

2024 "Voice of Barelas" Research Project Final Report

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Homewise

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Executive Summary

In the Spring/Summer of 2024, Homewise undertook a comprehensive research project in partnership with Neighborworks America to understand the general conditions, resident sentiments, and community needs in Barelás, one of Albuquerque’s oldest neighborhoods. A follow-up effort to the same project in 2020, the research was also designed to learn how conditions had changed over the four-year period, and if/how Homewise’s presence had impacted the neighborhood.

The project included a resident survey and observations of 89 blocks and 100 buildings within the community. Surveys were mostly conducted in person by Homewise staff.

The following report outlines in detail the background and purpose, methodology, and results of the project, which include the following key findings:

- Residents’ satisfaction with the neighborhood is high and has increased since 2020, but so have their concerns about being priced out of the neighborhood due to rising housing costs. The median home price in Barelás has increased by nearly 70% since 2020¹.
- Residents report feeling somewhat safer in the community at night than they did in 2020, but their top concerns with the neighborhood are still crime/safety and homelessness.
- More residents are walking and biking in the neighborhood now. Personal health is the greatest barrier for those that don’t.
- Residents are proud of the culture and history of the neighborhood.
- Residents have great hope for the future of the neighborhood, but their confidence in their ability to make a difference has declined.
- Residents’ top development priorities are grocery stores, primary medical care and affordable housing.
- Overall, block conditions have improved, with decreases in the number of buildings in need of repair, vacant and/or abandoned lots and buildings, trash, graffiti, and illegal dumping.

Background and Purpose

The “Voice of Barelás” project is a comprehensive research study, commissioned by Homewise, Inc, of neighborhoods that our Community Development department has chosen as priorities for commercial redevelopment, commercial lending, and outreach. The study includes a household level resident survey and observations of specific buildings and blocks within the neighborhood.

¹ Greater Albuquerque Association of Realtors (<https://www.gaar.com/>)

The study was conducted in Barelás, one of Albuquerque’s oldest neighborhoods. This is the second time Homewise has conducted the project in Barelás, the first being during the summer of 2020. The general boundaries of the neighborhood (as delineated by the City of Albuquerque) that were used to structure our target population and sampling design are: The Rio Grande River to the West, Coal Avenue to the North, the Santa Fe Railroad tracks to the East, and Bridge Boulevard/Avenida Cesar Chavez to the South. A map of the study area is included in [Appendix A](#).

The primary goal of the study is to ensure that residents’ voices are heard and integrated into the planning and development process for new Homewise projects. For example, in our 2020 survey, residents identified both childcare services and workforce development as priority needs for the community. Since then, Homewise has engaged in commercial redevelopment projects like Koala Children’s Academy, a high-quality, woman-owned child development center, and the Street Food Institute, a nonprofit dedicated to growing local food businesses. Homewise also recently leased the B Ruppe Drugstore, formerly the longest continuously operating pharmacy in Albuquerque, to [Solamente Holistic Health](#). Solamente addresses the critical need for area residents to receive culturally competent mental health services.

The resident survey also helps us understand residents’ perceptions of the neighborhood, how it has changed over time, and what impact (if any) Homewise’s work has made in the neighborhood. Survey findings can also be used by local businesses, residents, and government agencies and officials to prioritize neighborhood improvements.

Visual observation of the neighborhood buildings and blocks enable us to document how conditions in the community are changing.

Research Methodology

Resident Survey Outreach and Incentives

Homewise began outreach for the resident survey in April 2024, using a variety of methods. We sent emails to 43 residents in our internal mailing list and sent mailers to 474 addresses provided by the City of Albuquerque’s Geographic Information System (AGIS). We also sent 281 text messages to phone numbers provided by NGP VAN, a political campaign database. Follow-up text messages were sent to 261 numbers in mid-June.

We also ran a Meta (Facebook) ad between April 23 and May 9 which drove 218 clicks to the survey. All outreach materials were made available in English and Spanish and included a QR code with the link to the online survey form. Outreach material examples are included in [Appendix B](#). All survey respondents were given a \$15 gift card to downtown Albuquerque businesses.

Survey / Observation Instruments

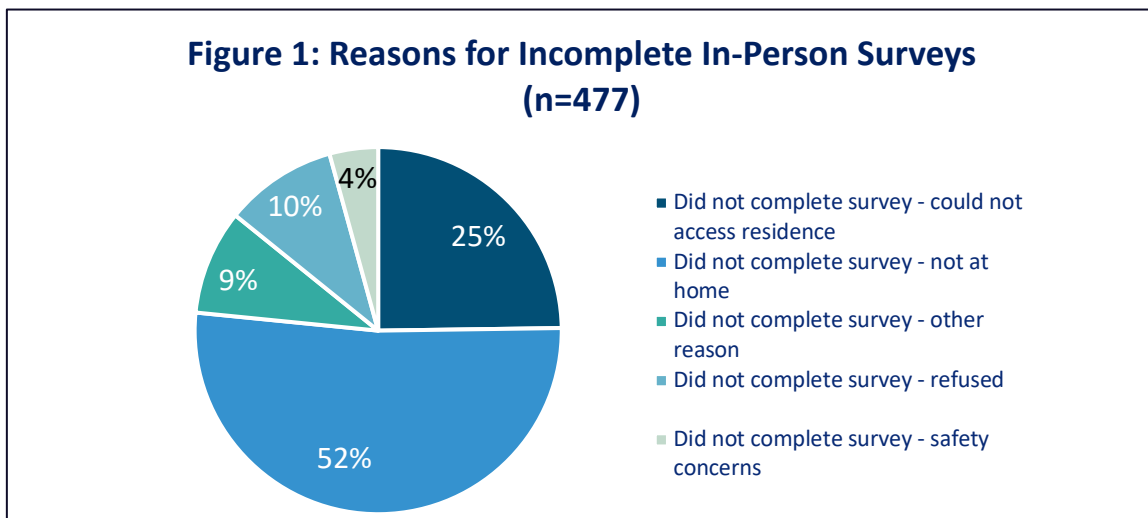
As in past projects, we utilized Neighborworks' core instruments as foundations for both the resident survey and building/block conditions observations tool. We created English and Spanish language versions of both the online and in-person/telephone survey. We added several questions to the survey to collect more detailed information from residents about their community development priorities and the impact of Homewise in the neighborhood. We added one question to the building observation tool about energy efficiency. No questions were added to the block observation tool. Questions from each instrument can be found in [Appendix C](#) and a link to the full resident survey can be found online [here](#).

Survey Data Collection

We began collecting online survey responses in April via Neighborworks' web-based Success Measures Data System (SMDS).

Between May and July, five full-time staff and two part-time contractors canvassed the approximately 1,300 households in the neighborhood. Staff went out in pairs for four-hour shifts at various days and times, including one Saturday at the Railyard Market. Responses were entered into SMDS on iPads using cellular connection or a portable Wi-Fi hotspot. We also conducted phone banking on a few evenings, however this resulted in very few survey responses.

We collected a total of 140 total survey responses (53 online, 87 in-person/phone) for a response rate of 11%. Our goal was a 15% response rate (200 responses), however many of the residences in this neighborhood are multi-family units which are gated, making access difficult. For comparison, we collected 152 responses during the 2020 resident survey effort. The primary reason for incomplete in-person surveys was the resident not being (or not appearing to be) at home (Figure 1).



Building and Block Observations

Staff teams of two conducted observations of 90 blocks and 100 buildings that had been observed in the 2020 project. Training was provided to all staff to ensure consistency in data collection and as much objectivity as possible. Observation data were also entered into SMDS using the afore-mentioned iPads.

Data Cleaning and Analysis

Survey and observation data were downloaded from SMDS into Excel for cleaning and analysis. Duplicate and incomplete responses were removed. Qualitative coding of resident survey comments was also conducted in Excel.

Resident Survey Respondent Demographics

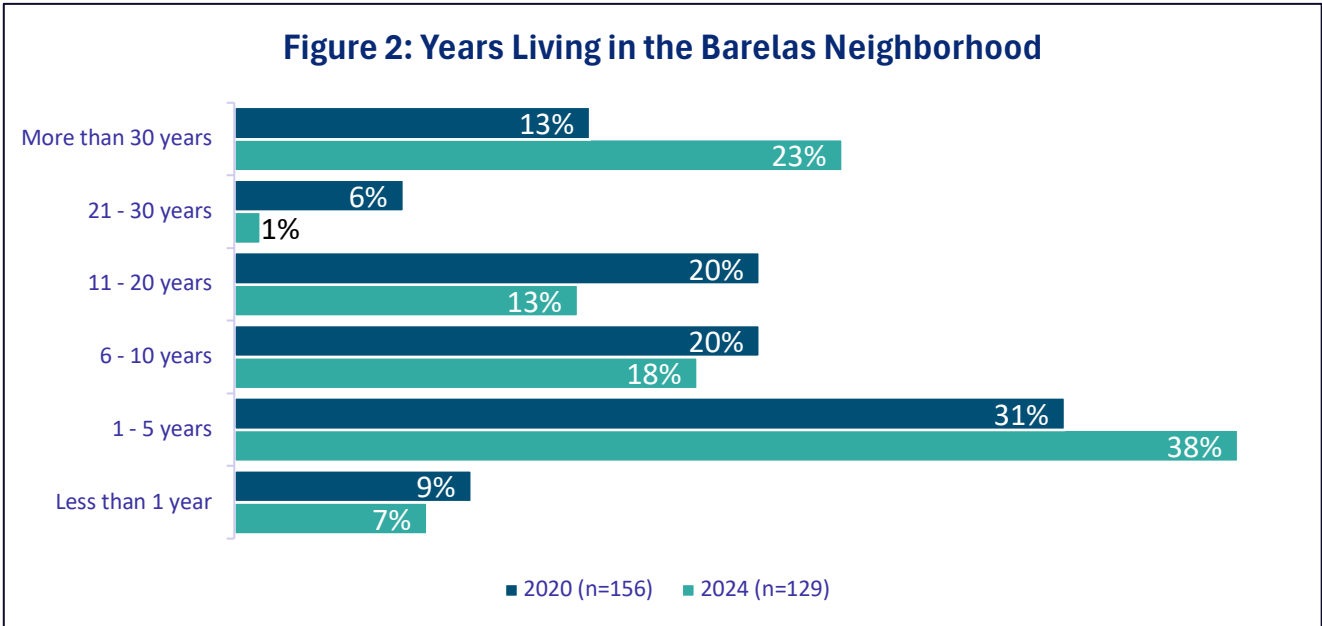
Respondent demographics were compared to 2022 American Community Survey (ACS)² demographics for the Barelás neighborhood to determine if the neighborhood was accurately represented. For the most part, respondent demographics matched those of the general neighborhood population, however two key groups were underrepresented: Latino/a or Hispanics, and younger residents.

Table 1: Respondent Demographics Compared to Prior Survey and Census Data

	American Community Survey	2024 CIM	2020 CIM
Female	51%	57%	60%
Male	49%	39%	36%
Gender Non-Conforming	Not collected	4%	0%
Native American	8%	7%	3%
African American	3%	6%	0%
Latino/a or Hispanic	70%	56%	41%
White, Non-Hispanic	39%	39%	41%
Employed (Full or Part Time)	88%	82%	Not collected
Owners	45%	53%	60%
Renters	55%	45%	33%
Median Age	37	50	46

Respondents' length of time living in the neighborhood varied widely, ranging from 2 months to 81 years, and the age of respondents ranged from 22 to 83 years. Nearly 25% of respondents reported living in the community for more than 30 years (Figure 2).

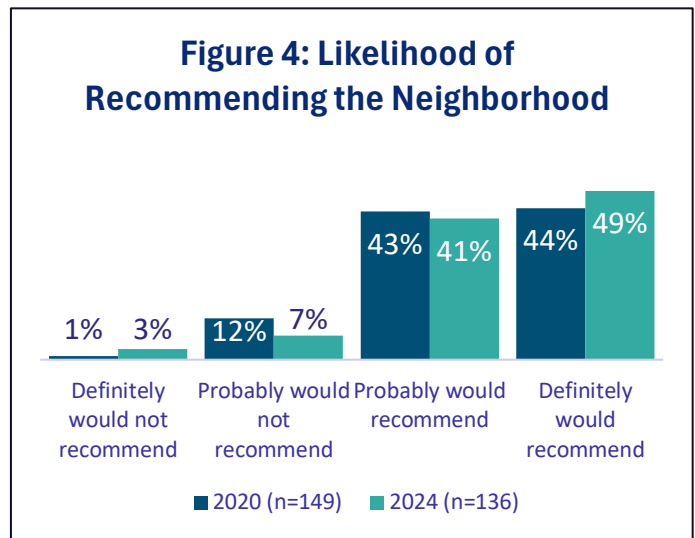
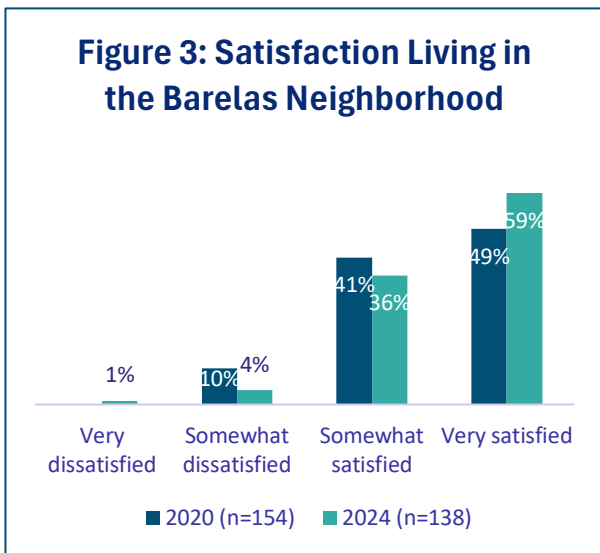
² U.S. Census Bureau's 2022 American Community Survey



Findings - Resident Survey

Neighborhood Satisfaction and Perceptions

The first several survey questions set out to gauge residents' overall satisfaction with and perceptions about the neighborhood. In general, residents reported being satisfied with the neighborhood (Figure 3) and were more likely than they were four years earlier to recommend the neighborhood as a good place to live. (Figure 4).



Qualitative coding of 47 comments from respondents who were very satisfied with and would recommend the neighborhood revealed the following themes:

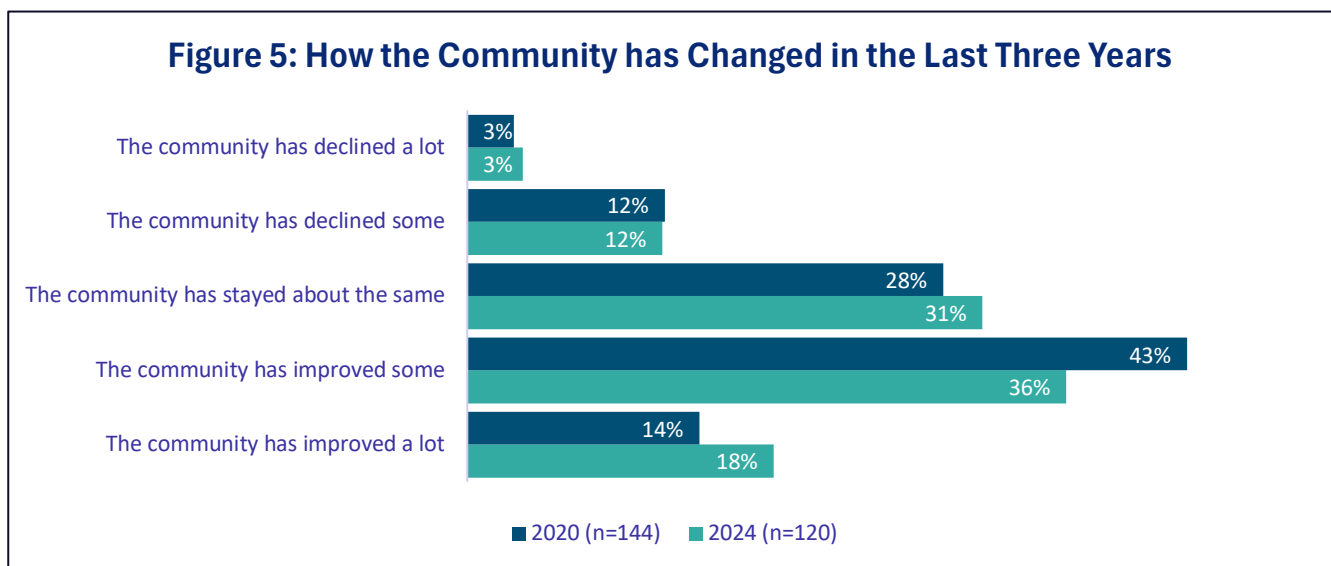
- **Convenience** – 28% reported being happy with how close the neighborhood is to downtown and activities such as the zoo, Bosque, and Railyards, as well as shopping and services.
- **Neighbors** – 23% reported feeling a sense of community and having good neighbors.
- **Culture/History** – 19% reported appreciation of the neighborhood’s historical and cultural significance.

Primary themes of 7 comments from residents who were **unsatisfied** with and would **not recommend** the neighborhood were:

- **Crime / Safety** – 71% reported concerns with drug use, theft, and gun violence they have seen in the neighborhood, and many didn’t feel the police were responsive.
- **Homelessness** – 57% mentioned problems with homelessness, usually combined with drug use.

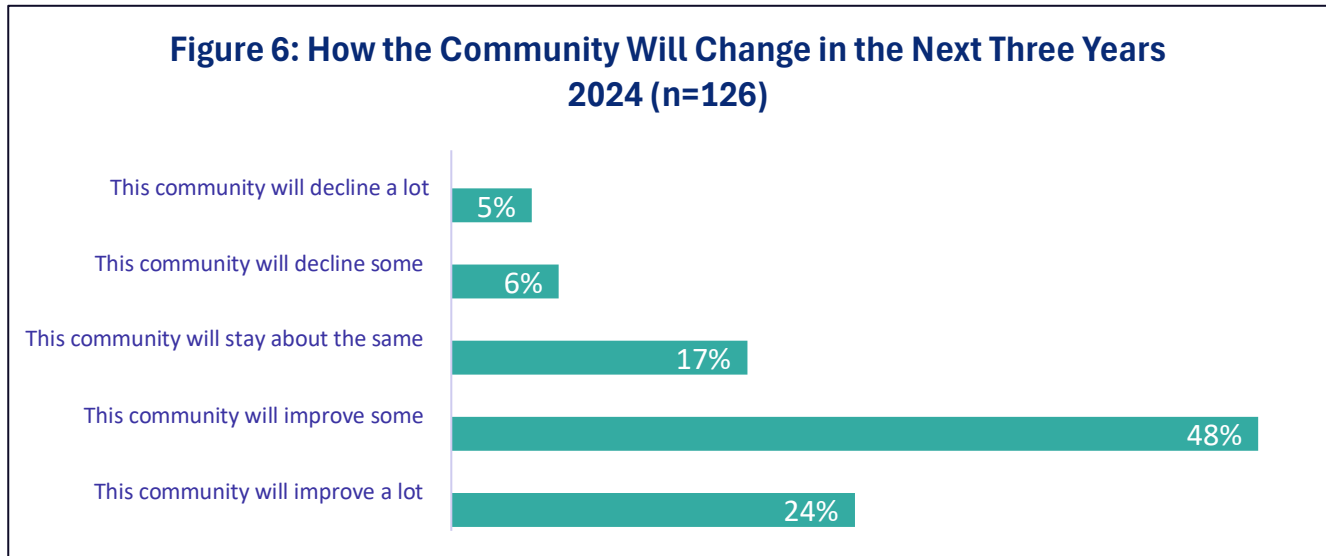
When asked about how Barelás has changed in the last three years, responses were mostly positive. Over half believed the neighborhood had improved, however more respondents felt the neighborhood had stayed the same in 2024 than in 2020 (Figure 5). Primary themes that appeared from the 42 positive comments about this change were:

- **Crime/Safety** – 40% reported feeling safer, and a few noted that there seems to be less gang activity.
- **Development** – 37% were happy with renovations that have been made to homes and the community center.



Over a quarter of the 16 negative comments about how Barelás had changed in the last three years were related to crime and/or safety. No other major themes emerged in the qualitative analysis, and this question was not asked in 2020, so we do not have comparative data.

We also asked residents how they thought the community would change in the next three years, and again, the general sentiment was positive, with over 70% of respondents reporting they believed the neighborhood would improve. (Figure 6). We did not ask this question in 2020, so no comparative data exists.



Development activity was the primary theme for both positive (42) and negative (9) comments about future change in the neighborhood. Residents were particularly hopeful about home renovations they had observed and that development in the Railyards and on 4th Street would bring in new businesses. However, a third of the negative comments around future change were about gentrification pushing out some residents and taking away from the community’s culture.

Other minor themes around positive future change included reductions in crime and homelessness, improvements in the economy, and historic / cultural preservation efforts in the neighborhood.

Community Engagement

The next several questions on the survey were about residents’ involvement in their community, their beliefs about their ability to make an impact, and their feelings of social cohesion in the neighborhood.

Over 90% of respondents reported engaging at some level in the community within the last year, most often in a social event, political initiative, or community improvement project (Figure 7).

Residents’ willingness to become involved in their community was relatively high but did not change much between 2020 and 2024 (Figure 8). Residents were less likely to take part in advocacy or volunteer work, which may relate to their decreased belief in their ability to make a difference in the community. The decrease could also be due, in part, to the overrepresentation of older residents, who

may generally feel less empowered. (Figure 9). Residents' belief that their neighbors would be willing to help each other mostly stayed the same between 2020 and 2024 (Figure 10).

Figure 7: 2024 Community Engagement In the Last 12 Months (n=135)



Figure 8: Willingness to Become Involved in the Community

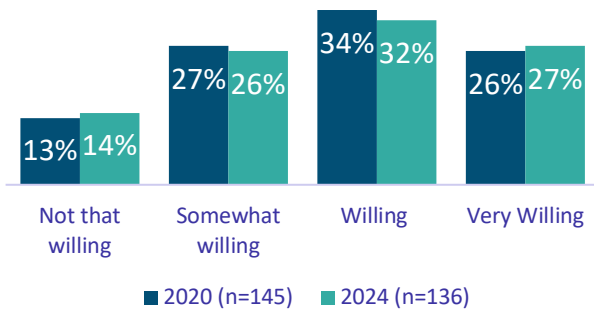


Figure 9: How Much Difference Do You Believe You Can Make

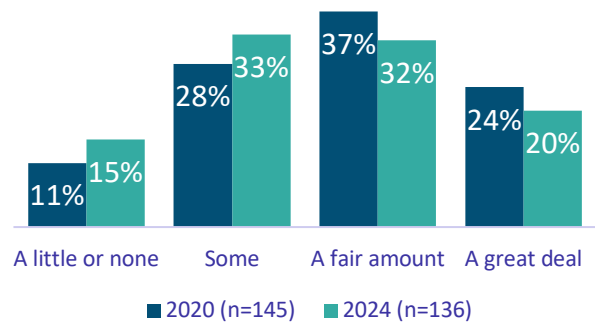
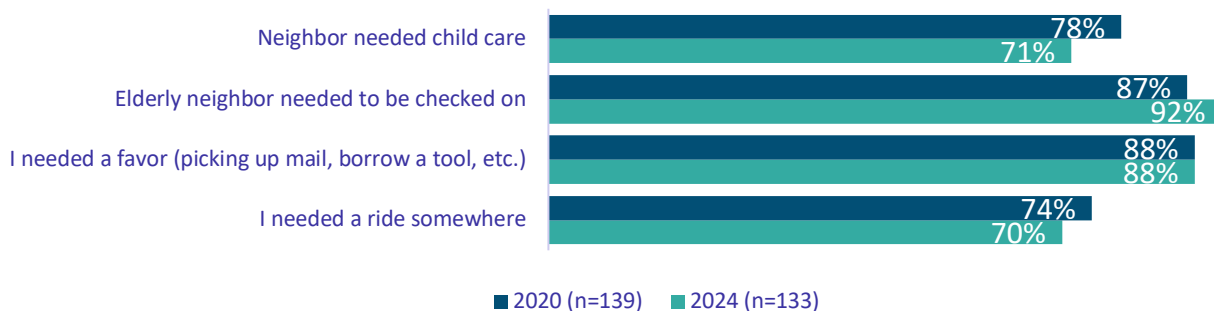
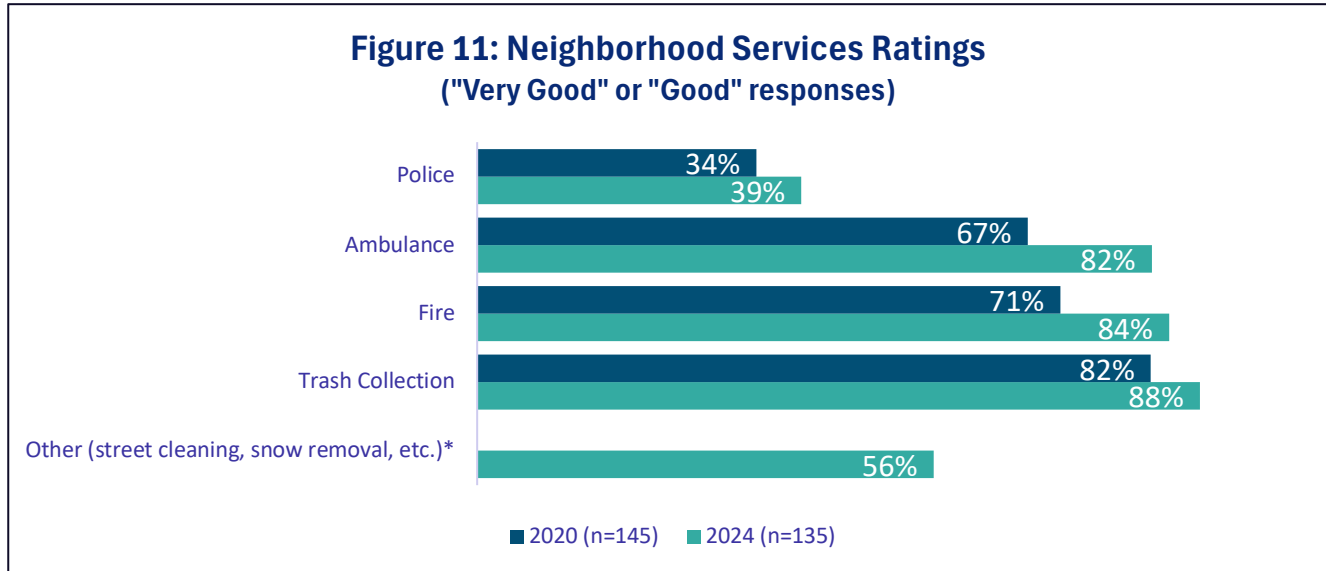


Figure 10: Likelihood that Neighbors Would Help ("Very Likely" or "Somewhat Likely" responses)

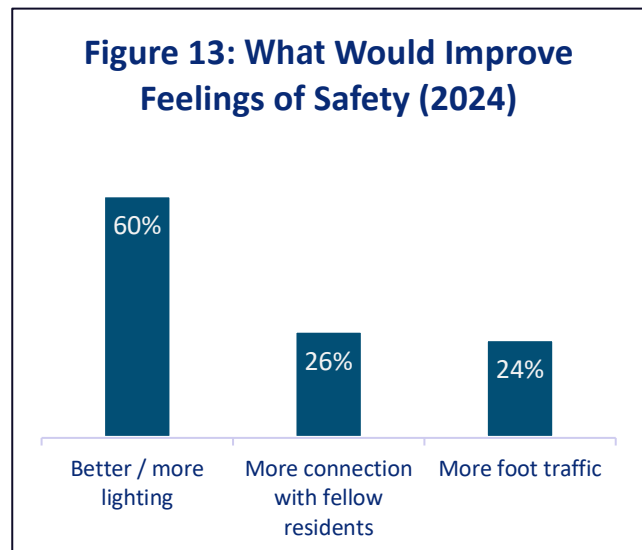
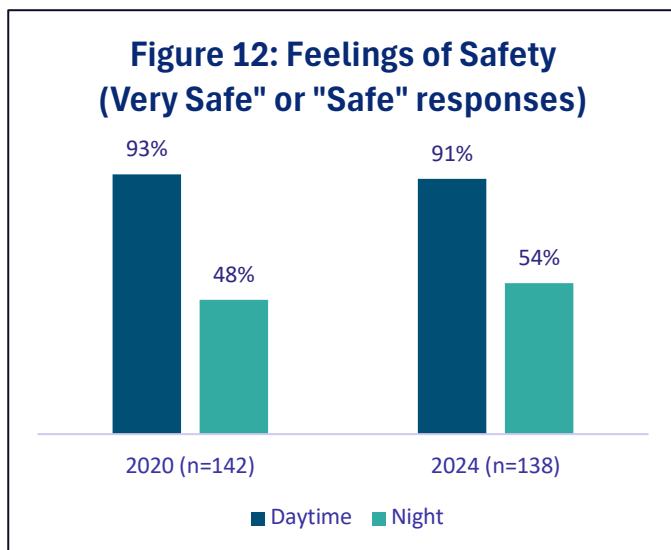


Services, Safety and Transportation

Residents' satisfaction with public services increased across each category between 2020 and 2024, with largest gains in fire and ambulance response (Figure 11). Police received the lowest satisfaction ratings but showed slight improvement over 2020.



Residents' feelings of safety during the daytime decreased very slightly and increased slightly at night (Figure 12). Most respondents said more, and better lighting would make them feel safer (Figure 13).

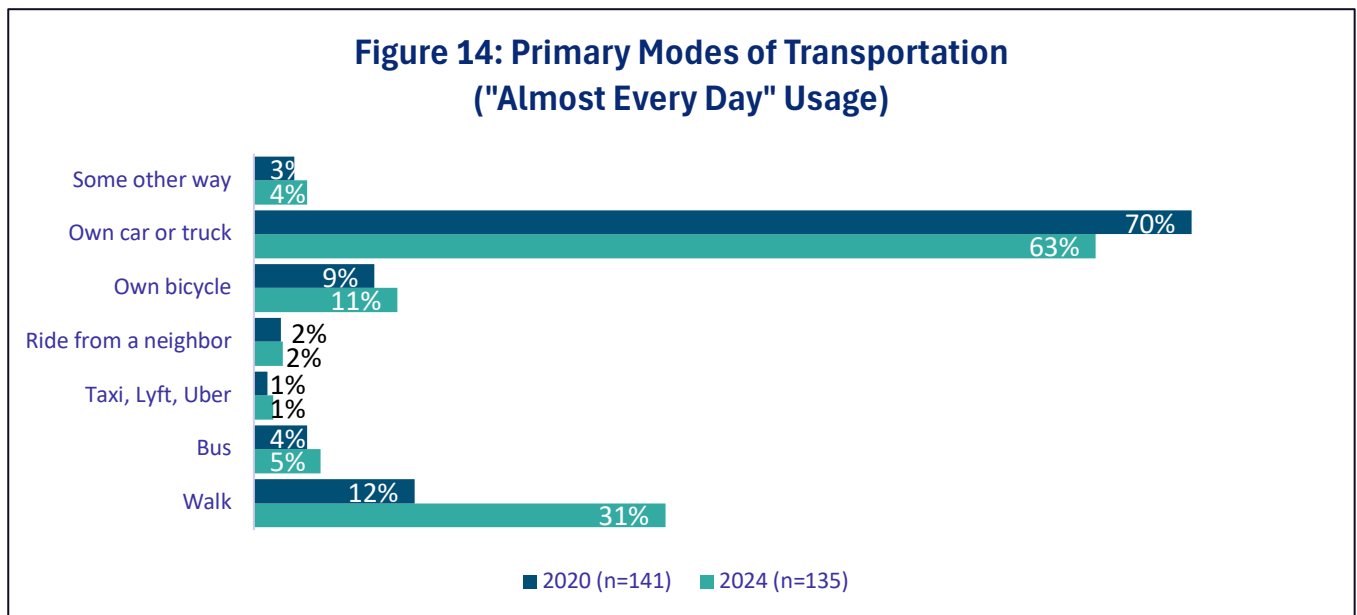


Primary themes that emerged from 24 comments from respondents about what would make them feel safer (in order of prevalence) were:

- **More police presence** – 30% specified the need for greater police presence – particularly foot patrols.

- **Less homelessness and drug use** – 21% noted homelessness and open drug use as reasons for feeling unsafe.
- **Traffic improvements** – 21% mentioned the need for more crosswalks, speed bumps, and stop signs.

The number of respondents who reported walking almost every day increased by over 150% between 2020 and 2024, while travel by car decreased by 9% (Figure 14). One possible explanation for this dramatic increase is that the 2020 survey was conducted at the height of the pandemic, and stay at home orders and fear of contracting COVID kept many residents inside. The change could also be related to residents’ increased feelings of safety in the neighborhood. Bicycling as a primary mode of transportation also rose slightly. According to the City Health Dashboard website, the walkability score for Barelás is higher than average³.



Themes from 24 respondents who commented about what would encourage them to walk or bike more were intriguing shedding light on some of the existing conditions in the neighborhood, including higher disability rates⁴, a changing climate, and limited retail presence:

- **Health** – 20% cited poor health as a major barrier. This sentiment could be attributed to the higher median age of survey respondents.

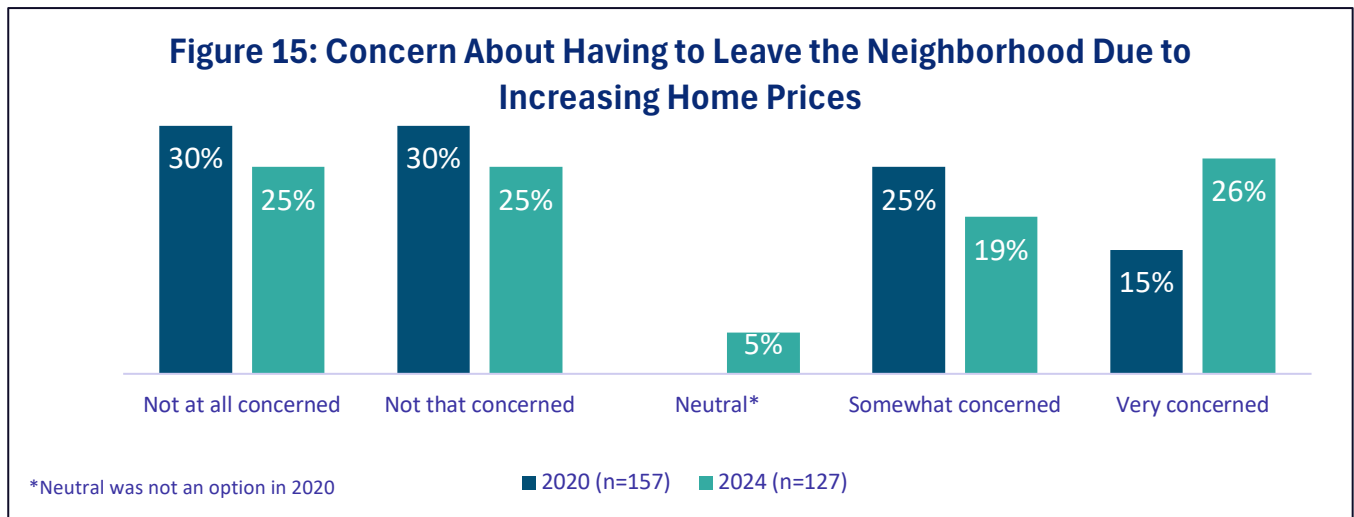
³ In 2022, walkability scores for two census tracts within the survey were 40 and 56 compared to the average of 37 for all cities in the database.

⁴ According to the 2022 American Community Survey, 21% of the population in the survey area was disabled, compared to 17% statewide and 13% nationwide.

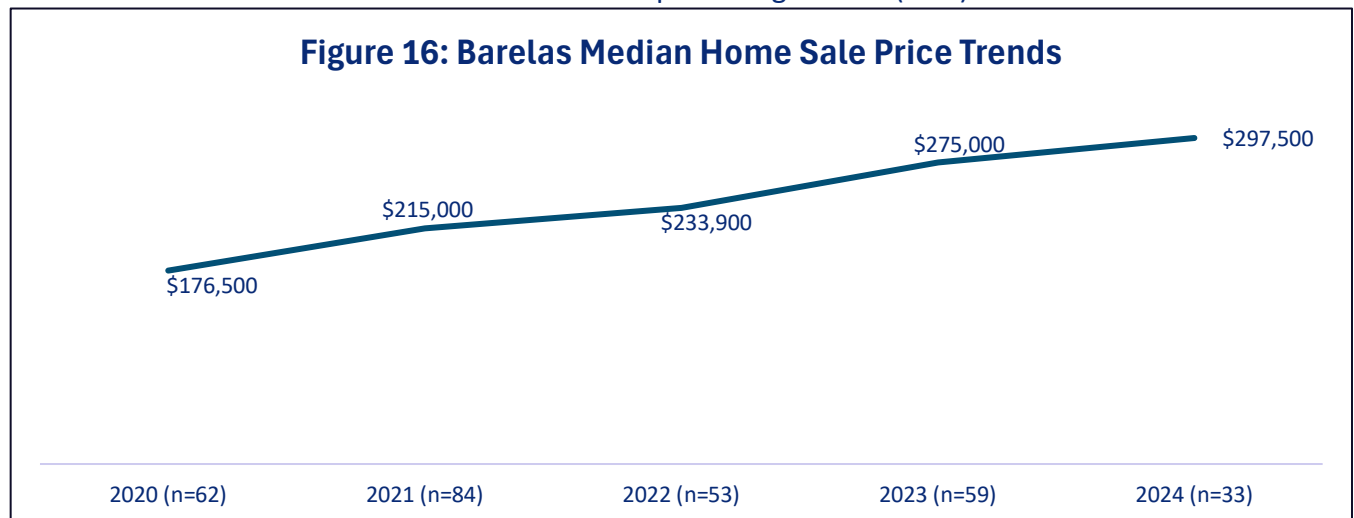
- **Weather conditions** – 12% cited heat and lack of shade or places to rest as barriers.
- **Closer businesses** – 10% mentioned needing more everyday businesses like grocery stores and pharmacies within walking distance.

Housing and Affordability

Residents’ general concern about increased housing costs pushing them out of the neighborhood increased by 13% since 2020 (Figure 15). The number of respondents who reported being “very concerned” about housing affordability in Baretas almost doubled between the 2020 and 2024 surveys.



Renters were more concerned about having to leave the neighborhood due to rising housing costs than owners, and for good reason. According to the US Census, median gross rents in Baretas increased by 24% between 2019 and 2022⁵ and historical Multiple Listing Service (MLS)⁶ data show the median sale

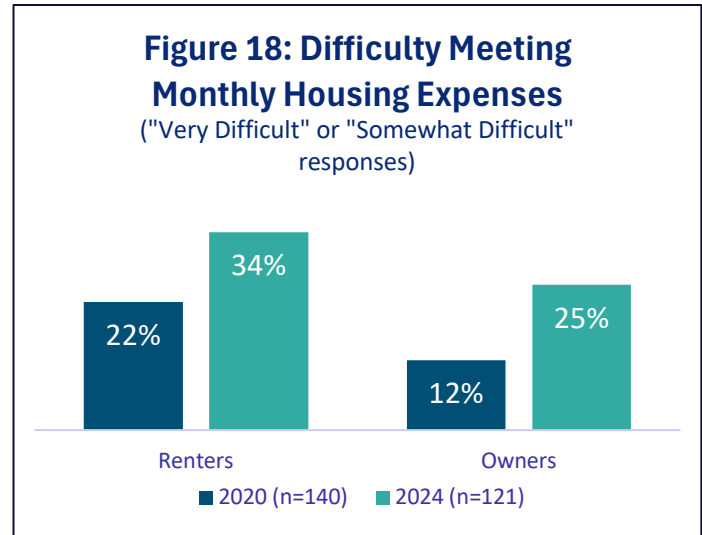
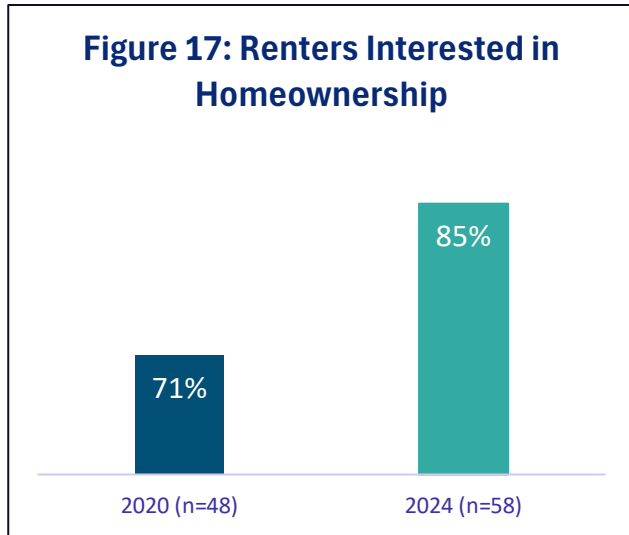


⁵ 2019-2022 American Community Survey

⁶ Greater Albuquerque Association of Realtors (<https://www.gaar.com/>)

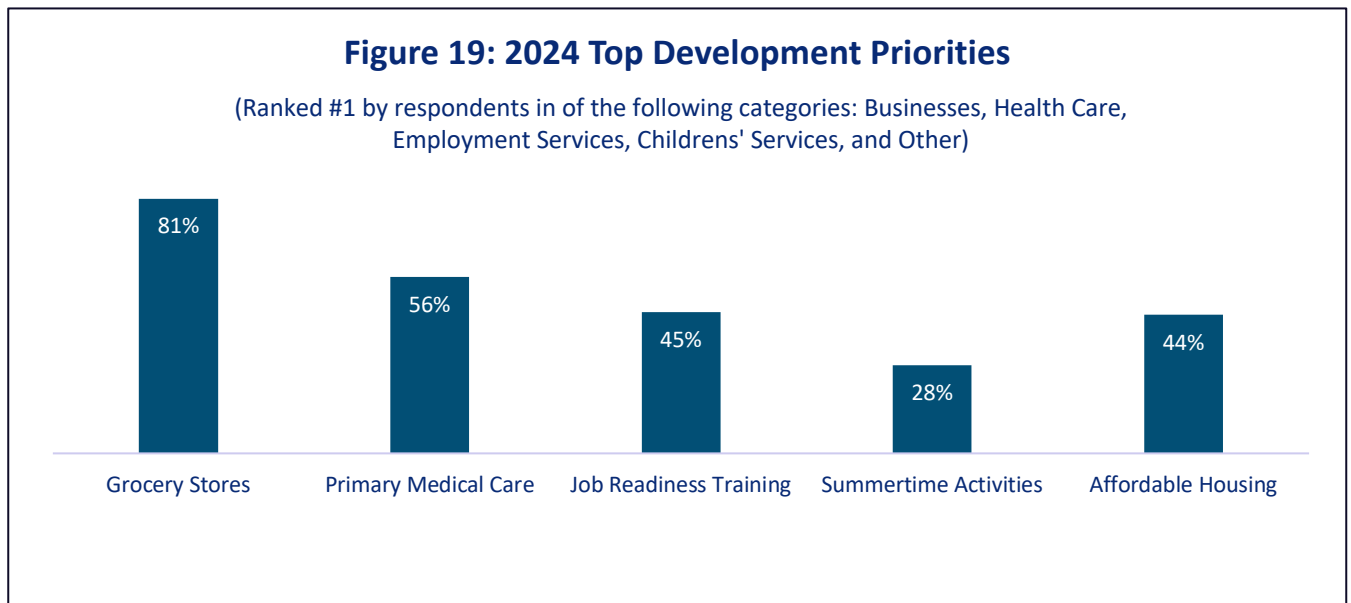
price of a home in Barelas increased by nearly 70% in the last five years (Figure 16). It is not surprising that interest among renters in homeownership increased by 20% between 2020 and 2024 (Figure 17) given the significant rise in rents and average home sale prices over the last several years.

Many respondents reported finding it hard to meet their monthly housing expenses (Figure 18). This sentiment increased among renters and owners alike, but more owners were struggling this year than in 2020. It isn't clear if this is a result of rising costs, lower incomes, or both.

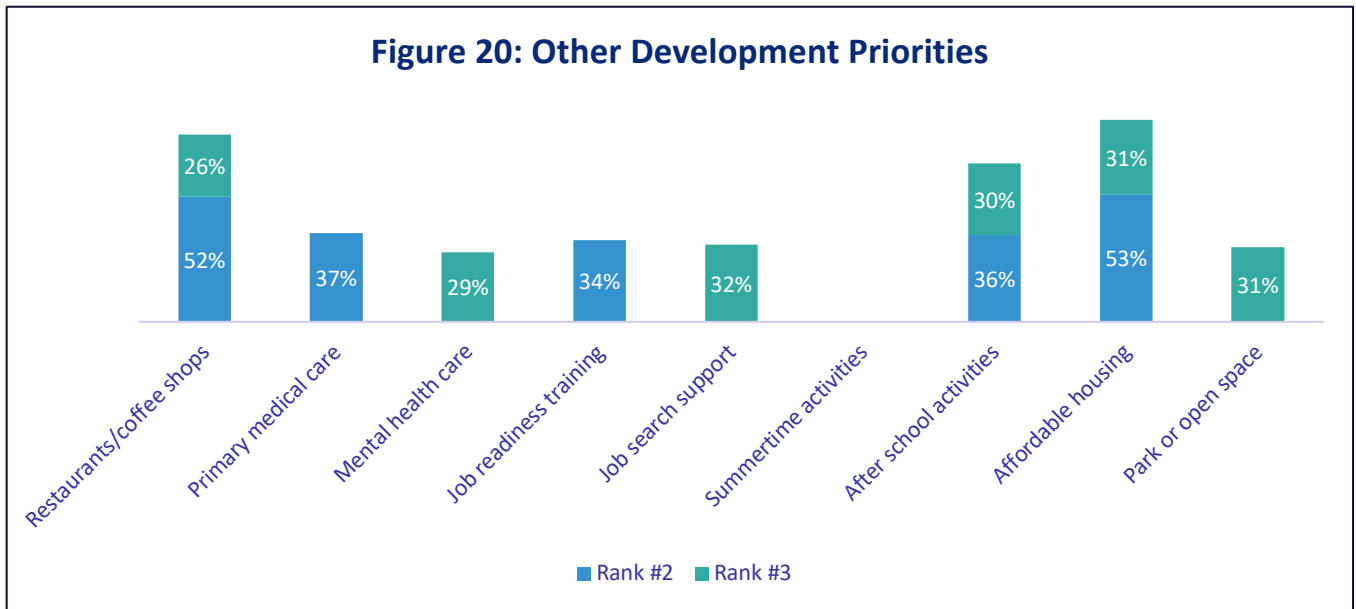


Development Priorities

A key goal of the survey was to understand the types of development residents want in the neighborhood. This year we asked them to rank development types in various categories, in order of importance. Responses were mixed in most categories, but grocery stores and primary medical care



were clear priorities for most respondents (Figure 19). Restaurants, behavioral health care, and affordable housing were also commonly ranked in respondents' top three priorities (Figure 20). Other development priorities (ranked #2 and/or #3 among residents in each category) included mental health care, restaurants, job search support, after-school activities, and parks / open spaces.

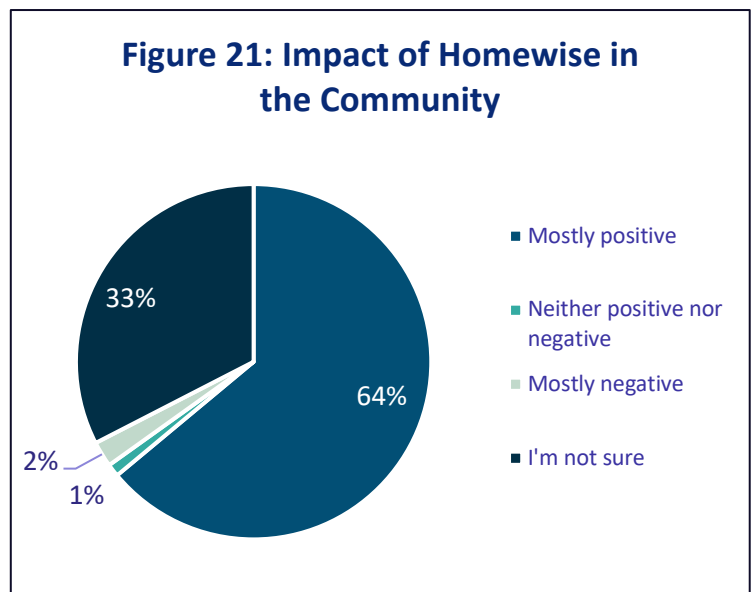


Awareness and Impact of Homewise

The survey also sought to understand how much residents knew about Homewise and our work in the neighborhood, and their general feelings – positive, negative, or neutral – about our impact.

Nearly 70% of respondents had some knowledge of Homewise, but only half of those had an accurate understanding of what Homewise does. Billboards and word of mouth were the most common way they first learned about us. Most who knew about us believed our work in the community has had a positive effect (Figure 21), but a third weren't sure.

Half of the respondents weren't aware of the new daycare center that Homewise helped build. Of those who did know about the daycare, 60% said they believed it has improved the neighborhood.



Findings – Block and Building Observations

Block Observations

Homewise staff conducted observations of 89 blocks which were also observed in 2020 to measure changes to neighborhood conditions over the last four years. For the purposes of this project, a “block” is defined as both sides of a single street between two intersections. An example showing a map of blocks is included in [Appendix A](#). Blocks were grouped into six sections and staff were sent out in pairs to conduct visual observations. It is important to note that, while staff conducting observations received training to ensure as much objectivity as possible, some subjectivity is to be expected about conditions, attractiveness, and the like.

Most blocks had a mix of building types, which is consistent with 2020 observations (Figure 22), and about a third of the blocks observed had only one building type – single-family housing.

The predominant use of buildings remained largely the same, with a slight increase in single-family housing and a slight decrease in commercial buildings between 2020 and 2024 (Figure 23).

Figure 22: Building Types Found on the Block

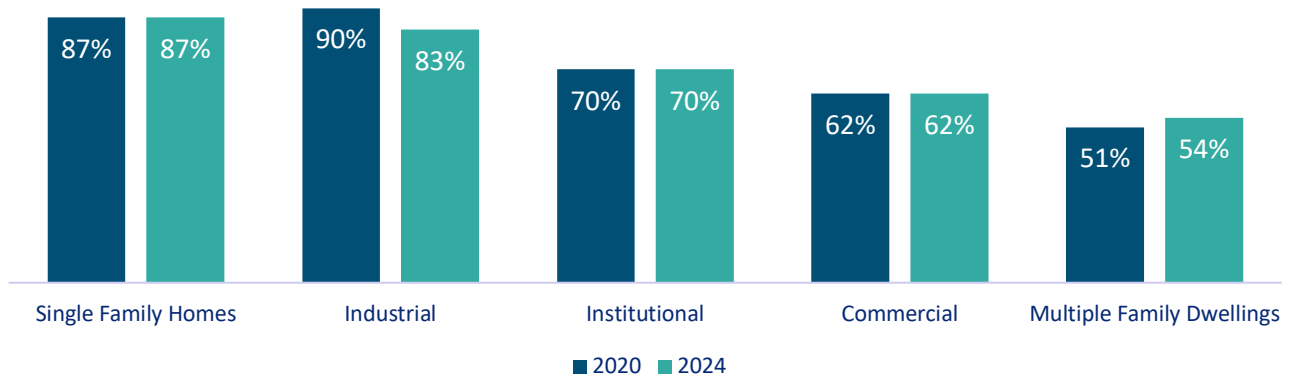
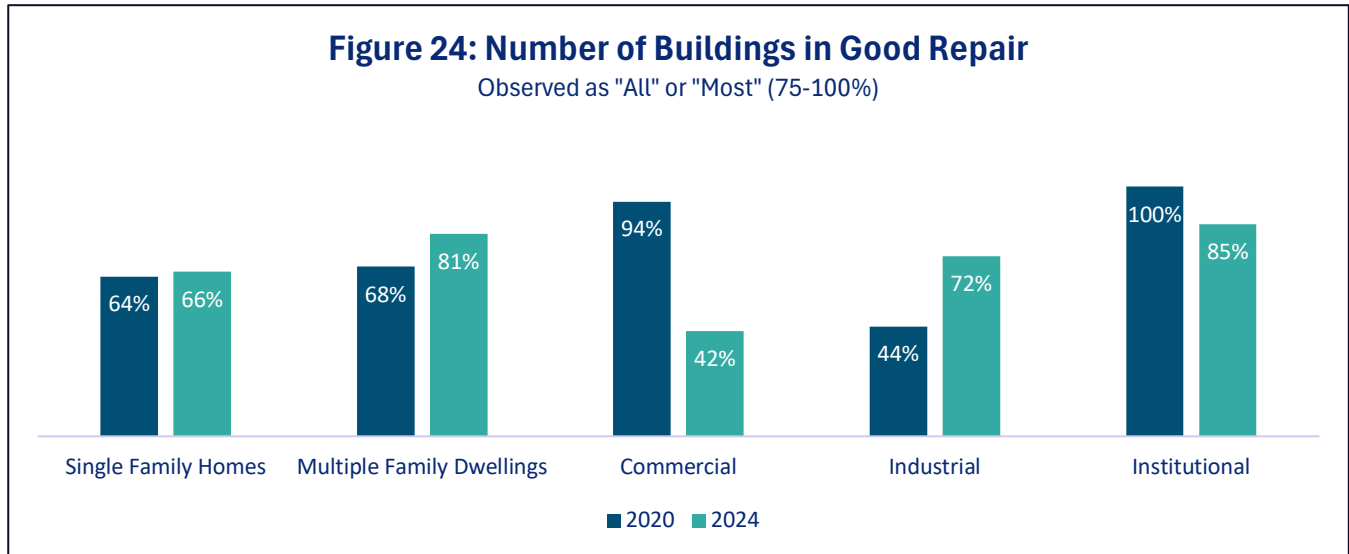


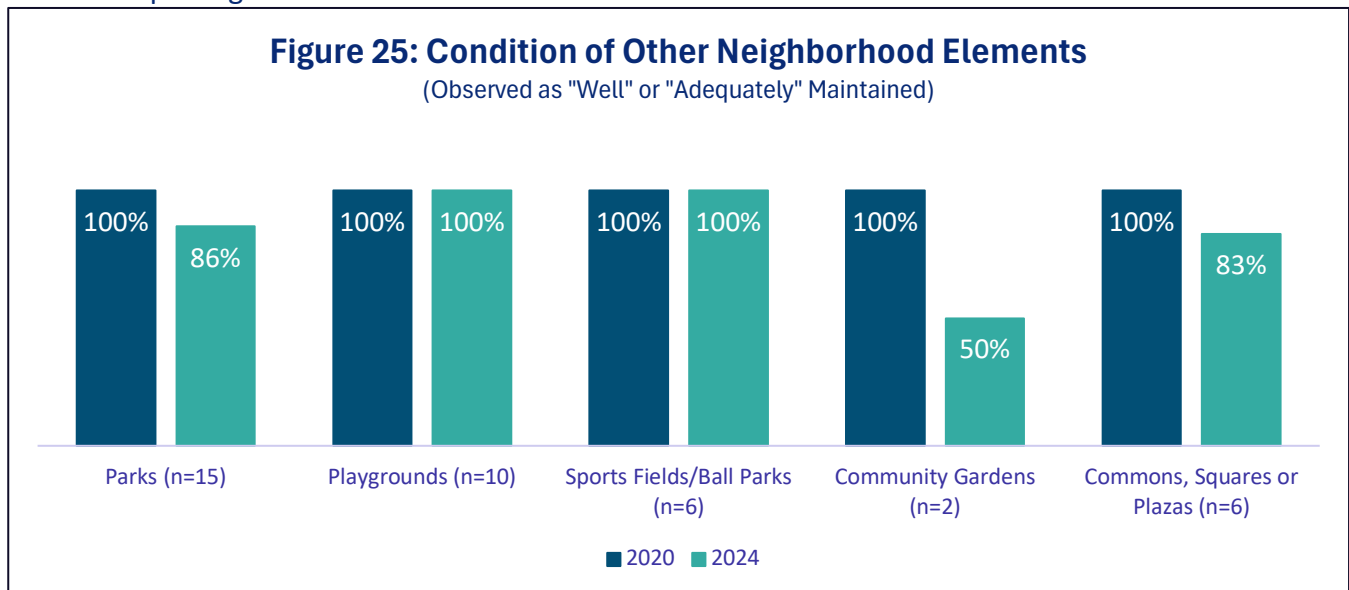
Figure 23: Predominant Use of Buildings on the Block



Most buildings observed were in good condition and saw improvements between 2020 and 2024. There was, however, some decline in the condition of non-residential buildings, with the greatest decrease in commercial buildings⁷ (Figure 24). Individual building conditions are described in more detail in the building observation section below.

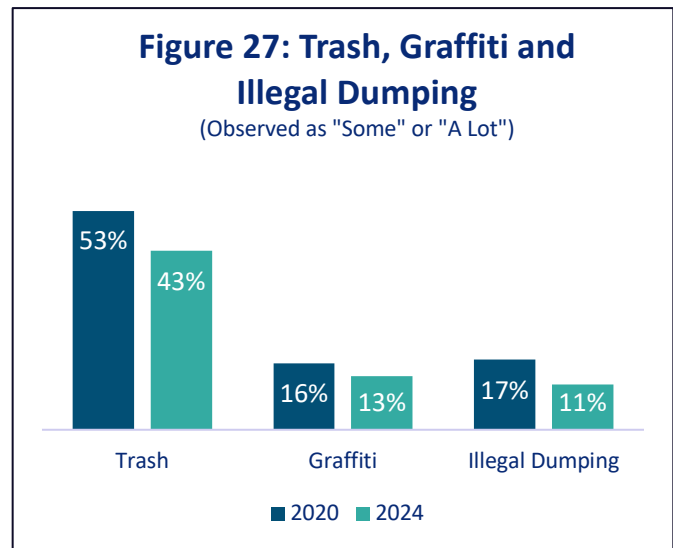
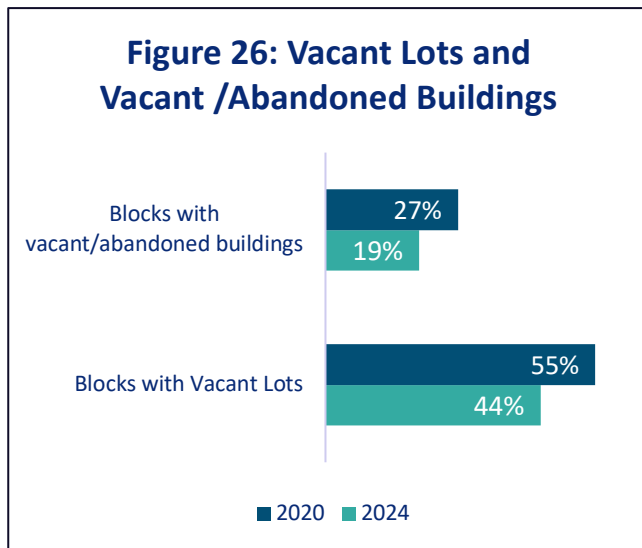


Conditions of other elements on each block also stayed consistent between 2020 and 2024, except for community gardens, parks and commons/squares/plazas, which all saw declines in condition (Figure 25). The small number of elements observed – particularly community gardens – should be considered when interpreting these data.



⁷ Commercial uses involve activities related to buying and selling goods or services to consumers, such as in restaurants, stores, or companies. In contrast, industrial uses involve activities related to the production of goods or services, typically in factories or warehouses. In contrast,

Both the number of vacant lots and vacant or abandoned buildings decreased between 2020 and 2024 (Figure 26) and the neighborhood appeared cleaner than it did four years ago (Figure 27).

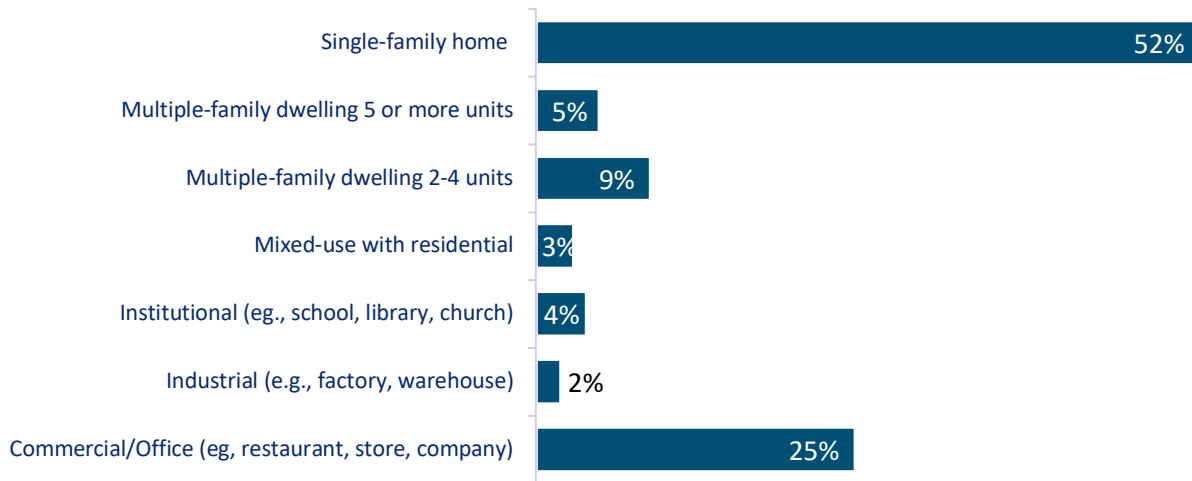


Building Observations

Staff also conducted observations of 100 structures that had been observed in 2020. Approximately 40% of the buildings selected in 2020 were either properties owned by Homewise, or in close proximity to a Homewise redevelopment project, and 60% were chosen at random.

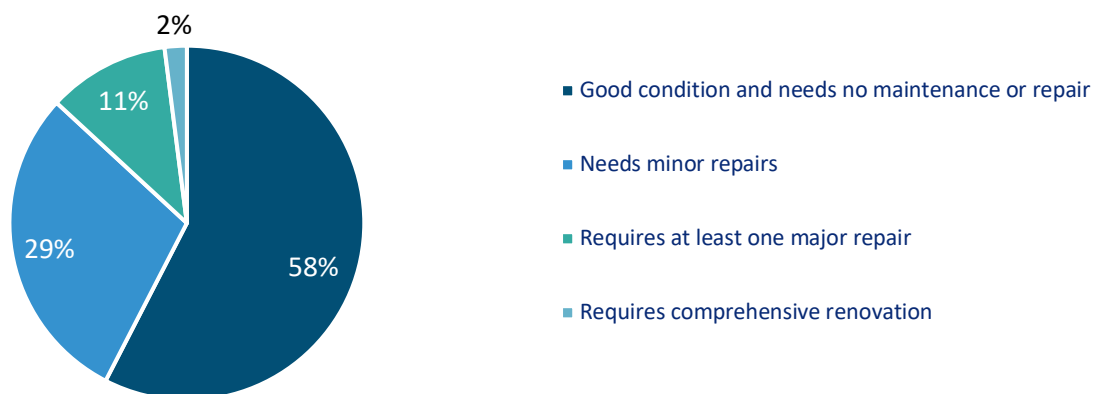
Of these, most were single-family homes (Figure 28). There was not much change in the types of buildings, except for commercial buildings, which increased from 16% in 2020 to 25% of buildings in 2024, which is interesting considering the decrease in predominance of commercial in the block observations and seems to suggest that commercial growth is concentrated in specific parts of the neighborhood.

Figure 28: Distribution of Building Types



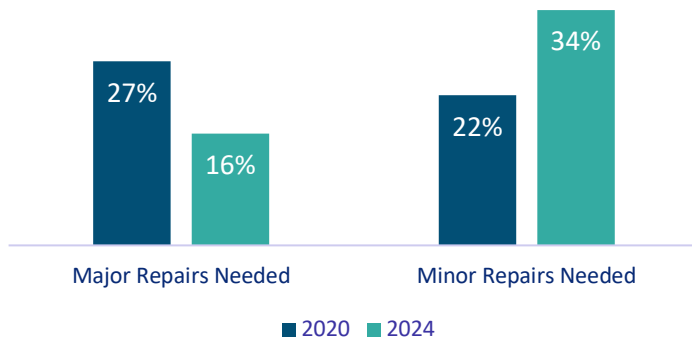
Building conditions also stayed largely the same. Most were observed to be in good condition in 2024 and appeared to need no repairs. Very few needed complete renovation (Figure 29). Of the 40 buildings needing repairs, most were minor. The number of buildings needing major repairs dropped by 11% in 2024, while the number needing minor repairs increased by 12% (Figure 30). The most common major repairs needed were to roofs and porches/balconies (27%) and the most common minor repairs needed were to siding/exterior walls (76%), foundations (59%) and roofs/windows (45%).

Figure 29: General Building Conditions



The overall attractiveness of buildings observed did not change much from 2020 (Figure 31) and observed evidence of residents' pride in their property increased in 2024, with more buildings being rated on the highest end of the scale (Figure 32).

Figure 30: Building Repairs Needed



The presence of trash declined in 2024, with most buildings having no trash present (Figure 33) and lawn and landscaping maintenance also improved (Figure 34).

Over 90% of buildings were secured in a way that made them appear occupied or in use, and only 11% of the buildings observed were vacant, which is a 1% increase over 2020.

Figure 31: 2024 Overall Attractiveness

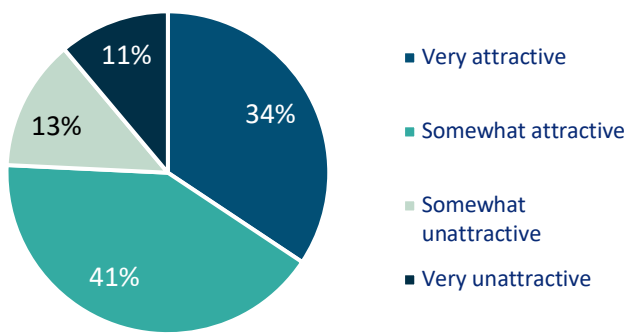


Figure 32: Evidence of Pride

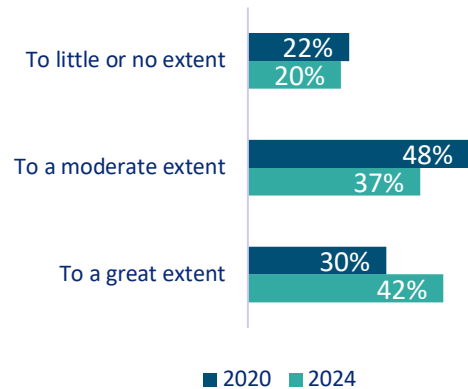


Figure 33: Trash/Debris

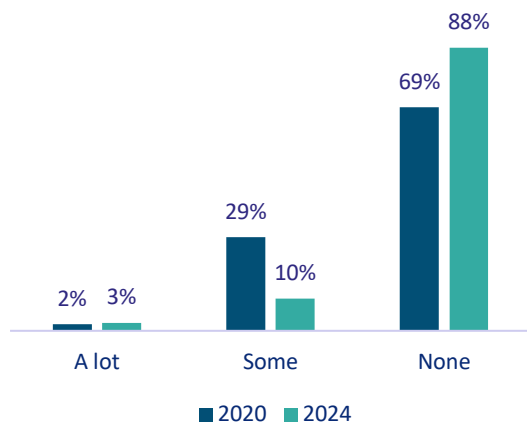
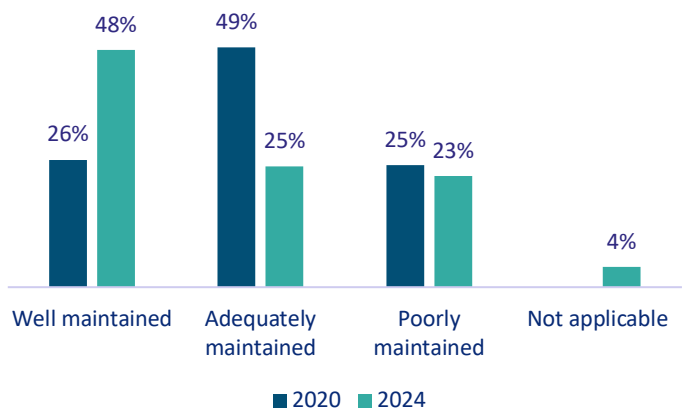


Figure 34: Lawn/Landscaping



Conclusion and Recommendations

The “Voice of Barelás” project was extremely successful in meeting its goal to understand the current challenges and opportunities of the neighborhood. This research should continue to ensure that Homewise stays in touch with the needs of this historic community. With that in mind, a few recommendations are advised:

- 1) **Increase representation of specific groups and overall response rate:** As highlighted in the demographics section, Latino/Hispanic residents, younger residents (ages 18-30), and employed residents were all underrepresented in the resident survey. Consider:
 - Adding more evening and weekend canvassing shifts
 - Canvassing at places where these groups are likely to congregate (farmer’s market, community events, pool, etc.)
 - Communicating with managers of gated, multi-unit buildings ahead of time to try and gain access
 - Increasing the incentive for online survey to make up for inability to access certain residences in person

- 2) **Investigate certain findings from the resident survey:** there were some findings that might warrant further research to better understand them. Consider:
 - Adding a question to the survey about **why** housing expenses are harder to meet.
 - Conducting a focus group or follow-up survey about the relationship between residents’ health and walkability to see if there are opportunities for Homewise to help improve the neighborhood (e.g., working with the city to add more shade/benches or a fitness center).

- 3) **Increase accurate awareness of Homewise in the neighborhood:** most residents know the name “Homewise”, but not as many truly understand what we do, or the idea of our work – particularly around responsive development. Consider:
 - Conducting an educational marketing campaign specific to responsive development
 - Holding a livability series / fellowship in Barelás

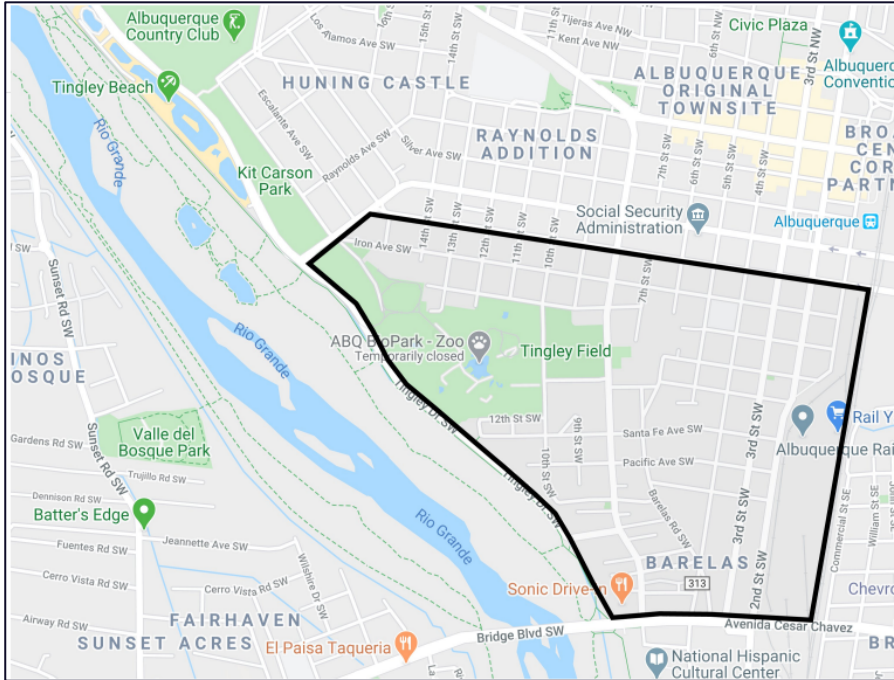
- 4) **Pursue programmatic and policy initiatives to enhance affordability,** including incentives for developing affordable homeownership units coupled with down-payment assistance programs.

The Barelas neighborhood is rich in tradition and culture. Like many urban neighborhoods, it struggles with problems like homelessness and crime, but its residents are proud to live there and hopeful about the future.

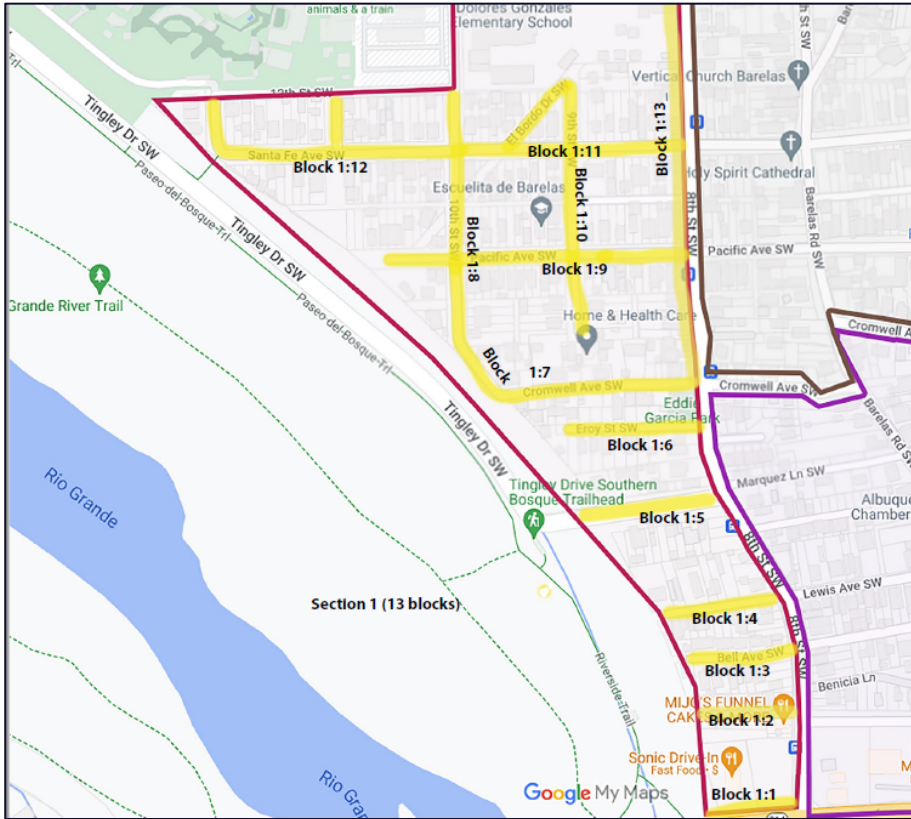
While we cannot claim that Homewise’s efforts and development projects have directly decreased crime or homelessness over the last four years, we can say that our work is seen in a positive light by many residents, has helped create a better place to live, and therefore should be continued.

Appendix A: Maps

Study Area Map:



Example Block Map:



**Appendix B:
Outreach Materials**

Share Your Voice, Barelás!

Hi Neighbors!

Some of you may remember Homewise conducted the Voice of Barelás survey in 2020 as a way to help understand the needs and perceptions of the community through the eyes of Barelás residents. The feedback we received from that survey led to our development of the Koala Children's Academy at 2nd and Hazeldine and the upcoming Barelás Community Kitchen at 4th and Barelás.

We are excited to conduct a second round of the survey starting in May that will continue throughout the summer. The survey is a two-part process that includes a resident survey and an observation of the neighborhood's physical conditions. You may see Homewise representatives walking around the neighborhood and knocking on doors to conduct this survey... we're looking forward to meeting you!

Anyone who completes the survey will receive a \$15 Downtown ABQ gift card by mail or email that can be used at select businesses downtown and in Barelás. Results of the survey will be shared with the community in early 2025.

Share your thoughts right now and complete the survey using the QR Code below!



Questions? Contact Monica at 505.795.0545 or mhencomo@homewise.org

Homewise is a New Mexico based non-profit organization founded in 1986 with a mission to help create successful homeowners and strengthen neighborhoods so that individuals and families can improve their long-term financial wellbeing and quality of life. We are located at 500 2nd Street SW. For more information about our efforts, please visit www.homewise.org.



Share Your Voice, Barelas!



Hey Neighbor,

You may remember the **Voice of Barelas** survey in 2020 that we conducted as a way to understand the needs and perceptions of the community through the eyes of residents. The feedback we received from that survey led to the development of the [Koala Children's Academy](#) and the upcoming [Barelas Community Kitchen](#) at [4th and Barelas](#).

We are excited to conduct a second round of the survey starting in May and continuing throughout the summer. The survey is a two-part process that includes a resident survey and an observation of the neighborhood's physical conditions, so you may see Homewise representatives walking around the neighborhood and knocking on doors. The first part of the survey should take **15-20 minutes to complete**, and the results from both parts of the survey will be shared with the community in early 2025.



After completing the survey, you'll receive a \$15 Downtown ABQ gift card by mail or email that can be used at select businesses downtown and in Barelas. Please fill out this survey no later than May 9th at 11:59PM MT.

[Take the Survey](#)

P.S. Be sure to spread the word with your neighbors—the more Barelas residents we hear from, the better!

Questions? Contact Monica at [505.795.0545](tel:505.795.0545) or mbencomo@homewise.org.



 **Homewise** 
Sponsored · 


After completing the survey, you'll receive a \$15 Downtown ABQ gift card by mail or email that can be used at select businesses downtown and in Baretas. Please fill out this survey no later than May 9th at 11:59PM MT.

Share Your Voice, Baretas!

Homewise is excited to conduct a community survey in the Baretas neighborhood starting in May and continuing throughout the summer.




Share your thoughts today!



 homewise®

smdsv2.successmeasures.org
Don't miss out
You may remember the V...

[Learn more](#)

 Like  Comment  Share

Appendix C: Survey, Building and Block Observation Questions
Resident Survey

-
1. How long have you lived in this community?
 2. Overall, considering everything, how satisfied would you say you are living in this community
 - 2a Please describe why you feel this way.
 3. Right now, how likely are you to recommend this community to someone else as a good place to live?
 - 3a Please describe why you feel this way.
 4. During the past year did you participate in the following community activities, either in-person or virtually? **Options:** Community, resident, or tenant association, volunteered to help others in the community, Community improvement project, Local business events, Organized community social event, Local political organization, candidate or ballot initiative, Advocacy group, Personally took action to improve the community
 5. Right now, how willing are you to become involved in your community by working with others to make things happen?
 6. How much of a positive difference do you feel that you, yourself, can make in your community?
 7. **We are also interested in the ways in which other residents are involved in the community.** How likely would you say it is that people in this community would help out if the following occurred?
Options: I need a ride somewhere, I needed a favor, An elderly neighbor needed someone to check on them, A neighbor needed child care in an emergency
 8. How would you rate the following public services in this community?
Options: Police, fire, ambulance, trash collection, other
 9. With regard to all responses to the previous question, please describe why you feel this way.
 10. How safe would you say you feel walking in the community during the day time?
 11. How safe would you say you feel walking in the community at night?
 - 11a. What, if anything, would make you feel safer?
 12. How often do you use the following forms of transportation to get to and from places in the neighborhood? **Options:** Walk, Bus, Taxi/Lyft, Ride from neighbor, friend or family member, My own bicycle, My own car, truck or motorcycle, Some other way
 - 12a. What would encourage you to walk or bike more in the neighborhood?
 13. Please rank the types of **businesses** you'd like to see more of in Barelás, with 1 being your top choice. Please only use each number **once** in your rankings. **Options:** Markets/grocery stores, Restaurants/Coffee Shops, Tap/Tasting Room, Gym/Fitness Centers, Light Industrial, Professional Services, Other
 14. Please rank the types of **health services** you'd like to see more of in Barelás, with 1 being your top choice. **Please only use each number once in your rankings.** **Options:** Primary Medical care, mental health care, addiction recovery services, specialty care, holistic care, other

-
15. Please rank the types of **employment services** you'd like to see more of in Barelás, with 1 being your top choice. **Please only use each number once in your rankings.** Options: Job readiness training, obtaining a GED, Job search support, Maintaining job skills, other
 16. Please rank the types of **children's services** you'd like to see more of in Barelás, with 1 being your top choice. **Please only use each number once in your rankings.** Options: Preschool childcare, K-12 schools, After school activities, School break activities, Summertime activities, other
 17. Please rank the **other types of development** you'd like to see more of in Barelás, with 1 being your top choice. **Please only use each number once in your rankings.** Options: Park/open space, Art gallery, Affordable housing, other
 - 17a. Please use this space to share more about any of your rankings.
 18. **Please compare your community now to how it was three years ago (in 2021). If you have lived in the community for less than three years, please compare it to how it was when you first moved in.** Compared to three years ago, how would you say your community has changed overall?
 - 18a. Please describe why you feel this way.
 19. Thinking about the next three years, how would you say your community is likely to change?
 - 19a. Please describe why you feel this way.
 20. Have you heard of Homewise before?
 21. How did you **first** learn about Homewise? Choose the option that best fits.
 22. How would you describe what Homewise does?
 23. What's your overall impression of Homewise?
 24. What kind of impact do you think Homewise has made in the neighborhood?
 - 24a. Please describe why you feel this way
 25. How has the neighborhood been impacted by having a new childcare center?
 - 25a. Please describe why you feel this way
 26. How concerned are you that in the future you might have to move out of Barelás because housing prices will become too high?
 - 26a. Please describe why you feel this way.
 27. Do you currently rent your home, or do you own it?
 28. FOR RENTERS ONLY: How easy is it for you to meet your current housing expenses (including rent payments and utilities costs) on a regular basis?
 29. Are you interested in owning a home at some point in the future?

-
30. FOR HOMEOWNERS ONLY: How easy is it for you to meet your current housing expenses (including mortgage payments, taxes, utilities, and maintenance costs) on a regular basis?
 31. What is your current employment status? Choose the option that best fits.
 32. Including yourself, how many **people 18 years of age or older** live in your household?
 33. How many **children under 18 years of age** live in your household?
 34. In what year were you born?
 35. What is your gender?
 36. Do you consider yourself to be Hispanic, Latino, or Latina?
 37. What is your race?

Block Conditions Observation Tool

1. Block description
2. Building Use AND predominant use
3. How many vacant lots are on the block? Please enter the number of vacant lots OR check "Don't know/can't tell."
4. How many vacant or abandoned buildings are on the block? Please enter the number of vacant or abandoned buildings OR check "Don't know/can't tell."
5. Condition of Buildings — Percentage of structures in sound condition and good repair.
6. Conditions of Open Spaces — For each type of open space listed, indicate if it is well maintained, adequately maintained, poorly maintained, or is not applicable/not found on the block.
7. Public Infrastructure — Condition of infrastructure element
8. Cleanliness/Upkeep — Visible on the block
9. Overall Attractiveness — Taken as a whole, looking at all elements of the block (including the structures, open spaces, sidewalks, and street), how visually attractive is the block?
10. Comments about the Block — Use the space below to respond.

Building Conditions Observation Tool

1. Address
2. Type of Building
3. Overall Exterior Condition of the Building
4. For each exterior feature listed below, indicate if it needs minor repair(s), major repair(s), or is not applicable.
5. Trash, debris, or litter on the property:
6. Lawn and/or landscaping on the property:

-
7. Is this structure vacant?
 8. Security Treatment
 9. Overall Attractiveness — taken as a whole, how visually attractive is the building?
 10. Evidence of Pride — To what extent does the overall appearance of the building suggest the resident(s) takes pride in the property?
 11. Comments about the building.
 12. Energy efficiency: are there metal stacks on roof, a gas meter, or refrigerated air present?
 13. Optional - Attach photos or other supporting information that informs the observation rating on this property. [Instruction: Attach required item.]

Appendix D: Resident Quotes

"[The] Senior center and children's centers have improved. [The] Zoo has [a] new Asian exhibit. Parking has gotten better."

"I love the location and being close to the river for outdoor activities while having easy access to businesses and the highways. I love the history of the neighborhood. The only thing I don't like is the crime in the neighborhood."

"I love the sense of community and my neighbors. It reminds me of old school New Mexico."

"The homeless and drug use that is allowed is impacting my life I don't feel safe to walk the neighborhood with my children and feel unsupported by police."

"I feel like Barelás is people, food, and health focused with a hard-working history. Which is in some ways is very contrary to newly built communities in Albuquerque that replicate fast paced commercial driven communities."

"The schools are nice, it's clean and we watch out for each other."

"Despite the problem of people living in the streets and throwing garbage where they camp it is quiet, but if you need closer stores there are no supermarkets very close."

"It's important that families move into Barelás and keep the traditions and cultures."

"We're comfortable here, know our neighbors, there's a lot of stability among people that live here, even renters."

"While I am happy to participate in community events and volunteer (though family obligations limit my availability), I don't always hear about such opportunities. I would be more involved if I had better early warning."

"Everyone is personable for the most part, but everyone sticks to themselves so I'm not entirely 100% sure if everyone would feel comfortable being open to each other and helping one another out."

"This community is currently being gentrified and if that gentrification takes places in the direction that it looks like it's heading, the current heart of the community will be overshadowed by outside developers. Any development that pushes people out, diminishes culture, and makes things more expensive for current residents instead of benefiting current residents is in my opinion a decline even if it looks like an "improvement" to investors and the city. "

"I am concerned about maintaining affordable housing and support services, as well as historic preservation of the community. "

“The development has helped, and the film school seems like an improvement. It would improve more if there was a grocery store in the neighborhood. “

“I’m so excited to send my toddler to Koala Care! “

“I like the work you’ve done with Koala Academy and Por Vida. Those are types of projects I can support because they are in line with serving the community needs, dreams and population. “

“Prices are high everywhere. Our greatest fear is having to compromise on location in favor of price. We do not want to move out of Barelás! “

“I do love it here but have seen a massive rent increase over the last three years. “