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FARMINGTON MAINSTREET

**PRELIMINARY MARKET ANALYSIS FOR
PROPOSED FARMINGTON MUNICIPAL
REDEVELOPMENT AREAS**

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Mainstreet Program

March 2005

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FARMINGTON IN REGIONAL CONTEXT

Farmington is the principal city in San Juan County and the sixth largest city in New Mexico. Farmington is home to approximately one-third of the County's residents, but these residents receive 42% of the County's aggregate income and the city's businesses generate 57% of the County's taxable gross receipts. By comparison, Aztec, which has the second largest aggregate income in San Juan County, has only 6% of the County income.

Detailed tables on the regional demographic and economic characteristics of the Four Corners region, including San Juan County, the City of Farmington and the Navajo Reservation, are included in the Appendix. As these tables show, Farmington's population is generally older than that of San Juan County, the Navajo Reservation and the Four Corners region as a whole. Also, Farmington has a much larger percentage of white/non-Hispanic persons (64%) than the County (47%) and the Four Corners region (33%), and a proportionately smaller Native American population. Farmington residents are also better educated than those in other parts of the Four Corners regions: persons living in Farmington at 25 years old or older are 25% less likely to have left school without a high school or equivalent degree, and are 60% more likely to have received a post-secondary degree than other San Juan County residents. Further, Farmington residents are more than twice as likely to have completed a graduate degree than other County residents.

Income differentials are consistent with the educational trends. The median income of Farmington households is one-third higher than the median income in other parts of the Four Corners region, and one-fifth higher than in other parts of San Juan County. Higher income households are particularly concentrated in Farmington: although less than one-third of San Juan County households are located in Farmington, more than one-half of households with incomes over \$100,000 per year are located in the primary city.

The housing market is tighter in Farmington than other parts of the Four Corners area, and, consequently, housing is generally less affordable. In Farmington, housing vacancy rates are only 7%, half that of the remainder of the County. Despite higher incomes, housing consumes a greater share of household incomes in the city: two-thirds of households with annual incomes below \$20,000, and 38% of households with incomes between \$20,000 and \$50,000 spend more than one-quarter of the income on housing in Farmington, a far greater share than those earning similar incomes in other parts of the County and the Four Corners region. To a significant extent, higher payments reflect superior housing quality, a comparison strongly influenced by the appallingly poor housing conditions on the Navajo Reservation. While virtually all housing units in Farmington have complete plumbing, telephone service and non-wood heating, a near majority of housing units on Indian land lack these basic features.

The importance of Farmington as a market center of San Juan County and the Four Corners region is revealed the pull factors presented in Tables 18. These numbers show

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the effectiveness of the Farmington in attracting funds from the region as a whole. Two patterns are worthy of note. First, Farmington's markets serve a community far larger than the city alone. In 1999, the most recent year for which these data can be calculated, taxable gross receipts in Farmington were 194% of what would be expected from Farmington consumers alone; retail business accounted for gross receipts of 245% of a local baseline. On a net basis, these data indicate that Farmington markets brought more than \$600 million into the city. Based on a Gross Receipts tax rate of 1.1875% for Farmington and 0.375% for San Juan County, these sales represent an additional \$7.3 million and \$2.3 million in revenues for the City and County governments, respectively¹. The second pattern that is evident in these data is that during the 1989-1999 period the relative strength of Farmington in regional economy has increased. The net inflow of receipts into Farmington from other areas grew by 42% half in real terms, from \$432 million (1999 dollars) in 1989 to \$614 million in 1999. The improvement was evident in nearly every category, but especially in various retail trade markets and services, which expanded from a marginal surplus to a significant contributor to the local economy.

The next table summarizes the same information for San Juan County. Again, the County is in a positive trade position: in 1999, \$664 million more flowed into the County's economy than flowed out. This indicates that San Juan County as a market center for the Four Corners economy, likely because of a strong flow of dollars from the Navajo Reservation. Not surprisingly, the pull factors for San Juan County are in most cases lower than those in Farmington, which only underscores that while County is a market center for the region, Farmington is also the market center of the County. Also, though to a less degree than Farmington, San Juan County improved its position as a regional center during the 1989-1999 period. Over the 10 year period, the net flow of funding into the County increased by \$150 million (1999 dollars), or 29%. Improvements were significant in retail trade, where inflows increased by 89%, and to an even greater extent, in services, where the County moved from a strongly negative position to near balance.

DEMOGRAPHIC & ECONOMIC PROFILE OF THE PROPOSED METROPOLITAN REDEVELOPMENT AREAS

The total residential population of the 3 proposed metropolitan redevelopment area neighborhoods – Downtown, Civic Center and Animas – was 1,106 in 2000 (US Census 2000); nearly all live in the Civic Center and Animas neighborhoods. Compared to Farmington as a whole, the population of these neighborhoods is significantly older: 28% of downtown residents are over 50 years of age, compared to 19% for the entire city, while only 24% are less than 17 years of age, compared to 29% for all of Farmington. Significantly, the share of the downtown population that is between 25 and 39 years old – often seen as critical to redevelopment initiatives – is only half that of Farmington as a whole: 10% compared to 20%.

¹ The county rate has since increased to 0.6875% for San Juan County.

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Ethnically, compared to Farmington as a whole, the three MRA neighborhoods have a relatively smaller white population (48% versus 64%) and larger Native American and Hispanic populations (24% each in the MRA neighborhoods versus 17% and 18%, respectively, in the city as a whole). The white population is disproportionately represented among the older population of the MRA neighborhoods (the proportion of each age cohort from 40 year old and up that is white is below the overall average) and underrepresented among the younger populations. Native Americans and, to a less extent Hispanics, are disproportionately represented among the 25 to 39 year old population.

Analysis of economic patterns of the MRA neighborhoods must rely on geographically aggregate information and should be considered with caution.² The 1999 median household income in Block Groups 4.02-5 and 1-1 was only \$26,858 per year, 71% that of Farmington as a whole. 35% of households in these areas had incomes below \$20,000 per year, compared to 24% in the entire city. Conversely, only 18% of households in these areas earn more than \$50,000 per year and none earn more than \$100,000, while 36% of households in Farmington earn above \$50,000 and 8% earn more than \$100,000. Lower incomes are also reflected in higher incidence of poverty. In the targeted neighborhoods, 23% of all households live below the poverty line and 44% live below 150% of the poverty line, compared to 16% and 28% for the Farmington as a whole. Interestingly, poverty downtown does not afflict racial and ethnic groups equally. While Native Americans and white/non-Hispanics are far more likely to live in poverty downtown than other parts of the city (62% versus 32% for Native Americans and 15% versus 9% for white/non-Hispanics), Hispanics and Latinos living downtown, despite low median household income, are much less likely to live in poverty than those living in other parts of Farmington (14% versus 24%). As might be expected, lower incomes and higher incidence of poverty downtown correlated with lower rates of educational achievement. Fully 26% of downtown residents 25 years or older have failed to earn a high school equivalent degree, compared to 16% in other parts of Farmington; conversely, only 22% of downtown residents have a post-secondary degree, versus 27% in the rest of the city.

The housing stock in the two downtown Block Groups is older than that of the other areas in Farmington (in 2000, the median age of housing downtown was 35 years compared to 26 years throughout the city). Vacancy rates are far higher (18% versus 7%); rentals are much more common (52% of units compared to 30% for the city); and homes are smaller

² Census Bureau data on the geographical scale appropriate to the analysis of the MRA neighborhoods (Blocks) is limited primarily to demographics. Analysis of economic patterns must rely on Census sample data (SF3), which is available only on the broader geographic scale of Census 'Block Groups'. Block Groups do not correspond to the MRA neighborhoods, but the combination of two Block Groups (Tract 4.02, Group 5 and Tract 1, Group 1) offers a useful approximation of the three MRA neighborhoods. These two Block Groups include 76 of the 86 Blocks that comprise the proposed MRAs. However, these Block Groups also include 34 Blocks that would *not* be included in the MRAs. These additional blocks are west of the proposed MRAs, west of North Loretta Avenue and Lake Street to the confluence of the La Plata and San Juan Rivers.

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(median 4.0 rooms per unit versus 5.2) and more likely to part of multi-unit structures (26% versus 18%). Values of owner-occupied housing are much lower (\$67,541 compared to \$100,600); mobile homes are more prevalent and of far more marginal value in downtown neighborhoods than in other parts of the city (23% versus 18%; \$13,354 per unit versus \$31,100). But because of lower incomes and despite lower property values, housing was significantly less affordable downtown than in other Farmington neighborhoods: the median expenditure on housing downtown was 32% and 33% for owner- and renter-occupied units compared to 24% for both in other parts of the city. All downtown housing units had complete plumbing and few depended on wood for heating (few housing units lacked these services in other parts of the city), but 6% of downtown households were without telephone service, twice the overall rate for the city.

APPENDIX TABLES

I. REGIONAL DEMOGRAPHICS

1. Four Corners Region³: Age by Race/Ethnicity
2. San Juan County: Age by Race/Ethnicity
3. City of Farmington: Age by Race/Ethnicity

II. REGIONAL WORKFORCE

4. Four Corners Region: Educational Attainment by Race/Ethnicity
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20. Selected SocioEconomic and Housing Characteristics for MRA Block Groups

³ Four Corners Region includes La Plata and Montezuma Counties in Southwest Colorado, Santa Juan County in New Mexico, and the Navajo Reservation in Arizona, New Mexico and Utah.

FARMINGTON MAINSTREET: SOCIOECONOMIC ANALYSIS

I. REGIONAL DEMOGRAPHICS

TABLE 1
DEMOGRAPHICS

FOUR CORNERS					
	Hispanic	Native American	White	TOTAL	%
TOTAL	25,279	196,862	110,357	332,498	100.0%
Under 10 years	5,289	41,609	12,727	59,625	17.9%
10 TO 17 years	4,480	38,027	13,302	55,809	16.8%
18 TO 24	2,915	20,756	10,625	34,296	10.3%
25 TO 39	5,235	39,336	20,834	65,405	19.7%
40 TO 54	4,487	31,625	28,169	64,281	19.3%
55 TO 64	1,397	12,120	11,248	24,765	7.4%
65 TO 74	925	8,216	7,683	16,824	5.1%
OVER 75	551	5,173	5,769	11,493	3.5%
%	7.6%	59.2%	33.2%	100.0%	

TABLE 2
DEMOGRAPHICS

SAN JUAN COUNTY					
	Hispanic	Native American	White	TOTAL	%
TOTAL	16,984	42,051	52,587	111,622	100.0%
Under 10 years	3,538	8,558	6,512	18,608	16.7%
10 TO 17 years	2,977	7,645	6,985	17,607	15.8%
18 TO 25	2,003	4,674	4,530	11,207	10.0%
26 TO 39	3,485	9,024	9,473	21,982	19.7%
40 TO 55	3,166	7,185	13,125	23,476	21.0%
55 TO 64	917	2,442	5,313	8,672	7.8%
65 TO 74	530	1,484	3,889	5,903	5.3%
OVER 75	368	1,039	2,760	4,167	3.7%
%	15.2%	37.7%	47.1%	100.0%	

TABLE 3
DEMOGRAPHICS

FARMINGTON					
	Hispanic	Native American	White	TOTAL	%
TOTAL	6,654	6,289	23,436	36,379	100.0%
Under 10 years	1,300	1,236	2,792	5,328	14.6%
10 TO 17 years	1,118	1,062	2,947	5,127	14.1%
18 TO 25	777	910	1,897	3,584	9.9%
26 TO 39	1,491	1,637	4,149	7,277	20.0%
40 TO 55	1,236	977	5,899	8,112	22.3%
55 TO 64	378	238	2,362	2,978	8.2%
65 TO 74	185	110	1,884	2,179	6.0%
OVER 75	169	119	1,506	1,794	4.9%
%	18.3%	17.3%	64.4%	100.0%	

FARMINGTON MAINSTREET: SOCIOECONOMIC ANALYSIS

II. REGIONAL WORKFORCE

TABLE 4

EDUCATIONAL ACHEIVEMENT

	FOUR CORNERS			TOTAL	%
	Hispanic	Native American	White		
Population 25 years and over: Total	12,595	96,470	73,703	182,768	100.0%
Less than 9th grade	2,008	22,284	1,763	26,055	14.3%
9th to 12th grade; no diploma	2,328	18,781	5,863	26,972	14.8%
High school graduate (includes equivalency)	4,103	26,443	20,494	51,040	27.9%
Some college; no degree	2,447	18,214	19,623	40,284	22.0%
Associate degree	589	5,586	4,859	11,034	6.0%
Bachelor's degree	724	3,691	13,278	17,693	9.7%
Graduate or professional degree	396	1,471	7,823	9,690	5.3%

TABLE 5

EDUCATIONAL ACHEIVEMENT

	SAN JUAN COUNTY			TOTAL	%
	Hispanic	Native American	White		
Population 25 years and over: Total	8,466	21,174	34,560	64,200	100.0%
Less than 9th grade	1,297	3,810	888	5,995	9.3%
9th to 12th grade; no diploma	1,663	4,038	3,274	8,975	14.0%
High school graduate (includes equivalency)	2,750	6,120	10,795	19,665	30.6%
Some college; no degree	1,747	4,664	10,262	16,673	26.0%
Associate degree	458	1,392	2,482	4,332	6.7%
Bachelor's degree	330	832	4,371	5,533	8.6%
Graduate or professional degree	221	318	2,488	3,027	4.7%

FARMINGTON MAINSTREET: SOCIOECONOMIC ANALYSIS

TABLE 6

EDUCATIONAL ACHEIVEMENT

	FARMINGTON			TOTAL	%
	Hispanic	Native American	White		
Population 25 years and over: Total	3,459	3,081	15,800	22,340	100.0%
Less than 9th grade	556	289	332	1,177	5.3%
9th to 12th grade; no diploma	695	609	1,221	2,525	11.3%
High school graduate (includes equivalency)	905	865	4,458	6,228	27.9%
Some college; no degree	783	858	4,795	6,436	28.8%
Associate degree	191	214	1,207	1,612	7.2%
Bachelor's degree	206	150	2,397	2,753	12.3%
Graduate or professional degree	123	96	1,390	1,609	7.2%

TABLE 7

EDUCATIONAL ACHEIVEMENT

	NAVAJO RESERVATION			TOTAL	%
	Hispanic	Native American	White		
Population 25 years and over: Total	513	72,734	2,510	75,757	100.0%
Less than 9th grade	26	18,253	10	18,289	24.1%
9th to 12th grade; no diploma	119	14,298	51	14,468	19.1%
High school graduate (includes equivalency)	181	19,470	268	19,919	26.3%
Some college; no degree	41	12,907	260	13,208	17.4%
Associate degree	26	4,036	188	4,250	5.6%
Bachelor's degree	79	2,702	787	3,568	4.7%
Graduate or professional degree	41	1,068	946	2,055	2.7%

FARMINGTON MAINSTREET: SOCIOECONOMIC ANALYSIS

III. REGIONAL HOUSING

TABLE 8
REGIONAL HOUSING STATUS

	Four Corners Region	San Juan County, NM	5 Mile Radius, Farmington	Farmington	Navajo I.R.
Housing Units: Total	134,101	43,221	27,584	15,045	59,618
Occupied	105,355	37,711	24,977	13,957	41,101
%	79%	87%	91%	93%	69%
Vacant	28,746	5,510	2,607	1,088	18,517
%	21%	13%	9%	7%	31%
Owner Occupied: Total	77,942	28,415	18,334	9,591	30,790
%	74%	75%	73%	69%	75%
Owner Occupied: Hispanic or Latino	5,162	3,736	2,454	1,373	119
Owner Occupied: Native American	39,107	7,959	3,644	837	30,368
Owner Occupied: White	32,848	16,286	11,912	7,151	183
Renter Occupied: Total	27,413	9,296	6,643	4,366	10,311
%	26%	25%	27%	31%	25%
Renter Occupied: Hispanic or Latino	2,194	1,276	996	729	133
Renter Occupied: Native American	12,636	3,186	1,865	897	8,787
Renter Occupied: White	11,962	4,616	3,620	2,610	1,180

TABLE 9
REGIONAL HOUSING QUALITY

	Four Corners Region	San Juan County, NM	5 Mile Radius, Farmington	Farmington	Navajo I.R.
Housing Units: Total	134,101	43,221	27,584	15,045	59,618
Lacking Complete Plumbing (%)	23%	9%	5%	0%	45%
Wood as Primary Heating Fuel (%)	26%	8%	4%	1%	51%
Without Telephone (%)	29%	13%	8%	3%	59%
Median Year Structure Built	1980	1979	1978	1974	1981
Median Number of Rooms	4.2	4.9	5.1	5.2	3.1
One Unit in Structure (%)	68%	57%	58%	63%	76%
2 to 9 units in Structure (%)	6%	7%	8%	12%	4%
10 or more Units in Structure (%)	2%	2%	3%	6%	0%
Mobile Homes (%)	24%	33%	31%	18%	19%

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TABLE 10

REGIONAL HOUSING AFFORDABILITY

	Four Corners Region	San Juan County, NM	5 Mile Radius, Farmington	Farmington	Navajo I.R.
Median Monthly Payment (Rental Housing)	\$352	\$384	\$418	\$418	\$197
Housing Costs > 25% of Household Income, Renter-Occupied.	41%	45%	45%	48%	22%
Median Value (Owner-Occupied Housing)	\$96,150	\$77,000	\$84,840	\$92,200	\$26,700
Median Value (Owner-Occupied Mobile Home)	\$47,450	\$46,700	\$51,240	\$31,100	\$29,800
Income, Owner-Occupied, Income <\$20,000	35%	45%	55%	66%	29%
Income, Owner-Occupied, Income \$20-\$50,000	24%	32%	37%	38%	4%

FARMINGTON MAINSTREET: SOCIOECONOMIC ANALYSIS

IV. REGIONAL MARKET

TABLE 11
HOUSEHOLD INCOME

FOUR CORNERS					
	Head of Household is:			TOTAL	%
	Hispanic	Native American	White		
Median household income in 1999	30,765	20,872	39,762	29,578	
Households	7,531	51,723	44,740	103,994	100.0%
Household income; Less than \$10;000	1,023	14,784	3,881	19,688	18.9%
Household income; \$10;000 to \$19;999	1,417	10,253	5,678	17,348	16.7%
Household income; \$20;000 to \$34;999	1,771	11,058	9,994	22,823	21.9%
Household income; \$35;000 to \$49;999	1,564	6,835	7,987	16,386	15.8%
Household income; \$50;000 to \$74;999	1,157	5,864	8,756	15,777	15.2%
Household income; \$75;000 to \$99;999	359	2,007	4,458	6,824	6.6%
Household income; \$100;000 or more	240	922	3,986	5,148	5.0%

TABLE 12
HOUSEHOLD INCOME

SAN JUAN COUNTY					
	Head of Household is:			TOTAL	%
	Hispanic	Native American	White		
Median household income in 1999	31,759	24,175	40,006	33,762	
Households	5,069	11,260	20,778	37,107	100.0%
Household income; Less than \$10;000	629	2,542	1,764	4,935	13.3%
Household income; \$10;000 to \$19;999	980	2,267	2,581	5,828	15.7%
Household income; \$20;000 to \$34;999	1,129	2,500	4,629	8,258	22.3%
Household income; \$35;000 to \$49;999	1,123	1,575	3,842	6,540	17.6%
Household income; \$50;000 to \$74;999	845	1,570	4,087	6,502	17.5%
Household income; \$75;000 to \$99;999	236	545	2,242	3,023	8.1%
Household income; \$100;000 or more	127	261	1,633	2,021	5.4%

FARMINGTON MAINSTREET: SOCIOECONOMIC ANALYSIS

TABLE 13
HOUSEHOLD INCOME

FARMINGTON					
	Head of Household is:			TOTAL	%
	Hispanic	Native American	White		
Median household income in 1999	33,339	27,018	40,928	37,663	
Households	2,115	1,760	9,746	13,621	100.0%
Household income; Less than \$10,000	280	311	801	1,392	10.2%
Household income; \$10,000 to \$19,999	390	357	1,111	1,858	13.6%
Household income; \$20,000 to \$34,999	438	403	2,090	2,931	21.5%
Household income; \$35,000 to \$49,999	523	242	1,817	2,582	19.0%
Household income; \$50,000 to \$74,999	329	273	1,807	2,409	17.7%
Household income; \$75,000 to \$99,999	100	100	1,192	1,392	10.2%
Household income; \$100,000 or more	55	74	928	1,057	7.8%

TABLE 14
HOUSEHOLD INCOME

NAVAJO RESERVATION					
	Head of Household is:			TOTAL	%
	Hispanic	Native American	White		
Median household income in 1999	28,167	19,657	46,402	20,722	
Households	240	39,026	1,527	40,793	100.0%
Household income; Less than \$10,000	39	12,027	117	12,183	29.9%
Household income; \$10,000 to \$19,999	33	7,676	124	7,833	19.2%
Household income; \$20,000 to \$34,999	76	8,186	250	8,512	20.9%
Household income; \$35,000 to \$49,999	45	5,032	341	5,418	13.3%
Household income; \$50,000 to \$74,999	28	4,086	422	4,536	11.1%
Household income; \$75,000 to \$99,999	11	1,413	128	1,552	3.8%
Household income; \$100,000 or more	8	606	145	759	1.9%

FARMINGTON MAINSTREET: SOCIOECONOMIC ANALYSIS

TABLE 15⁴

STATUS OF SELECTED FARMINGTON INDUSTRIES & MARKETS
CITY OF FARMINGTON

	1999	1989-1999
	PULL FACTOR	NET GAIN/LOSS CHANGE (000s \$)
TOTAL AGRICULTURE	117%	\$241
MINING	466%	\$64,301
CONTRACT CONSTRUCTION	113%	\$10,066
MANUFACTURING	169%	\$12,555
TRANSPORT, COMMUN, UTILITIES	94%	(\$2,677)
WHOLESALE TRADE	287%	\$57,487
Building Materials	295%	\$10,186
Hardware Stores	299%	\$3,162
General Merch exc Dept Stores	133%	\$2,161
Department Stores	360%	\$41,380
Retail Food Stores	215%	\$44,932
Motor Vehicle Dealers	319%	\$9,735
Gasoline Service Stations	237%	\$5,013
Mobile Home Dealers	642%	\$18,478
Misc Vehicle & Auto Assessories	1233%	\$78,693
Apparel & Assesory Stores	198%	\$8,984
Furniture & Home Furnishings	199%	\$6,917
Eating & Drinking Establishments	203%	\$30,341
Liquor Dispensors	197%	\$4,546
Drug & Propriety Stores	192%	\$4,724
Misc Retailers	247%	\$154,185
TOTAL RETAIL TRADE	245%	\$361,188
Hotels & Motels	120%	\$2,371
Personal Services	165%	\$5,309
Misc Business Services	174%	\$25,207
Auto Rental, Repair	161%	\$6,877
Misc Repair Services	641%	\$17,622
Motion Pictures	0%	(\$921)
Amusements	128%	\$594
Physicians & Dentists	247%	\$27,018
Hospitals & Other Health Care	200%	\$12,570
Legal Services	128%	\$2,046
Educational	213%	\$1,903
Misc Services	361%	\$142,377
Engineering & Architectual Services	91%	(\$666)
TOTAL SERVICES	145%	\$89,184
TOTAL TAXABLE GROSS RECIEPTS	194%	\$614,556

⁴ Pull Factors are measured as the volume of taxable gross receipts for the City of Farmington relative to the New Mexico average, holding constant aggregate income. A value of 100% indicates that, given Farmington's income level, an industry in the City is on par with the State as a whole; a value less than 100% indicates that the industry is weak in Farmington, suggesting that local residents are spending income outside the City; and a value greater than 100% indicates that the industry in Farmington is generating more than its expected share of receipts, suggesting that Farmington is drawing revenues into the City from outside. In other applications, this statistic is references as a Pull Factor. Net Gain/Loss is the net flow of revenues into and out of Farmington associated with the given industry. Note that these values are estimations based on an assumption that Farmington residents spend their income in the same proportion as residents of the New Mexico as a whole. Change indicates the gain or loss of Farmington's position over the 1989-1999 period.

FARMINGTON MAINSTREET: SOCIOECONOMIC ANALYSIS

TABLE 16

STATUS OF SELECTED FARMINGTON INDUSTRIES & MARKETS
SAN JUAN COUNTY

	1999	NET	1989-1999
	PULL FACTOR	GAIN/LOSS (000s \$)	CHANGE (000s \$)
TOTAL AGRICULTURE	96%	(\$124)	\$997
MINING	1160%	\$442,612	(\$23,755)
CONTRACT CONSTRUCTION	108%	\$15,347	(\$752)
MANUFACTURING	115%	\$6,428	(\$5,816)
TRANSPORT, COMMUN, UTILITIES	75%	(\$25,670)	(\$4,434)
WHOLESALE TRADE	174%	\$53,980	\$12,042
Building Materials	142%	\$5,249	\$6,083
Hardware Stores	133%	\$1,262	\$929
General Merch exc Dept Stores	107%	\$1,077	(\$4,040)
Department Stores	151%	\$19,464	\$75,658
Retail Food Stores	130%	\$28,139	(\$22,819)
Motor Vechicle Dealers	124%	\$2,545	\$314
Gasoline Service Stations	286%	\$16,193	\$18,665
Mobile Home Dealers	318%	\$17,679	\$15,647
Misc Vechicle & Auto Assessories	184%	\$13,931	\$3,406
Apparel & Assessory Stores	84%	(\$3,447)	(\$172)
Furniture & Home Furnishings	86%	(\$2,369)	(\$1,343)
Eating & Drinking Establishments	106%	\$3,909	\$2,296
Liquor Dispensors	103%	\$333	\$3,952
Drug & Propriety Stores	89%	(\$1,346)	(\$1,445)
Misc Retailers	116%	\$39,726	\$38,743
TOTAL RETAIL TRADE	124%	\$142,009	\$66,900
Hotels & Motels	53%	(\$13,066)	(\$4,733)
Personal Services	92%	(\$1,582)	\$347
Misc Business Services	125%	\$20,047	\$42,559
Auto Rental, Repair	88%	(\$3,209)	(\$5,681)
Misc Repair Services	376%	\$21,378	\$7,799
Motion Pictures	0%	(\$2,190)	\$161
Amusements	86%	(\$713)	(\$2,170)
Physicians & Dentists	113%	\$5,838	\$3,306
Hospitals & Other Health Care	97%	(\$934)	\$10,554
Legal Services	56%	(\$7,846)	\$2,416
Educational	92%	(\$330)	\$866
Misc Services	128%	\$36,129	\$35,315
Engineering & Architectual Services	69%	(\$5,469)	\$5,578
TOTAL SERVICES	100%	(\$1,124)	\$102,401
TOTAL TAXABLE GROSS RECIEPTS	143%	\$663,893	\$150,067

V. METROPOLITAN REDEVELOPMENT AREA CHARACTERISTICS

TABLE 17

MRA AREA DEMOGRAPHICS

	Farmington	Total	Down town	Civic Center	Animas
TOTAL	37,844	984	82	453	571
Under 10 years	5,861	145	17	65	63
%	15%	15%	2%	7%	6%
10 TO 17	5,230	92	4	40	48
%	14%	9%	0%	4%	5%
18 TO 24	3,761	134	11	50	73
%	10%	14%	1%	5%	7%
25 TO 39	7,585	101	17	101	105
%	20%	10%	2%	10%	11%
40 TO 54	8,376	236	21	106	109
%	22%	24%	2%	11%	11%
55 TO 64	2,977	98	5	51	42
%	8%	10%	1%	5%	4%
65 TO 74	2,207	67	4	20	43
%	6%	7%	0%	2%	4%
OVER 75	1,847	111	3	20	88
%	5%	11%	0%	2%	9%

TABLE 18

MRA AREA DEMOGRAPHICS

ALL MRA NEIGHBORHOODS				
	Total	White	Native American	Hispanic
Farmington	36,379	23,436	6,289	6,654
		64%	17%	18%
All MRAs	1,064	539	261	264
		51%	25%	25%
Under 10 years	135	51	36	48
%		38%	27%	36%
10 TO 17	88	32	22	34
%		36%	25%	39%
18 TO 24	131	65	30	36
%		50%	23%	27%
25 TO 39	212	93	63	56
%		44%	30%	26%
40 TO 54	229	140	40	49
%		61%	17%	21%
55 TO 64	96	55	15	26
%		57%	16%	27%
65 TO 74	65	48	11	6
%		74%	17%	9%
OVER 75	108	55	44	9
%		51%	41%	8%

FARMINGTON MAINSTREET: SOCIOECONOMIC ANALYSIS

TABLE 19

MRA AREA HOUSING STATUS

	All Areas	Downtown	Civic Center	Animas
Housing Units: Total	540	42	258	240
Occupied	437	34	219	184
%	81%	81%	85%	77%
Vacant	103	8	39	56
%	19%	19%	15%	23%
Owner Occupied: Total	199	15	78	106
%	46%	44%	36%	58%
Owner Occupied: White	133	12	59	62
Owner Occupied: Native American	7	0	0	7
Owner Occupied: Hispanic or Latino	52	2	17	33
Renter Occupied: Total	238	19	141	78
%	54%	56%	64%	42%
Renter Occupied: White	139	9	91	39
Renter Occupied: Native American	51	8	24	19
Renter Occupied: Hispanic or Latino	39	1	21	17
Avg Household Size	2.53	2.41	2.07	3.10

TABLE 20

SELECTED SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

	FARMINGTON	MRA BLOCK GROUPS
MRA BLOCK GROUPS: TRACT 4.02, GROUP 5 & TRACT 1, GROUP 1		
Household income	\$37,663	\$26,858
Household income, Hispanic or Latino	\$33,339	\$17,731
Household income, Native American	\$27,018	\$29,167
Household income, White/non-Hispanic	\$40,928	\$29,765
Poverty Rate, Households	16%	23%
Poverty Rate, Households, Hispanic or Latino	24%	14%
Poverty Rate, Households, Native American	32%	62%
Poverty Rate, Households, White/non-Hispanic	9%	15%
Without High School Equivalent Degree	16%	26%
With High School Equivalent Degree	57%	52%
With Post-secondary Degree	20%	17%
With Post-Graduate Degree	7%	5%
Median Age of Housing Units	31	40
Median Monthly Payment, Rental Housing	\$418	\$390
Median Value, Owner-occupied Housing	\$100,600	\$67,541
Median cost of Housing as % of Household Income, Renter-Occupied	24%	33%
Median cost of Housing as % of Household Income, Owner-Occupied	24%	32%