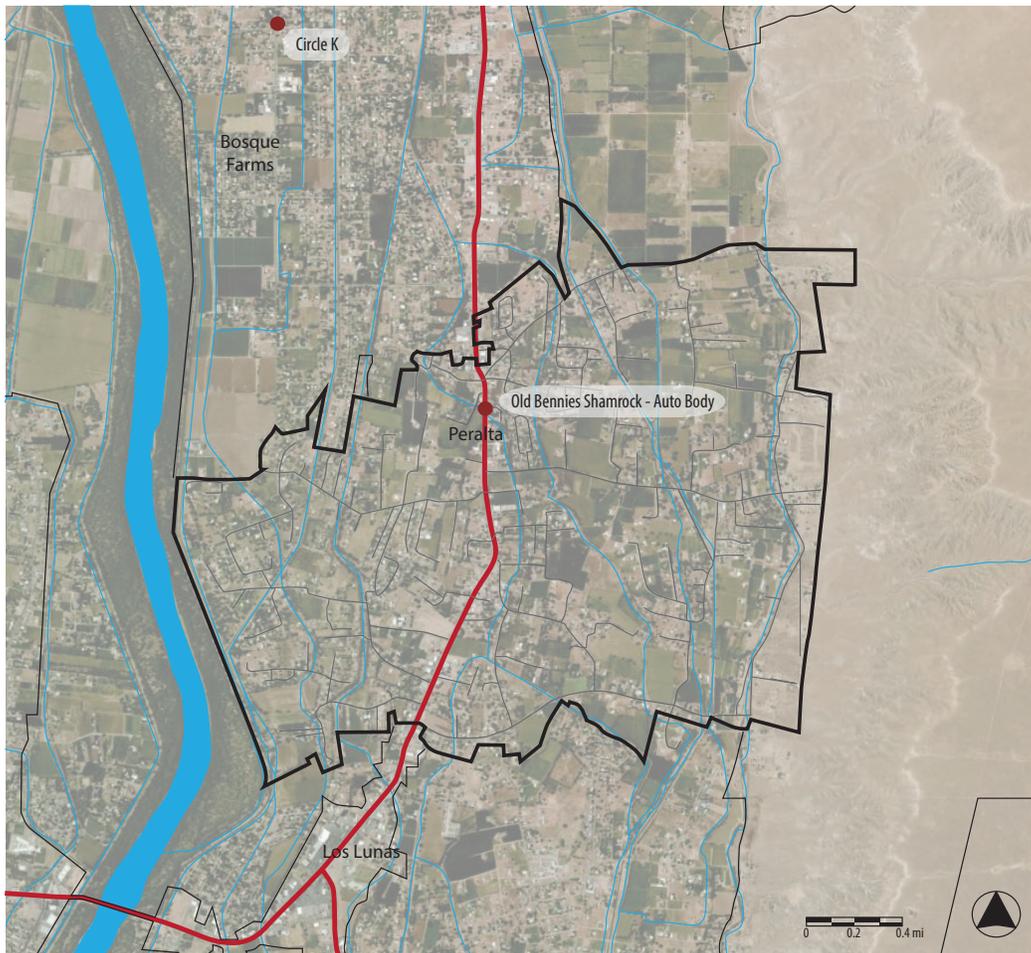


Photo: Storage Tank being installed

### Map 6: Leaking Underground Storage Tanks

Geographic Area: Town of Peralta

[Source: NMED, May 2013]



\*for up-to-date information, contact the New Mexico Environment Department, Water Quality Bureau

The location of leaking underground storage tanks is also of equal importance for the Town's drinking water quality. Map 6 above shows the locations for any leaking underground storage tanks in the Peralta area. Luckily, there are only two listed on the State's Environment Department's website as needing mitigation or currently going through mitigation. Specifically located with the Peralta municipal boundaries is listed as Old Bennies Shamrock / Auto Body. While it is important to note and mitigate this leaking tank, since this is no longer a functioning tank, it is less of a threat on the quality of the drinking water in the immediate area. It would be important for homeowners on private wells to obtain water testing on an annual basis.



Photo: Leaking Storage Tank being removed

### **Police, Fire, and Emergency Services**

The Town of Peralta does not currently have its own police department. The Town currently has a Joint Powers Agreement (JPA) with Bosque Farms Police Department. The Fire Department is volunteer with equipment consisting of firetrucks, tankers, pumpers, and bunkers.

### **Solid Waste Disposal**

Waste Management of New Mexico provides weekly curbside pickup of residential solid waste in Peralta. The current (2012) fee for residential service is \$11.18 per month. All residential solid waste is transported to a landfill site in Valencia County. Collection of commercial solid waste is also provided by Waste Management of New Mexico. The current minimum commercial rate is \$13.50 per month.

### **Street Maintenance**

The Town of Peralta performs basic maintenance, such as chip sealing, grading, and patching on local roads. U.S. and State Highways are not maintained by the City, but by the New Mexico Department of Transportation.

### **Finance, Communication, and Energy**

Peralta is served by several banks not currently located within the municipal limits. Wells Fargo, Bank of the West, Bank of Albuquerque and U.S. Bank are all located within Bosque Farms and Los Lunas. Television, high speed internet, and telephone service is provided by Centurylink and Comcast, with Dish and DirecTV supporting the market. Electricity is provided by PNM and gas is distributed by New Mexico Gas Company.

### **Health Care**

Peralta is served by several health care facilities, none of which are located within the Town itself. Emergency care is available through in-patient teams at Lovelance, Presbyterian, and Sandia Hospitals in Albuquerque. First Choice Community Healthcare is located in Los Lunas and Belen and is a Federally-Qualified Health Center (FQHC) system. They provide primary medical care, dental care and WIC services and have integrated behavioral health care in the primary care setting for their established patients. They also offer special programs, such as Wellness programs and a free, confidential Teen Clinic that is located at their South Valley health Center in Albuquerque. The Belen center has three medical providers including one pediatrics doctor. The Los Lunas Center has six medical providers including two pediatrics doctors as well as five dental providers.

The Supplemental Nutrition Program for Women, Infants and Children (WIC) is a federal program administered by the United States Department of Agriculture, Food and Nutrition Service, and the New Mexico Department of Health, Public Health Division. First Choice Community Healthcare has been providing WIC services since 1974 and has become the largest WIC contract agency in the State. WIC provides supplemental foods to eligible participants along with Nutrition Education, Breastfeeding support and referrals to health and social programs. The closest First Choice Center providing this service is located at the South Valley location and the South Broadway location.

Recently, Lovelace opened a new facility in Los Lunas, Atrinea Health Clinic, located at 3428 State Highway 47 Suite C. The focus of this new health clinic is modeled on a new type of health care called a Patient Centered Medical Home in an effort to solve the nation's shortage of primary care physicians and offer greater quality care while also lowering costs. The focus is heavily centered on preventative medicine with the intention of reducing emergency room and hospital visits. This new facility will not only serve those in Los Lunas but also the 10,000 Valencia County residents that are covered by the Lovelace Health System.



Photo: Roadway construction/maintenance

# Part IV. Trends & Projections

## A. Introduction

Some background information about Peralta and its incorporation.

This forecast was informed by the 2035 Metropolitan Transportation Plan and its accompanying socioeconomic forecast. This forecast was developed using current planning policies and zoning, incorporates local knowledge from both the development community and municipal planners. As the socioeconomic forecast developed for

the Transportation Plan is regional in nature, this forecast is tailored specifically to the Peralta area by also incorporating area specific trends in population, housing and employment growth. As such, MRCOG has produced a high and low demographic and employment forecasts that present a reasonable range of future growth for the Town.

## B. Historical Growth

The incorporated Town of Peralta has a 2010 population of 3,660, with a total of 1,370 households dispersed between 1,481 housing units. There are no group quarters facilities in Peralta, such as collage dormitories or nursing homes, therefore all of its residents live in households. The average household size in Peralta is 2.67, which is smaller than the average household in Valencia County (2.73), and at 92.5 percent occupancy, Peralta has a slightly higher occupancy rate than the County (91.4 percent).

To investigate historical growth rates, we must use the former Census Designated Place (CDP) boundaries for Peralta so we can compare a consistent geography over time. Therefore, the numbers for Peralta in Table 14 and Table 15 reflect a slightly larger area than the actual incorporated town limits.

When compared to its surrounding areas, it is clear that Peralta has seen a relatively slower pace of growth than surrounding areas. Peralta's neighbor to the west, Los Lunas, is by far the fastest growing municipality in the County and has more than doubled its population since 1990. Valencia County as a whole has also grown faster than Peralta over the past two decades. It is interesting to note that Peralta mimics both Los Lunas and Valencia County in exhibiting faster population growth over the 1990s than the 2000s. This trend is not reflected, however, in the Counties to the north; both Bernalillo and Sandoval Counties grew faster between 2000 and 2010 than the previous decade.

In terms of population growth, Peralta CDP grew an average of 1.6 percent per year over the 1990s slowing to an average of 0.3 percent per year over the 2000s. This is interesting when compared with housing growth, which shows an increase of 1.3 percent per year over the 1990s and sustained rate of 1.2 percent per year over the 2000s. While Table 14 shows that the growth rates over the past decade are relatively low, the fact that housing growth surpassed the pace of population growth suggests that Peralta did

somewhat partake in the housing boom that was seen to a larger extent region-wide. And while household formation slowed from the previous decade, it still grew much faster than population growth between 2000 and 2010, suggesting that existing residents took the opportunity to split from shared households and become homeowners themselves. As a result, the area represented by Peralta CDP has experienced a rapid decline in the average household size, from 2.85 in 2000 to 2.64 in 2010.

Employment is a challenge to track at the historical level, particularly for small geographic areas. Over the past 20 years MRCOG has had a change in both the data source it uses to estimate employment and in its definition of what constitutes total employment. Therefore, a historical look at the rate of job growth for Peralta and any level of geography below a county level would be inappropriate.

Table 16 illustrates how employment has changed among Valencia County and counties to the north. Valencia County actually exhibited higher average annual growth in wage and salary jobs over the decade between 2000 and 2010 than both Bernalillo County, the employment hub for the state, and Sandoval County, one of the fastest growing counties in the state. At an average annual growth rate of 2 percent per year, Valencia County added 2,800 jobs between 2000 and 2010.

**Table 14: Historical Population Growth**

Geographic Area: Peralta CDP, Los Lunas, and Valencial County

[Source: U.S. Census Bureau SF1, MRCOG]

Year	Peralta CDP		Los Lunas		Valencia County	
	Total	Avg. Annual Growth Rate	Total	Avg. Annual Growth Rate	Total	Avg. Annual Growth Rate
1990	3,182	-	6,013	-	45,235	-
2000	3,750	1.66	10,034	5.25	66,152	3.87
2010	3,872	0.32	14,835	3.99	76,569	1.47

**Table 15: Historical Population, Household and Housing Growth Rates**

Geographic Area: Peralta CDP

[Source: U.S. Census Bureau SF1, MRCOG]

Year	Population		Households		Housing Units	
	Total	Avg. Annual Growth Rate	Total	Avg. Annual Growth Rate	Total	Avg. Annual Growth Rate
1990	3,182	-	1,111	-	1,237	-
2000	3,750	1.66	1,314	1.69	1,413	1.34
2010	3,872	0.32	1,464	1.09	1,595	1.22

**Table 16: Historical Growth in Wage and Salary Employment**

Geographic Area: Bernalillo County, Sandoval County, and Valencia County

[Source: U.S. Census Bureau SF1, MRCOG]

Year	Bernalillo County		Sandoval County		Valencia County	
	Total	Avg. Annual Growth Rate	Total	Avg. Annual Growth Rate	Total	Avg. Annual Growth Rate
1990	242,384	-	9,238	-	7,638	-
2000	307,882	2.42	24,157	10.09	11,757	4.41
2010	311,725	0.12	29,114	1.88	14,751	2.17

## C. Demographic Forecast

Due to its relatively small size, Peralta’s forecast is subject to variability as any unforeseen demographic or economic shift could have a substantial impact on future growth. As such, two forecasts were produced in order to present a reasonable range for planning purposes.

The “low” forecast is rooted in the 2035 Metropolitan Transportation Plan (MTP) for the region. Essentially, the MTP forecast takes into consideration local land use, available land for development, and regional growth projections to allocate future growth to small areas based on current plans and policies. Data inputs include local land use inventories, zoning, comprehensive and area plans, approved master plans, and interviews with planners and developers. Regional projections are determined by two sources; population is projected at the county level by UNM’s Bureau of Business and Economic Research (BBER), and employment is projected using a combination of BBER’s short-range employment forecast and Regional Economic Models Inc.’s long-range employment forecast. These regional and county projections are allocated to a sub-county level using a land use model built specifically for central New Mexico.

The “high” forecast is based on historical growth trends and an assumption that the future pace of growth will resemble what has occurred in the past. This method also integrates a check that is based on land availability and allowable densities. MRCOG’s land use database shows that the Town of Peralta has about 328 developable acres that are now considered to be vacant. At an allowable density of one unit per acre, it is possible that an additional 328 homes would constitute a residential “build-out” in Peralta. This build out calculation assumes that agricultural land is preserved into the

future. In this trend scenario, an additional 330 homes are built by 2030.

In the “low” scenario, Peralta will gain an additional 163 residents and 109 homes. Housing growth continues to outpace population growth as average household sizes continue to decline. This reflects a continued trend that is incorporated into Census Bureau projections for the nation as well as MTP projections by county. The pace of decline mimics the pace projected in the MTP. Housing occupancy is projected to hold steady at 92.5 percent. Peralta has shown little variability in its occupancy rate over the past several decades.

In the “high” scenario, Peralta will gain 692 new residents and 330 new homes. This is the maximum number of new homes that Peralta can absorb if all vacant land is developed and if all agricultural land is preserved. Average household sizes and occupancy rates in this scenario are identical to those in the low scenario. Taken together, these two forecasts present a range that future growth will likely fall within.

**Table 17 : Demographic Forecast**

Geographic Area: Peralta

[Source: U.S. Census Bureau, BBER, and MRCOG]

Year	Population		Households		Housing Units	
	Low	High	Low	High	Low	High
2010	3,660	3,660	1,370	1,370	1,481	1,481
2020	3,770	4,006	1,431	1,520	1,547	1,643
2030	3,823	4,352	1,471	1,675	1,590	1,811

## D. Employment Forecast

With an employment estimate of 637 jobs in 2010, Peralta has approximately 138 basic jobs, 301 service jobs, and 198 retail jobs. The bulk of the basic employment consists of heating, plumbing, and other types of contractors. The service industry is dominated by school workers, religious organizations, insurance and other minor services. The retail jobs are mainly small sales shops such as tire dealers and electronic sales. It is notable that half of the ninety businesses in Peralta are comprised of one or two employees. This suggests that a large proportion of jobs are work-at-home and/or self-employment situations.

Employment is forecast using a technique that resembles the same approach used to forecast the “low” scenario in the demographic forecast. It relies on the MTP 2035 socioeconomic forecast and therefore incorporates current plans and policies and occurs with consideration of regional job growth projected across central New Mexico.

The employment forecast shows Peralta gaining 129 jobs over the next 20 years. The 2030 industrial mix is also based on the MTP and essentially remains similar to the current situation, with service jobs increasing just slightly as a share of the overall employment and retail decreasing just slightly. Basic employment remains relatively unchanged. In 2030 it is projected that service jobs will represent nearly half of all employment (49 percent), followed by basic (29 percent) and then retail (22 percent).

The MTP based scenario was the only reasonable technique by which to forecast employment. While looking at historical trends is desirable as a forecast scenario or just as a point of comparison, this is not possible in light of the changes in MRCOG employment estimation procedures and the lack of good employment data at small geographies.

**Table 18: Employment Forecast**

Geographic Area: Peralta

[Source: NM Dept. of Workforce Solutions, BBER, MRCOG]

Year	Basic	Service	Retail	Employment
2010	138	301	198	637
2020	160	319	209	688
2030	163	365	213	741



Photo: Agriculture Field with Guinea Fowl

## E. Land Use

---

The character and economy of a community is influenced by the composition of land uses. The method by which the Town of Peralta manages the land will determine the location, intensity, and use of land in the future. A current Peralta land use map is included in this plan (Map 3). The current land use map was prepared from a comprehensive inventory and classification of each parcel of land in the Town as of 2007 and revised in 2012 as part of the creation of the Comprehensive Plan. It is assumed that the current pattern of residential, commercial, and industrial land uses will tend to expand and enlarge over the next 20 years.

Both the current (2012) land use map and future development assumptions are intended to provide information in conjunction with zoning and subdivision administration, and to provide direction in the development of appropriate location, type and intensity of land uses. Although the current land use map is considerably detailed, the future development patterns cannot be indicated at the same level of detail and should be viewed as conceptual rather than a specific location representation. Also, future circumstances and events may change the future development patterns, which should be continually reviewed and revised as necessary by the Town.

The current land use distribution in Peralta is divided into ten major categories: residential-single unit, residential-multiple unit, commercial/office, industrial, institutional, parks and open space, other non-residential, agricultural/rangeland, agricultural with residential, and vacant. The percentages indicate the proportional extent of these land uses.

- Residential-Single Unit: 50.57%
- Residential-Multiple Unit: 0.23%
- Commercial/Office: 1.78%
- Industrial: 0%
- Institutional: 0.15%
- Parks and Open Space: 0%
- Other Non-Residential: 0.29%
- Agricultural/Rangeland: 20.20%
- Agriculture w/Residential: 13.87%
- Vacant: 11.21%

The combined acreage of agriculture/rangeland and vacant land totals 31 percent and would allow the Town to accommodate any new housing and jobs within the current boundaries of the Town. It also indicates that Peralta should pursue infill development before annexing new land outside of the Town boundaries. Within the ten land use categories, other non-residential (0.29%) and institutional

(0.15%) contain the least amount of acreage.

### **Residential Land Use**

---

Residential land uses occupy 65 percent of the land in Peralta (including residential with agriculture). Residential-single unit is the most predominant residential land use in Peralta (51%) and is scattered throughout the Town. Peralta has a large quantity of oversized residential lots based on the one acre minimum lot requirement. With the assumed installation of wastewater treatment infrastructure, the Town may begin receiving pressure from residents to subdivide their lots into smaller sizes based on the cancellation of the one acre minimum lot requirement for septic permits from the State.

Peralta has ample room for new residential growth in the future (11 % of the land is vacant). Infill development of existing vacant areas should be examined because the Town can take advantage of existing infrastructure and community services.

Peralta has approximately 2,291 acres (87%) currently zoned for residential and only 1,685 acres in actual current residential land use. As a result, Peralta has plenty of residential zoned land to develop in the future.

Peralta will also be affected by residential and commercial development taking place outside of the Town limits in the neighboring communities of Bosque Farms and Los Lunas. Population in the Peralta Town limits is forecast to grow from 3,872 (2010) to somewhere around 4,352 by 2030

### **Commercial Land Use**

---

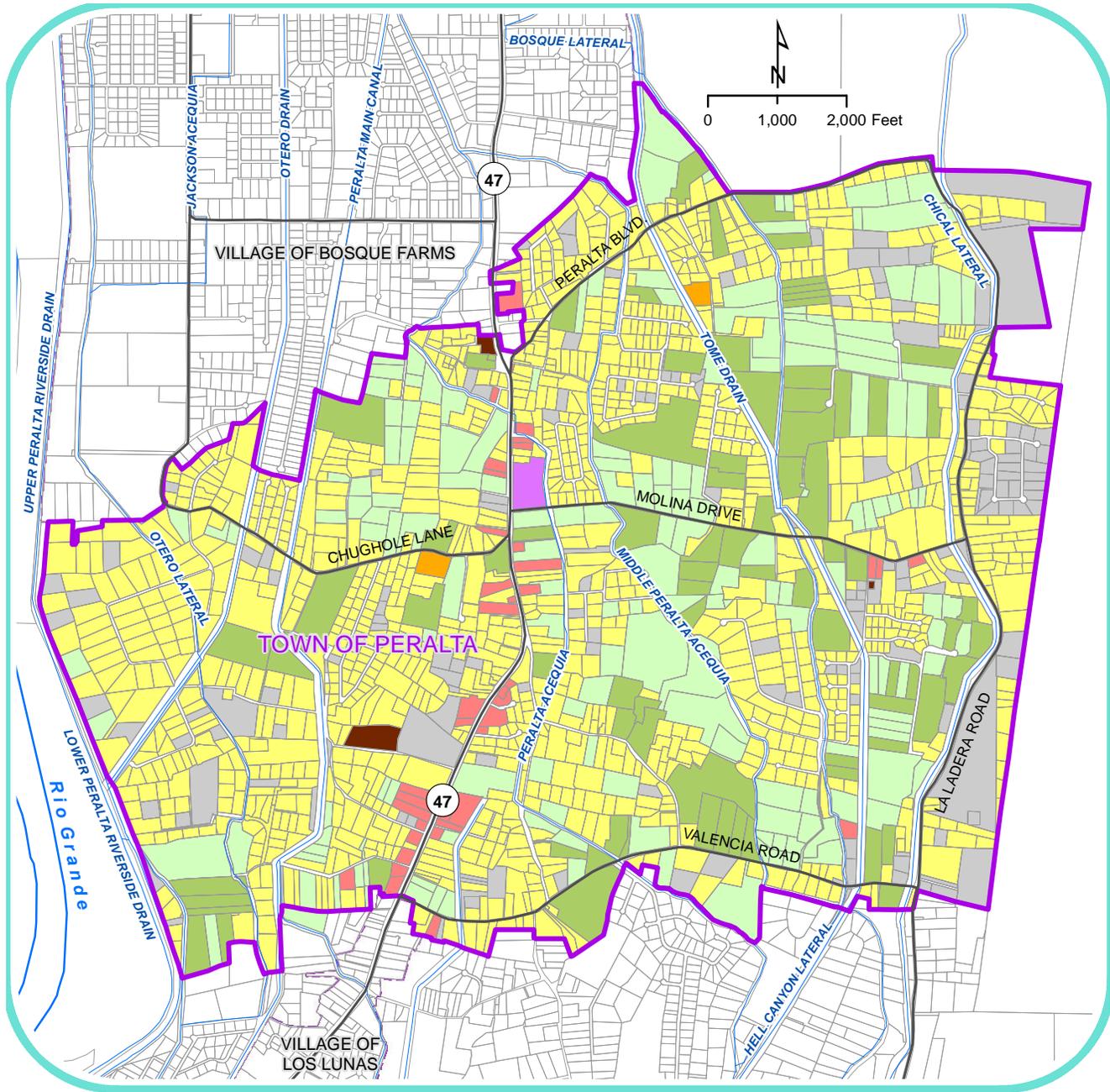
Commercial land uses today (2013) occupy 1.78 percent of the land in Peralta. All of the commercial land is located along NM 47.

It is anticipated that commercial land use will increase in area and intensity over the next two decades. This growth will be supplemented by traffic generation and commercial development in neighboring Los Lunas and Bosque Farms. There are several pockets of vacant land located throughout the NM 47 corridor that is likely to become commercial business and office in the future due to excellent commuter visibility.

**Map 7: Land Use: 2012**

Geographic Area: Town of Peralta

[Source: Valencia County Assessor Parcel Data 8/2012, MRCOG]



- Residential-Single Unit
- Residential-Multiple Unit
- Commercial/Office
- Industrial
- Institutional
- Parks and Open Space
- Other Non-Residential
- Agricultural/Rangeland
- Agricultural with Residential
- Vacant
- Town of Peralta

**2012 Land Use**

Peralta has roughly 315 acres (12%) of land zoned for commercial use, but only 47 acres (1.78%) in actual commercial land use and Peralta has ample room to establish many new businesses and offices in the future.

**Agricultural Land Use**

Next to residential-single unit, agricultural land use occupies a large percentage (20.2) of the land. A variety of crops as well as livestock husbandry is found in isolated areas throughout the Town. The largest areas of agricultural land is located east of NM 47 and extends further east toward the Town boundary.

Much of the agricultural land in Peralta will be subject to demand for conversion to residential in the next two decades. The Town might consider the benefits of preserving and supporting local small-scale agricultural activities to maintain the rural character and agricultural heritage of the area. Also, given the amount of infill opportunities the Town currently has, conversion of agricultural lands should be a last resort given future development pressures.

**Table 19: Land Use**

Geographic Area: Peralta  
 [Source: MRCOG]

Land Use Category	Total Acres	Percent
Residential-Single Unit	1317.5	50.6
Residential-Multiple Unit	5.9	0.2
Commercial/Office	46.5	1.8
Institutional	4.0	0.2
Other Non-residential	7.6	0.3
Agricultural/Rangeland	526.3	20.2
Agricultural with Residential	361.4	13.9
Vacant	292.1	11.2

**Table 20: Zoning**

Geographic Area: Peralta  
 [Source: MRCOG]

Zoning Category	Total Acres	Percent
Commercial Business	314.1	12.1
Agriculture/Residential	134.6	5.2
Neighborhood Residential	230.3	8.8
Rural Residential	1,926.4	73.9

# Part V. Citizen Participation & Community Survey

## A. Introduction

This report presents the findings and a general analysis of the mail-out survey distributed for the Town of Peralta in September 2012. The purpose of the survey was to seek a broad range of opinions regarding local preferences and expectations about the future development of the Town and its adjacent lands which comprise the greater Peralta community. It is not the purpose of this survey to dictate municipal programs, set priorities for Town projects, or justify financial management decisions.

Ultimately, this community survey is part of the public involvement process for developing a Comprehensive Plan for the Town that will be generally acceptable to the local residents and the Town

Council. Of more immediate concern is that this survey research will provide additional information in formulating the development of goals and objectives for the Town of Peralta as a framework for the Comprehensive Plan document.

## B. Survey Methodology

Before designing the survey form itself, a listing of potential development issues was compiled in order to focus on the land use and community development issues that are relevant to the current and future situation of the Town. The list of development issues was based on several discussions with the Comprehensive Plan Steering Committee and several draft versions of the final survey that was ultimately mailed out were processed and scrutinized. This pre-survey list of development issues is provided in Appendix A of this report for reference purposes. Ongoing discussions with Town staff, elected officials, and the steering committee supported the screening process resulting in a selection of issues to incorporate into the survey. A preliminary survey instrument was then prepared, revised, and eventually finalized as an appropriate form for distribution to the community. This finalized version contained English and a Spanish side for the purpose of including predominantly Spanish speaking respondents.

Survey questionnaire forms were mailed out using County Assessor data specifically for those addresses that were specific to the Town of Peralta. These addresses were screened and those surveys were sent only to the physical addresses of ownership within Peralta, thus, only surveys pertaining to actual residents from within the municipal boundaries were included in the analysis.

A total of 1,077 surveys were distributed; and 332 were returned (including 1 in Spanish), for a response rate of 30.8 percent. For the purposes of gathering input for the Town's Comprehensive Plan, this response rate is acceptable; and will be a significant resource if it is understood that this is not intended to achieve a statistical projection of beliefs from the total population of residents. The

opinions that are expressed in the survey, therefore, may or may not be representative of the total population of residents in the greater Peralta community. However, they do provide a wealth of citizen opinions and can help to identify important issues, values, and expectation of the community; and will be of great value to the comprehensive planning process for the Town of Peralta. The survey instrument (i.e. mail-out survey form) is provided in Appendix B.

The mail-out survey form is relatively simple and straightforward. Part A of the survey contains 16 statements with reference to community development and land use issues for the Town of Peralta. Survey respondents were asked to rate each statement to express their personal level of agreement or disagreement, based on the following standard 5-point scale: (5) strongly agree, (4) mildly agree, (3) no opinion, (2) mildly disagree, and (1) strongly disagree. Some of the statements were intentionally written to be provocative while others were meant to explore or determine attitudes about certain development issues in the community.

Other sections of the survey are designed to identify priorities on specific topics. Because Peralta incorporated recently and because this endeavor is supporting the first Comprehensive Plan for the Town, Part B of the survey suggests various community services and asks respondents to identify what would be most effective for Peralta. Part C presents several choices for the definition of rural character in Peralta. Because many people have different views on what rural is, we were interested in trying to develop a singular definition of what it means to live in rural New Mexico. Part D is an open-ended question to identify personal opinions on what the single most important issue for the Town of Peralta.

## C. Survey Analysis

The analysis of this survey was conducted by the staff of the Mid-Region Council of Governments (MRCOG) of New Mexico. All of the returned survey forms were obtained between the mail-out date of August 27, 2012 and the return date of September 17, 2012. Upon receipt of the survey forms, results were tabulated and evaluated using various techniques appropriate to the construction of each question. The survey format was comprised of four parts, each different by topic and design. The following sections present the results with a brief discussion of each question. Interpretation of this survey is generally left to the reader. As indicated previously, the purpose of this survey is to gather a wide range of opinions on local development issues in order to build an acceptable framework for the Comprehensive Plan for the Town of Peralta.

### Part A

This section of the survey was designed to explore a wide range of topics identified through a screening process conducted by the MRCOG, Town staff, and various elected officials. The statements that are listed in the table in Part A of the survey form pertain to a variety of community services, development concepts, and land use activities. Some of the statements used in this section have been debatable in the past, or are currently a topic of contention or dispute in the community. Other statements refer to elements of common planning practice. All of the statements are presented below in Table 21 with their calculated distribution percentages.

The statements that achieved the highest mean scores shown in Table 21 identify the highest level of agreement among all respondents. Those statements that received a mean score of 4.0 or higher generally indicate strong support for ideas or concepts reflected in the statement. There were six statements included at this level. They are as follows, and are listed in order from higher to lower scores:

- Agricultural activities should be encouraged and protected in Peralta.
- Preservation and protection of drinking water resources is crucial to Peralta's future.
- The acequia ditches and canals should be preserved and protected.
- The Town should establish design standards for maintaining the local road system.
- The speed limit on Highway 47 should be strictly controlled.
- Peralta should sponsor/promote clean-up projects

throughout the year.

Conversely, the lowest mean scores indicated by Table 1 identify the statements or issues of general disagreement among the respondents. There were three statements that received a mean score below 3.0. Those statements, in order of lower to higher score are as follows:

- The Town should allow small areas where houses are close together or connected.
- Medical and health care facilities are necessary within the Town of Peralta.
- The Town should promote a multi-use community center.

Table 21 also identifies the statements or issues of general neutrality among the respondents. There were seven statements that received a mean score between 3.0 and 4.0. Those statements, in order of lower to higher score are as follows:

- Peralta should support and promote use of transit and ridesharing for commuters.
- Public parks and recreational facilities should be available within the Town limits.
- Pedestrian walkways and equestrian trails should be available throughout the Town.
- Small-scale commercial development should be increased along Highway 47.
- The residents of Peralta should be protected from stormwater run-off and flooding.
- Peralta should protect historic structures and promote historic design along Highway 47.
- Signs and billboards should be strictly controlled along Highway 47.

The development issues presented in Part A and summarized in Table 21 are by no means comprehensive, but the results indicate that agricultural activities and drinking water resources, the design and maintenance of local roads, safety along Highway 47, and the cleanliness of the community are important in regard to future planning and development.

**Table 21: Survey Part A Results**

Geographic Area: Peralta

[Source: MRCOG]

Statements about community development land use issues	Mean Score	Rank
1. Agricultural activities should be encouraged and protected in Peralta.	4.51	1
2. The Town should establish design standards for maintaining the local road system.	4.36	4
3. Public parks and recreational facilities should be available within the Town limits.	3.18	13
4. Preservation and protection of drinking water resources is crucial to Peralta's future.	4.50	2
5. Peralta should sponsor/promote clean-up projects throughout the year.	4.02	6
6. Medical and health care facilities are necessary within the Town of Peralta.	2.68	15
7. Peralta should support and promote use of transit and ridesharing for commuters.	3.19	12
8. The Town should promote a multi-use community center.	2.98	14
9. Signs and billboards should be strictly controlled along Highway 47.	3.87	7
10. The speed limit on Highway 47 should be made consistent throughout Peralta.	4.09	5
11. Pedestrian walkways and equestrian trails should be available throughout the Town.	3.39	11
12. The residents of Peralta should be protected from stormwater run-off and flooding.	3.75	9
13. The town should allow small areas where houses are close together or connected.	2.40	16
14. The acequia ditches and canals should be preserved and protected.	4.42	3
15. Peralta should protect historic structures and promote historic design along Highway 47.	3.75	8
16. Small-scale commercial development should be increased along Highway 47.	3.62	10

The mean scores presented in Table 21 can be somewhat misleading. In this type of survey question, there is typically a full range of opinions, which is not obvious in the mean score. For example, a mean score of 3.0 could result from many respondents giving the statement a neutral rating, or the score could be the result of two extreme points of view (i.e. an equal number of respondents strongly agreeing and disagreeing). In general, however, the higher the mean score, the higher the community level of agreement with the written statement in the survey while the lower the mean score, the greater the level of community disagreement with the statement.

To better understand the overall level of agreement with the development statements, a frequency distribution was calculated for each of the statements as a more detailed explanation of the mean score. The subsequent tables (Appendix F) show the frequency distribution of rating scores in each statement in Part A of the survey.

The frequency of response is simply the number of respondents that

checked each rating value (1 through 5), while the percentage of response is the calculated percentage of respondents who marked a particular rating value.

**Statement 1: Agricultural activities should be encouraged and protected in Peralta.**

**[Mean Score: 4.51, Rank: 1]**

A solid majority of respondents agree that agricultural activities should be encouraged and protected in Peralta. While this statement is reinforced in other parts of the survey, there is an obvious concern that the agricultural character is being altered or threatened by development.

Roughly 85 percent agreed with this statement (strongly and mildly in agreement), while only 3.0 percent of the respondents were in disagreement (mildly and strongly disagree). Nearly two thirds (70.8%) of those surveyed strongly agreed with this statement. The mean score of this statement (4.51) rated as the highest mean score.

**Statement 2: The Town should establish design standards for maintaining the local road system.**

**[Mean Score: 4.36, Rank: 4]**

A majority of respondents agree that the Town should establish design standards for maintaining the local road system. Roughly 81 percent of respondents agree while only 6 percent disagree that effort should be placed on establishing this standard. The mean score of 4.36 was among the highest mean scores and ranks fourth of all 16 statements. This statement is reinforced in other parts of the survey, however, ranking fourth of all of the statements shows concern for the standards set for roads throughout Peralta.

**Statement 3: Public parks and recreational facilities should be available within the Town limits.**

**[Mean Score: 3.18, Rank: 13]**

A mean score of 3.18 would indicate that respondents were fairly neutral with this statement. Responses were mixed, roughly 40 percent of respondents generally agreed with the statement, while about 32 percent remained neutral. While parks and recreation facilities may not be a significant priority now, attention should be paid in the development of a long range plan around parks and recreational facilities.

**Statement 4: Preservation and protection of drinking water resources is crucial to Peralta's future.**

**[Mean Score: 4.50, Rank: 2]**

This statement brought out a significant positive response. The majority of respondents are in favor of the preservation and protection of drinking water resources and see this as a crucial aspect of Peralta's future. Nearly 85 percent of those surveyed generally agreed, while only about 5 percent generally disagreed. Outside of this, three quarters (74.1 percent) of respondents strongly agreed with this statement. Future research into preservation and protection of drinking water resources should be conducted to determine appropriate initiatives the Town can take.

**Statement 5: Peralta should sponsor/promote clean-up projects throughout the year.**

**[Mean Score: 4.02, Rank 6]**

Although the statement Peralta should sponsor/promote clean-up projects throughout the year ranked with a mean score of 4.02, 72 percent of respondents agreed with this statement. Future thought should be given to the development of community-wide clean-up projects for the Town of Peralta. Focus should be on how the municipal government can pair up with schools, community organizations, and leadership groups (i.e. boy scouts, girl scouts,

etc.) to increase the viability of the initiative.

**Statement 6: Medical and health care facilities are necessary within the Town of Peralta.**

**[Mean Score: 2.68, Rank 15]**

Respondents had mixed feelings with this statement. While almost 23 percent of respondents agreed that medical and health care facilities are necessary within the Town of Peralta, the majority of responses shift toward the disagreement side of the statement. Roughly 40 percent of respondents disagreed with this statement. Many comments received with the survey also support the notion that this statement is not a priority for Peralta. Many comments stated that medical and health care facilities are located in such proximity to Peralta that it does not make sense to have them in the Town.

**Statement 7: Peralta should support and promote the use of transit and ridesharing for commuters.**

**[Mean Score: 3.19, Rank 12]**

While the overall agreement of this statement was roughly 40 percent, this statement also ranked 12th in all of the statements and obtained a neutral rating of almost 34 percent. It seems that although this may be a priority at some point, the Town should focus its energy on other aspects of development rather than transit at this moment.

**Statement 8: The Town should promote a multi-use community center.**

**[Mean Score: 2.98, Rank: 14]**

Responses to this statement were spread across the spectrum. Between agree, neutral, and disagree, each hit about 30 percent of the respondents suggesting that this statement should receive attention further into the future once other aspects of the community are improved upon.

**Statement 9: Signs and billboards should be strictly controlled along Highway 47.**

**[Mean Score: 3.87, Rank: 7]**

Roughly 64 percent of respondents agree that signs and billboards should be strictly controlled along Highway 47. Of all of the respondents, 41 percent strongly agreed with this statement. It may be time to review the Town zoning ordinance to develop stronger regulations pertaining to signs and billboards to protect the areas along Highway 47 from becoming inundated with this type of advertisement.

**Statement 10: The speed limit on Highway 47 should be made consistent throughout Peralta.**

**[Mean Score: 4.09, Rank: 5]**

Highway 47 is a particular point of interest for the Town as it goes through the process of re-designs with the New Mexico Department of Transportation. Almost three-quarters of all respondents agreed that the speed limit on Highway 47 should be made consistent throughout Peralta. This was also a frequent comment throughout the tabulation of this survey. Discussions with DOT and interested parties should be had to discuss what options are available to creating a consistent speed limit throughout all of 47 on its course through Peralta.

**Statement 11: Pedestrian walkways and equestrian trails should be available throughout the Town.**

**[Mean Score: 3.39, Rank: 11]**

This statement ranked 11th out of the 16 statements in the survey suggesting that it is of low concern for the residents of Peralta. However, investigation into the frequency distribution of this statement, almost 50 percent of respondents agreed with the statement, with 30.7 percent of those strongly agreeing. Studies should be done to determine where residents would like to see pedestrian and equestrian trails and what type of solution might be feasible for the Town to accomplish at some point in the near future.

**Statement 12: The residents of Peralta should be protected from stormwater run-off and flooding.**

**[Mean Score: 3.75, Rank: 8]**

About 64 percent of respondents agreed that they should be protected from stormwater run-off and flooding. Roughly 43 percent of those respondents strongly agreed. This situation came up several times throughout the survey and definitely poses as a priority the residents would like to see addressed. Effort should be placed in developing a plan to implement a stormwater management system along with a priority given to streets or areas that need the most attention.

**Statement 13: The Town should allow small areas where houses are close together or connected.**

**[Mean Score: 2.40, Rank 16]**

This statement ranked the lowest out of all 16 of the statements. While 23.5 percent of respondents agreed, roughly 50 percent did not. In keeping with the rural character of the community, disagreement makes sense given that large lots and low density are often synonymous with rural communities. Allowing higher density, tighter development has the potential to significantly impact the

overall “feel” of the community. A look into the current zoning could be required to guarantee that this large lot development is preferred and encouraged.

**Statement 14: The acequia ditches and canals should be preserved and protected.**

**[Mean Score: 4.42, Rank: 3]**

The preservation and protection of acequia ditches and canals is overwhelmingly agreed upon based on the respondents of this survey. 83.4 percent of respondents agreed, while of that, 66 percent strongly agreed.

**Statement 15: Peralta should protect historic structures and promote historic design along Highway 47.**

**[Mean Score: 3.75, Rank: 8]**

This statement ranked 8 with 60 percent of respondents agreeing with it. Roughly 23 percent of respondents remained neutral. It seems as though many of the other statements are of higher priority for the residents of Peralta and that this statement should be saved for a time in the future to invest time and energy in.

**Statement 16: Small-scale commercial development should be increased along Highway 47.**

**[Mean Score: 3.62, Rank: 10]**

Regarding small-scale commercial development along Highway 47, roughly 58 percent of respondents agreed. Of that 58 percent, about 29 percent strongly agreed and 30 percent agreed. As stated in the previous statement, many of the other statements had a clear delineation between agreement and disagreement and this statement should possibly be saved for a later date for more discussion. With the contention currently occurring with the re-design of Highway 47, respondents may be hesitant as to what focus the Town should take in regards to the Highway until after the design is settled on.

## Part B

---

This section invited survey respondents to select from a list of community services; indicating those that they thought should be given high priority for the long term benefit of the Town of Peralta. The survey asked respondents to rank each community service 1 through 12, with 1 being the highest priority and 12 being the lowest for the following services: Water System, Fire/Rescue Services, Health Care, Paved Streets, Sewer System, Law Enforcement, Parks and Recreation, Animal Control, Solid Waste Pickup, Elderly Services, Youth Services, and Trail Systems. Although these services were not defined, respondents had unlimited and multiple choices based on their own individual knowledge of the services within Peralta.

## Part C

---

This section invited survey respondents to select from a list of rural characteristics indicating those that they thought defined the rural character of the Town of Peralta. The survey asked respondents to three characteristics that define rural character in Peralta. The Characteristics respondents were able to choose from included:

- Large Lots
- Agricultural Farmlands
- History & Culture
- Quiet & Peaceful
- Country Living
- Limited Services
- Wide Open Space
- Clean Air & Water.

Although each of these services was not defined, respondents had unlimited and multiple choices based on their own individual knowledge of the characteristics within Peralta. As such, there is no statistically significant finding about this question in the survey.

## Part D

---

This section of the survey contains the open-ended question: "What do you think is the single most important issue for the Town of Peralta today?" The intent was to solicit opinions that were critical and anonymous for the purposes of relating the comments back to the questions in the previous sections of the survey.

There were 285 survey forms (85.8 percent of the total number of returned forms) that contained written comments in response to this question. Because of the large number and diversity of responses in this section, the comments were grouped into the following categories for analysis:

- Infrastructure improvements
- Growth versus non-growth or limited growth
- Form of development
- Regulatory actions
- Community appearance
- Financial and economic strategies
- Other comments

All of the written responses received in Part D are arranged by the above categories and listed in Appendix C of this report. These comments are verbatim transcriptions to the extent that they are legible. The categories were basically self-determined after trends were determined during the transcription process. Responses to open-ended questions are notoriously difficult to analyze, although there were enough comments obtained in this survey to get a general sense of the range of opinions and emotions about a wide range of topics in the Peralta community. Also, common perceptions and repetition of ideas do become evident given the number of people who cared to answer this question. Some general findings and observations are noted and presented by category as follows:

### ***Infrastructure Improvements***

---

- This category contained about half (49 percent) of all the comments in Part D.
- For the entire survey, this category held comments from 42 percent of the total number of respondents.
- The three suggested priorities for infrastructure improvements are for: 1) sewer and wastewater construction, 2) roads (maintenance and paving), and 3) Highway 47 redesign and development (in order of frequency from most to least).
- More than 62 percent of the comments in this category indicated the need for a viable sewer and water system as well as a viable road maintenance plan.
- Roughly 30 percent of the comments in this category indicated frustration and concern regarding the redesign of Highway 47 including the desire for a dedicated turn lane throughout the Town.

### ***Growth versus Non-growth or limited growth***

---

- This category contained only about 1 percent of the overall comments.
- Of the four comments pertaining to this section, all discussed the concern of Peralta becoming a "bedroom community for Albuquerque" and other nearby communities as well as only attracting and maintaining viable businesses that are needed within the Town.

---

### ***Form of Development***

- As in the previous category, this category contained only about 1 percent of the overall comments received.
- Of the 3 comments received, each discusses the need to establish commercial development along Highway 47, the enforcement of single family dwelling units on large lots.
- One comment discussed the need for apartments and higher density dwellings for the aging population.

---

### ***Regulatory Actions***

- This category contained about 15 percent of all the comments in Part D.
- Roughly 57 percent of comments pertained to law enforcement and fire protection services.
- There were also a significant number of comments pertaining to traffic violations and the increasing crime rate.

---

### ***Community Appearance***

- 13 percent of comments pertained to the community appearance category.
- Most comments were directed at maintaining the rural appearance and cleaning up the neighborhoods.
- Many stressed a growing problem with yards and property becoming cluttered and filled with “junk” and the effect this has on the appearance and atmosphere within the Town.

---

### ***Financial and Economic***

- Out of the 285 comments, 15 (5.2 percent) deal with financial and economic issues within the community.
- 5 out of the 15 comments discuss taxes and their comparison to adjacent communities. There is a general feeling that property taxes within Peralta are too high.
- Other concerns link to the fiscal responsibility of the Town and suggest encouraging and recruiting commercial development as a way to create more revenue so property taxes are not the predominant solution.

---

### ***Other Comments***

In any public opinion survey, it is not uncommon for some of the respondents to add marginal notations and other supplemental comments that are unsolicited or not a direct response to a specific question on the form. Although such comments are not included in the general analysis of each of the questions on the survey form, they should not be rejected from the survey. Such comments represent additional time and thought given by the respondent, with the expectation that they will be read and considered in the survey findings.

- About 15 percent of the comments in Part D did not readily fit into the other categories, so this “miscellaneous” category was established.

- Comments within this category range from suggesting medical services and less government intervention to ideas surrounding unincorporating or incorporating with a nearby community.

# References

Arid Low Impact Development. (2013). Intro to LID & GI.  
[Internet site: <http://www.aridlid.org>]

Mid-Region Council of Governments. (2012). Town of Peralta Mail-Out Survey Results. Albuquerque, NM.

MolzenCorbin. (2012). Location and Environmental Study Phase A/B Detailed Evaluation of Alternatives  
NM 47 Roadway Improvements. Albuquerque, NM.

New Mexico Department of Transportation. (2012). NM 47 Peralta Roadway Improvements Project,  
[Internet site: [http://dot.state.nm.us/en/D3/ProjectsD3.html#NM47\\_Peralta](http://dot.state.nm.us/en/D3/ProjectsD3.html#NM47_Peralta)]

Office of the State Engineer, New Mexico. (2013). Active Water Resource Management.  
[Internet site: <http://www.ose.state.nm.us>]

Palace of the Governors. (2013). Historic Photos,  
[Internet site: <http://www.palaceofthegovernors.org/photoarchives.html>]

Town of Peralta, New Mexico. (2012). History Page. [Internet site: <http://townofperalta.org/4622.html>]  
Accessed: May 30, 2012.

University of New Mexico (UNM) Bureau of Business and Economic Research (BBER)  
[Internet site: <http://bber.unm.edu/>]

University of New Mexico (UNM) Division of Government Research (DGR), Traffic Crash Data.  
[Internet site: <http://www.unm.edu/~dgrint>] (2012).

U.S. Department of Commerce, United States Census Bureau. [Internet site: <http://www.census.gov>] and  
[Internet site: <http://factfinder2.census.gov>]

# Appendicies



# Appendix A: Goals & Objectives Adoption

## TOWN OF PERALTA

RESOLUTION No. 2012-R021

A RESOLUTION OF THE TOWN OF PERALTA COUNCIL  
ADOPTING GOALS AND OBJECTIVES FOR THE  
COMPREHENSIVE PLAN FOR THE TOWN OF PERALTA

WHEREAS, The Town of Peralta has entered into a Planning Services Agreement with the Mid-Regional Council of Governments (MRCOG) to establish an organizational structure and carry out a process for the preparation of a Comprehensive Plan; and

WHEREAS, the Town of Peralta Comprehensive Plan Steering Committee has been working with the staff of the MRCOG in the development of the Comprehensive Plan since February 2012; and

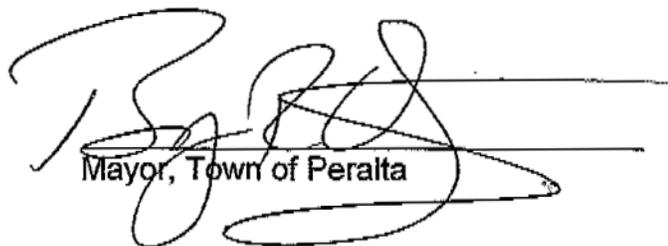
WHEREAS, the Town of Peralta has engaged in numerous activities to solicit community input such as surveys by mail, personal interviews, and public workshops;

WHEREAS, the Comprehensive Plan Steering Committee and the staff of the MRCOG have reviewed previous and other relevant plans for the Town, have evaluated statistical data and conducted research concerning the Town, and have incorporated all public input into the development of Goals and Objectives for the Comprehensive Plan; and

WHEREAS, Goals and Objectives for the Town of Peralta Comprehensive Plan have been formulated to define the Town's vision and a means to achieve that vision. To serve as a guide for decisions on issues regarding the future development of the Town, and to provide a basis for strategic planning recommendations.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Peralta does adopt the Goals and Objectives for the Town of Peralta Comprehensive Plan hereby attached and made a part of this Resolution.

PASSED, ADOPTED, and APPROVED this 12<sup>th</sup> day of December, 2012, by the Town Council of the Town of Peralta, New Mexico.

  
\_\_\_\_\_  
Mayor, Town of Peralta

ATTEST:  
  
Peralta Town Clerk

# Appendix B: Implementation Strategies Adoption

## TOWN OF PERALTA

RESOLUTION No. 2013-005

A RESOLUTION OF THE TOWN OF PERALTA COUNCIL  
ADOPTING IMPLEMENTATION STRATEGIES FOR THE  
COMPREHENSIVE PLAN FOR THE TOWN OF PERALTA

WHEREAS, The Town of Peralta has entered into a Planning Services Agreement with the Mid-Regional Council of Governments (MRCOG) to establish an organizational structure and carry out a process for the preparation of a Comprehensive Plan; and

WHEREAS, the Town of Peralta Comprehensive Plan Steering Committee has been working with the staff of the MRCOG in the development of the Comprehensive Plan since February 2012; and

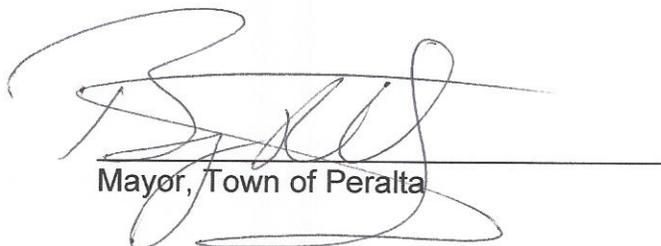
WHEREAS, the Town of Peralta has engaged in numerous activities to solicit community input such as surveys by mail, personal interviews, and public workshops;

WHEREAS, the Comprehensive Plan Steering Committee and the staff of the MRCOG have reviewed previous and other relevant plans for the Town, have evaluated statistical data and conducted research concerning the Town, and have incorporated all public input into the development of Goals and Objectives for the Comprehensive Plan; and

WHEREAS, Implementation Strategies and Goals and Objectives for the Town of Peralta's Comprehensive Plan have been formulated to define the Town's vision and a means to achieve that vision. To serve as a guide for decisions on issues regarding the future development of the Town, and to provide a basis for strategic planning recommendations.

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Peralta does adopt the Implementation Strategies for the Town of Peralta Comprehensive Plan hereby attached and made a part of this Resolution.

PASSED, ADOPTED, and APPROVED this 9<sup>th</sup> day of January, 2013, by the Town Council of the Town of Peralta, New Mexico.

  
\_\_\_\_\_  
Mayor, Town of Peralta

ATTEST:  
  
\_\_\_\_\_  
Peralta Town Clerk

# Appendix C: Comprehensive Plan Adoption

## TOWN OF PERALTA

### Resolution No. 2013-010

Adopting the Town of Peralta Comprehensive Plan

**Whereas**, the Town of Peralta has received funding through the New Mexico Finance Authority Grant Program for the purpose of developing and implementing a Comprehensive Plan for the Town; and

**Whereas**, Goals and Objectives for the Town of Peralta have been adopted by the Town Council to provide guidance in making policy decisions regarding the future development of the Town of Peralta; and

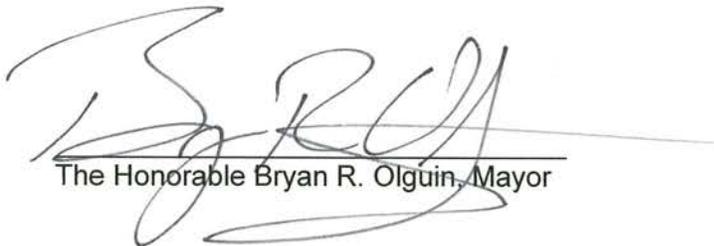
**Whereas**, the Strategic Action Recommendations for the Town of Peralta have been adopted by the Town Council to provide a basis for effective actions to implement the Comprehensive Plan; and

**Whereas**, the Town of Peralta has engaged in various activities to solicit community input through public meetings, opinion surveys, and public workshops; and

**Whereas**, the adoption of the Town of Peralta Comprehensive Plan Update will provide a basis for establishing policy and implementation strategies for future development in the Town, for providing a framework for the integration of special purpose plans and programs for the Town, and for promoting a consistency with other plans at local, regional, state, and federal levels.

**Now, therefore be it resolved** that the Town of Peralta Council does adopt the Comprehensive Plan hereby attached and made a part of this Resolution.

**Passed, Adopted, and Approved** this 22nd day of May, 2013, by the Town of Peralta.



The Honorable Bryan R. Olguin, Mayor

ATTEST:



Julie Pluemer, Town Clerk

# Appendix D: Potential Dev. Issues & Survey Sample

## Potential Development Issues Questionnaire

Please check any development issues that you feel are important to the Town of Peralta.

### Land Use and Development

- Retaining small town character, culture, and history
- Promoting future population growth
- Community appearance
- Preservation of historic structures
- Regulating land use and development
- Allowing mixed use development
- Location of business and commercial activities
- Preservation of agricultural lands

### Housing

- Housing assistance and rehabilitation programs
- Mobile homes and manufactured housing
- Multi-unit housing structures
- Housing for elderly and senior citizens
- New housing opportunities in Peralta

### Transportation and Circulation

- Maintenance of local streets (paved and unpaved)
- Vehicle parking management (including commercial trucks)
- Availability of public transportation (local and regional)
- Impacts of through-traffic (NM 47)
- Bicycle trails, equestrian paths, and pedestrian walkways

### Water Infrastructure and Resources

- Drinking water supply system
- Wastewater treatment system
- Agricultural irrigation network
- Water quality protection (surface and underground water)
- Protection of water rights
- Storm water drainage

### Public Facilities and Services

- Police/Fire/Rescue services
- Facilities and services for the elderly
- Facilities and services for youths
- Medical and health care facilities
- Community center
- Parks, recreation, and open space
- Town/County agreements
- Solid waste management
- Energy supply and telecommunications

### Economic Development

- Retaining and expanding existing businesses
- Attracting new businesses
- Increasing incomes of local labor force
- Reducing unemployment
- Adult education and training programs
- Commercial development along Highway 47

## Town of Peralta Comprehensive Land Use Plan

### A Survey about the Future Development of Peralta

The Town of Peralta is conducting a personal opinion survey of residents to gather public input for developing a Comprehensive Plan for the community. **Please drop off a completed survey at the Town Hall or use the enclosed envelope no later than Friday, September 17, 2012.**

Listed below are statements describing ideal conditions or future expectations for the Town of Peralta. You may or may not agree with these statements. Place a check mark in a box after each statement by using a 5-point rating scale: (5) strongly agree; (4) mildly agree; (3) neutral; (2) mildly disagree; (1) strongly disagree.

<b>A. Statements about Community Development and Land Use Issues</b>	<b>Ratings</b>				
	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
1. Agricultural activities should be encouraged and protected in Peralta.					
2. The Town should establish design standards for maintaining the local road system.					
3. Public parks and recreational facilities should be available within the Town limits.					
4. Preservation and protection of drinking water resources is crucial to Peralta's future.					
5. Peralta should sponsor/promote clean-up projects throughout the year.					
6. Medical and health care facilities are necessary within the Town of Peralta.					
7. Peralta should support and promote use of transit and ridesharing for commuters.					
8. The Town should promote a multi-use community center.					
9. Signs and billboards should be strictly controlled along Highway 47.					
10. The speed limit on Highway 47 should be made consistent throughout Peralta.					
11. Pedestrian walkways and equestrian trails should be available throughout the Town.					
12. The residents of Peralta should be protected from stormwater run-off and flooding.					
13. The Town should allow small areas where houses are close together or connected.					
14. The acequia ditches and canals should be preserved and protected.					
15. Peralta should protect historic structures and promote historic design along Highway 47.					
16. Small-scale commercial development should be increased along Highway 47.					

**B. Rank the following community services in order of importance.** Place a number (1 through 12) on the line next to the service with 1 being the most important, 2 the second most important, 3 the third most important, and so on through all twelve community services listed here.

- |                        |                          |                          |                    |
|------------------------|--------------------------|--------------------------|--------------------|
| ___ Water System       | ___ Fire/Rescue Services | ___ Health Care          | ___ Paved Streets  |
| ___ Sewer System       | ___ Law Enforcement      | ___ Parks and Recreation | ___ Animal Control |
| ___ Solid Waste Pickup | ___ Elderly services     | ___ Youth Services       | ___ Trail Systems  |

**C. Multiple Choices: Define Rural Character in Peralta** (please check three (3)).

- |                    |                            |                       |                       |
|--------------------|----------------------------|-----------------------|-----------------------|
| ___ Large Lots     | ___ Agricultural Farmlands | ___ History & Culture | ___ Quiet & Peaceful  |
| ___ Country Living | ___ Limited Services       | ___ Wide Open Space   | ___ Clean Air & Water |

**D. What do you think is the single most important issue for the Town of Peralta today?**

---



---



---

# Appendix E: Survey Part A Frequency Distribution and Mean Score Tables

## Statement 1: Agricultural activities should be encouraged and protected in Peralta.

[Mean Score: 4.51, Rank: 1]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	235	46	28	7	3	5
Percentage of Response	70.8%	13.9%	8.4%	2.1%	0.9%	1.5%
Total	84.6%			3.0%		

## Statement 2: The Town should establish design standards for maintaining the local road system.

[Mean Score: 4.36, Rank: 4]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	217	51	30	7	13	5
Percentage of Response	65.4%	15.4%	9.0%	2.1%	3.9%	1.5%
Total	80.7%			6.0%		

## Statement 3: Public parks and recreational facilities should be available within the Town limits.

[Mean Score: 3.18, Rank: 13]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	39	64	107	36	43	8
Percentage of Response	20.8%	19.3%	32.2%	10.8%	13.0%	2.4%
Total	40.1%			23.8%		

## Statement 4: Preservation and protection of drinking water resources is crucial to Peralta's future.

[Mean Score: 4.50, Rank: 2]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	246	35	21	6	11	5
Percentage of Response	74.1%	10.5%	6.3%	1.8%	3.3%	1.5%
Total	84.6%			5.1%		

## Statement 5: Peralta should sponsor/promote clean-up projects throughout the year.

[Mean Score: 4.02, Rank 6]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	149	90	52	11	14	8
Percentage of Response	44.9%	27.1%	15.7%	3.3%	4.2%	2.4%
Total	72.0%			7.5%		

**Statement 6: Medical and health care facilities are necessary within the Town of Peralta.**

[Mean Score: 2.68, Rank 15]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	44	32	103	58	74	10
Percentage of Response	13.3%	9.6%	31.0%	17.5%	22.3%	3.0%
Total	22.9%			39.8%		

**Statement 7: Peralta should support and promote the use of transit and ridesharing for commuters.**

[Mean Score: 3.19, Rank 12]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	53	78	112	36	38	6
Percentage of Response	16.0%	23.5%	33.7%	10.8%	11.4%	1.8%
Total	39.5%			22.3%		

**Statement 8: The Town should promote a multi-use community center.**

[Mean Score: 2.98, Rank: 14]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	54	57	103	45	52	10
Percentage of Response	16.3%	17.2%	31.0%	13.6%	15.7%	3.0%
Total	33.4%			29.2%		

**Statement 9: Signs and billboards should be strictly controlled along Highway 47.**

[Mean Score: 3.87, Rank: 7]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	137	76	64	23	18	5
Percentage of Response	41.3%	22.9%	19.3%	6.9%	5.4%	1.5%
Total	64.2%			12.3%		

**Statement 10: The speed limit on Highway 47 should be made consistent throughout Peralta.**

[Mean Score: 4.09, Rank: 5]

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	176	57	54	17	15	5
Percentage of Response	53.0%	17.2%	16.3%	5.1%	4.5%	1.5%
Total	70.2%			9.6%		

**Statement 11: Pedestrian walkways and equestrian trails should be available throughout the Town.**

**[Mean Score: 3.39, Rank: 11]**

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	102	61	75	35	43	7
Percentage of Response	30.7%	18.4%	22.6%	10.5%	13.0%	2.1%
Total	49.1%			23.5%		

**Statement 12: The residents of Peralta should be protected from stormwater run-off and flooding.**

**[Mean Score: 3.75, Rank: 8]**

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	144	68	48	24	25	14
Percentage of Response	43.4%	20.5%	14.5%	7.2%	7.5%	4.2%
Total	63.9%			14.8%		

**Statement 13: The Town should allow small areas where houses are close together or connected.**

**[Mean Score: 2.40, Rank 16]**

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	27	51	73	53	106	12
Percentage of Response	8.1%	15.4%	22.0%	16.0%	31.9%	3.6%
Total	23.5%			47.9%		

**Statement 14: The acequia ditches and canals should be preserved and protected.**

**[Mean Score: 4.42, Rank: 3]**

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	219	58	32	3	4	8
Percentage of Response	66.0%	17.5%	9.6%	0.9%	1.2%	2.4%
Total	83.4%			2.1%		

**Statement 15: Peralta should protect historic structures and promote historic design along Highway 47.**

**[Mean Score: 3.75, Rank: 8]**

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	115	85	76	23	18	6
Percentage of Response	34.6%	25.6%	22.9%	6.9%	5.4%	1.8%
Total	60.2%			12.3%		

**Statement 16: Small-scale commercial development should be increased along Highway 47.**

**[Mean Score: 3.62, Rank: 10]**

	Agree		Neutral	Disagree		No Response
Rating Scale Numbers	5	4	3	2	1	0
Frequency of Responses	95	99	80	14	29	6
Percentage of Response	28.6%	29.8%	24.1%	4.2%	8.7%	1.8%
Total	58.4%			13.0%		

# Appendix F: State Educational Metrics



School Grade Report Card  
2012

Certified

Final Grade

**B**

## Peralta Elementary

District: Los Lunas Public Schools

Grade Range: 00-06 Code: 86122

Performance in Math and Reading	School Statewide C Grade	School Grade	School Points	Possible Points
<b>Current Standing</b> How did your students perform in the most recent school year? Students are tested on how well they met targets for their grade level (Proficient).	21.3	B	26.9	40
<b>School Growth</b> In the past 3 years did your school increase grade level performance? For example did this year's 3rd graders improve over last year's 3rd graders'?	58	B	6.9	10
<b>Growth of Highest Performing Students</b> How well did your school help individual students improve? The highest performing students are those whose scores place them in the top three quarters (Q3) of their school. Individual student growth over the past 3 years is compared to average individual student growth for the state.	7.2	B	10.4	20
<b>Growth of Lowest Performing Students</b> How well did your school help individual students improve? The lowest performing students are those whose scores place them in the bottom quarter (Q1) of their school. Individual student growth over the past 3 years is compared to average individual student growth for the state.	15.3	F	5.5	20
<b>Opportunity to Learn</b> Does your school foster an environment that facilitates learning? Are teachers using recognized instructional methods, and do students want to come to school?	7.5	A	9.3	10
<b>Bonus Points</b> Does your school provide exceptional encouragement for involving students and parents in education? Examples include community outreach and mentoring programs.	1.6		1.7	5

The state standard goal for attendance (95%) can be surpassed by some schools. This results in schools earning additional points above the maximum possible points for Opportunity to Learn.

Final School Grade	Total Points	Grade	Total Points
Grades are established at the 90th percentile and 50th percentile, which represent 75 and 50 points, respectively.	75.0 to 100.0	A	60.6
	60.0 to 74.9	B	
	50.0 to 59.9	C	
	37.5 to 49.9	D	
	0.0 to 37.4	F	

## Peralta Elementary

These tables divide your school's results into smaller subgroups to show how specific groups of your students are doing. Keep in mind that each student counts in several groups. For example, one student can be counted three times - in the Hispanic, English Language Learner, and Female subgroups. When your grade is calculated each student counts only one time, so these numbers cannot be used to arrive at your school's score or grade. Just the same, this information shows how the school compares to other schools, determines groups within your school that are performing well, and identifies groups that need additional instructional support based on achievement.

### Current Standing

Knowing how many students are proficient in a given year is a measure of your school's overall success. Even so, single-year performance will vary with differing classes of students. It is not unusual for a school to occasionally have an exceptionally talented or unusually challenging class of students. Therefore, Current Standing uses additional years of data, up to 3 years whenever possible, in order to provide a more accurate picture of your school's achievement.

Current Standing is augmented with Value Added Modeling (VAM) by capturing your school's size, student mobility, and students' prior performance. Details of VAM can be found in the PED's School Grading Technical Manual at:

<http://webapp2.ped.state.nm.us/SchoolData/SchoolGrading.asp>

	All Students	Gender		Race / Ethnicity					Economically Disadvantaged	Students with Disabilities	English Language Learners	Redesignated English Proficient
		F	M	White	Afr Amer	Hisp	Asian	Am Indian				
<i>Reading</i>												
Proficient and Advanced (%)	64.8	70.7	59.8	70.1		63.2			62.9	10.5	31.3	64.3
Proficient and Advanced (Pts)	8.1											
Value Added Model (Pts)	5.8											
<i>Math</i>												
Proficient and Advanced (%)	57.9	65.7	51.3	64.2		55.6			55.3	<2.0	25.0	64.3
Proficient and Advanced (Pts)	7.2											
Value Added Model (Pts)	5.8											

## School Growth

School growth compares your students enrolled in the current year to students from prior years. While these are different sets of students, the school that is improving will do a better job each year of impacting their achievement. Unlike Current Standing, your school growth accounts for improvement of all students, not just those reaching proficient.

School Growth is augmented with Value Added Modeling (VAM) by capturing your school's size, student mobility, and prior student performance. Details of VAM can be found in the PED's School Grading Technical Manual at:

<http://webapp2.ped.state.nm.us/SchoolData/SchoolGrading.asp>

	Reading	Math	
All Students- (Scaled Score Points/Yr)	0.0	0.0	School Growth is shown in scaled score points, which can range from 0 to 80 for both reading and math. For example, a school that grows an average of +2 scaled score points a year shows that the school is improving their ability to increase student achievement.
All Students- (Points Earned)	3.5	3.4	

## Student Growth

Just like schools, individual student achievement is expected to improve over time. A student's prior test scores are used to estimate how the student should perform today. Student growth is shown as the average change in scaled score (SS) points per year, and is averaged for all students in each group for up to 3 years when data are available. Student groups are divided into the highest performing (Q3) and lowest performing (Q1) groups.

The scale ranges from 0 to 80, and a score of 40 indicates that a student is Proficient or on grade level. When growth is positive (+) students score better than expected in the current year:

- Near 0 means that the group scored about as expected. While some students may have performed better than anticipated (positive score), they were equally balanced by students that did poorer (negative score).
- Above 0 means that the group, in general, scored higher than expected. This is an exciting finding, especially when students are below the proficiency line, because they are closing the achievement gap and catching up to their higher-performing classmates.
- Below 0 means that the group performed below expectations and students are losing ground when compared to their peers.

Details of Student Growth and scaled scores are explained in the Technical Guide on the PED website:

<http://webapp2.ped.state.nm.us/SchoolData/SchoolGrading.asp>

	All Students	Gender		Race / Ethnicity					Economically Disadvantaged	Students with Disabilities	English Language Learners	Redesignated English Proficient
		F	M	White	Afr Amer	Hisp	Asian	Am Indian				
<b>Reading</b>												
Highest 75% of Students (SS/Yr)	0.3	0.4	0.1	0.3	-	0.2	-	-0.1	0.2	-1.0	0.4	0.2
Highest 75% of Students (Pts)	6											
Lowest 25% of Students (SS/Yr)	1.5	1.7	1.4	1.5	1.7	1.5	-	0.9	1.5	0.7	0.9	0.7
Lowest 25% of Students (Pts)	2											
<b>Math</b>												
Highest 75% of Students (SS/Yr)	-0.2	-0.1	-0.3	-0.1	-	-0.3	-	-0.4	-0.3	-1.4	-0.2	-0.2
Highest 75% of Students (Pts)	4											
Lowest 25% of Students (SS/Yr)	0.7	0.8	0.7	0.8	1.0	0.7	-	1.0	0.7	0.1	0.3	1.0
Lowest 25% of Students (Pts)	3											

**Opportunity to Learn (OTL)**

The successful school invites students to be part of a thriving learning culture that uses proven teaching methods. A school's learning environment is reflected in a survey of classroom practices (OTL Survey) and in student attendance.

	All Students	Gender		Race / Ethnicity					Economically Disadvant	Students with Disabilities	English Language Learners	Redesignated English Proficient
		F	M	White	Afr Amer	Hisp	Asian	Am Indian				
Attendance (Student Average)	95.9	96.1	95.6	95.9	-	95.8	-	-	95.4	94.1	96.1	95.8
Attendance (Points)	5.0											
OTL Survey (Average Total Score)	38.1	37.8	38.5	36.2	31.0	39.2	-	36.3	38.2	34.3	32.8	40.9
OTL Survey (Points)	4.2											

*OTL Survey Questions*

The answer to each question ranges from 0 (Never) to 5 (Always), with a midpoint score of 2.5. Schools that scored higher demonstrated better classroom teaching practices.

1. My teacher introduces a new topic by connecting to things I already know.	3.5	3.6	3.5	3.0	5.0	3.7	-	3.3	3.6	3.4	3.7	3.9
2. My teacher explains why what we are learning is important.	3.9	3.9	3.9	3.8	5.0	3.9	-	4.3	3.9	4.3	3.4	4.1
3. My teacher explains how learning a new topic is a foundation for other topics.	3.4	3.3	3.5	3.2	0.0	3.6	-	2.3	3.4	3.3	3.0	3.8
4. Every student gets a chance to answer questions.	4.0	4.0	4.0	3.8	5.0	4.1	-	4.3	4.0	3.8	2.9	4.6
5. My teacher wants me to explain my answers.	4.4	4.3	4.5	4.2	5.0	4.5	-	3.5	4.4	3.7	3.4	4.6
6. My teacher knows when I understand, and when I do not.	3.9	3.9	3.8	3.7	3.0	4.0	-	2.5	3.8	3.0	3.3	4.2
7. My teacher explains things in different ways so everyone can understand.	4.1	4.0	4.1	3.9	2.0	4.2	-	4.3	4.0	3.6	2.9	4.1
8. My teacher gives me helpful feedback on work I turn in.	3.4	3.3	3.5	3.2	1.0	3.4	-	4.8	3.4	2.9	3.3	3.7
9. My teacher checks our understanding.	4.2	4.3	4.2	4.3	4.0	4.2	-	4.8	4.2	3.2	3.6	4.1
10. My teacher takes the time to summarize what we learn each day.	3.4	3.2	3.5	3.0	1.0	3.6	-	2.5	3.5	3.0	3.4	3.8

Color Key:   
 0 or 1, Low   
 2 or 3, Medium   
 4 or 5, High

**Bonus Points**

While most schools provide a sampling of athletics, club participation opportunities, and parent meetings, a few schools stand out among the rest. These schools are recognized for their extraordinary dedication to keeping students invested in school, and their efforts in empowering parents to engage actively in their child's education. Bonus points indicate those schools that have gone above and beyond the others.

This school received bonus points for improvement in habitual truancy rates.

This school received bonus points for exceptional parent engagement.

**Similar Schools**

While statewide comparisons are helpful, schools may want to see how they rank next to their peers that have similar students and settings. The figures below show how your school contrasts with other schools in the state that are most like it in student characteristics.

Schools are grouped into categories that have similar proportions of English language learners (ELL), students with disabilities (SWD), ethnicities, economically disadvantaged (ED), and mobile students. Different schools are in each category set. A composite score incorporates all categories into a general measure of at-risk students.

**School Rank**

	ELL	SWD	Ethnicity	ED	Mobility	Composite
Current Standing	13 ( 50 )	13 ( 52 )	6 ( 50 )	6 ( 50 )	12 ( 50 )	13 ( 50 )
School Growth	14 ( 50 )	18 ( 52 )	11 ( 50 )	12 ( 50 )	22 ( 50 )	18 ( 50 )
Student Growth, Highest 75%	12 ( 50 )	18 ( 52 )	12 ( 50 )	13 ( 50 )	12 ( 50 )	10 ( 50 )
Student Growth, Lowest 25%	37 ( 50 )	47 ( 52 )	39 ( 50 )	43 ( 50 )	39 ( 50 )	40 ( 50 )
Opportunity to Learn	12 ( 50 )	22 ( 52 )	14 ( 50 )	14 ( 50 )	14 ( 50 )	17 ( 50 )

The first number shows the school's rank (1= highest, most points) within their category of similar schools. The second number in parentheses shows the total number of schools that were ranked in that category.

**School Growth Targets (SGTs)**

Customized targets, called School Growth Targets (SGTs), guide your school's path toward proficiency. These goals increase every year and challenge schools to identify student groups that might be struggling to keep up with their peers. Students who are not proficient but have made large enough gains to become proficient in 3 years are considered successfully "on track" to proficiency. While this information does not contribute to your school's grade, it is helpful in guiding your school toward identifying and closing any achievement gaps between subgroups.

	All Students	Gender		Race / Ethnicity					Economically Disadvantaged	Students with Disabilities	English Language Learners	Redesignated English Proficient	
		F	M	White	Afr Amer	Hisp	Asian	Am Indian					
<b>Reading Goal for This Year is 52.3% Proficient</b>													
Proficient and On Track (%)	Highest 75%	78.2	83.1	73.4	85.4	-	76.2	-	33.3	76.7	50.0	80.0	66.7
	Lowest 25%	35.0	45.5	28.9	31.6	0.0	38.5	-	0.0	36.0	17.6	0.0	50.0
<b>Math Goal for This Year is 45.0% Proficient</b>													
Proficient and On Track (%)	Highest 75%	71.7	79.2	64.6	75.9	-	69.6	-	66.7	70.5	0.0	80.0	80.0
	Lowest 25%	21.1	18.2	22.9	30.8	0.0	19.0	-	0.0	20.8	0.0	0.0	50.0

**Enrollment**

Schools must include all of their enrolled students in the annual statewide assessment. If the percentage of the All Students group is less than 95%, your school's letter grade is reduced by one grade. Supplemental Accountability Schools (SAM) and small schools with fewer than 100 students receive special consideration.

	All Students	Gender		Race / Ethnicity					Economically Disadvantaged	Students with Disabilities	English Language Learners	Redesignated English Proficient
		F	M	White	Afr Amer	Hisp	Asian	Am Indian				
Schoolwide Enrollment (%)	100	50	50	34	1	64	-	2	78	10	8	-
<b>Participation in State Assessments</b>												
Reading (%)	100	-	-	99	-	100	-	-	99	100	100	-
Math (%)	100	-	-	99	-	100	-	-	99	100	100	-

## School History

Student performance over time can demonstrate the success of interventions and school reform. Wherever possible, up to three years worth of information are used for the indicators that lead to your school's grade. For a more detailed history see the NMPED website:  
<http://www.ped.state.nm.us/AssessmentAccountability/AcademicGrowth/NMSBA.html>

	All Students	Gender		Race / Ethnicity					Economically Disadvantaged	Students with Disabilities	English Language Learners	Redesignated English Proficient
		F	M	White	Afr Amer	Hisp	Asian	Am Indian				
<i>Reading Proficiency</i>												
2012, All Students (%)	64.8	70.7	59.8	70.1		63.2			62.9	10.5	31.3	
2011, All Students (%)	62.7	70.9	56.1	66.7		60.0			59.0	6.9	46.7	
2010, All Students (%)	68.8	76.0	63.4	72.0		68.2			64.5	5.9	55.6	
2009, All Students (%)	65.4	75.9	58.1	70.5		62.5			58.6		41.2	
<i>Math Proficiency</i>												
2012, All Students (%)	57.9	65.7	51.3	64.2		55.6			55.3	<2.0	25.0	
2011, All Students (%)	54.6	58.2	51.8	61.5		52.1			51.1	<2.0	43.3	
2010, All Students (%)	62.8	69.0	58.2	64.6		62.2			59.2	11.8	62.8	
2009, All Students (%)	46.9	56.3	40.3	52.6		43.8			40.0		46.9	

## Student Promotion

Students that are prepared and progress to a higher grade each year (matriculate) indicate that your school is successfully moving students toward graduation. However, if your school's achievement in Reading and Math is subpar, and yet most students are being promoted, your school may be inattentive to students' need to repeat grade-level instruction before moving on. Student promotion and retention should be viewed within the context of your school's overall achievement. While this information does not contribute to your school's grade, it shows whether schools are preparing students to be ready for success.

	All Students	Gender		Race / Ethnicity					Economically Disadvantaged	Students with Disabilities	English Language Learners	Redesignated English Proficient
		F	M	White	Afr Amer	Hisp	Asian	Am Indian				
Grade 3 to Grade 4 (%)	>98.0	>98.0	>98.0	>98.0		N/A		>98.0	>98.0	>98.0	>98.0	N/A
Grade 5 to Grade 6 (%)	>98.0	>98.0	>98.0	>98.0		N/A		>98.0	>98.0	>98.0	>98.0	N/A
Grade 8 to Grade 9 (%)						N/A						N/A



MID-REGION COUNCIL OF GOVERNMENTS OF NEW MEXICO  
809 COPPER AVE. NW, ALBUQUERQUE, NEW MEXICO 87102