



# VIA News Spring 2021

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We're on the Web!  
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Hours of operation:  
Mon-Thurs  
9:00-4:00  
Please call to let us know  
you are coming to visit.

**Now Accepting:**



## Housing Market catching steam

The housing market in Central New Mexico including Valencia County is gaining some steam. Existing home are selling as quickly as being on the market quicker than what has been seen in at least the last 10 years. The result is the expansion of the jobs market in the Albuquerque Area including the construction and recent announcement of the Facebook Data Center in Los Lunas. The recent uptick in the real estate market should result in new building and new development through out the entire Albuquerque Metro-area.

## City of Rio Communities working on Economic Development

The City of Rio Communities is working diligently to attract economic development prospects to the community. This includes retail, manufacturing and home-based business. With a community base of some 5,500 residents, the community is extremely underserved thus leaving many opportunities.

## Canyon Del Rio Access Settled

After several years of legal debate, VIA was successful in the opening of access points off of Navajo Loop. Valencia County sold properties that were deeded to them as access points by Horizon Corporation, in error. As a result of the sale, several access points into Canyon Del Rio were shut off, VIA had to pursue legal action in order to bring the properties back into County ownership and allow for the access points to be opened up, once again. This was a costly battle, but VIA had to

## VIA challenging State of NM Tax & Rev

In late 2019, VIA began challenging the State of NM Taxation and Revenue Department pertaining to the \$125 Administrative Fee that is attached to delinquent properties. VIA contends that the State of NM is charging a fee prior to delivering any type of services. In other words, the properties sit on the delinquent property rolls for in some cases, over 10 years before any type of administrative work is performed. The addition of the \$125 fee has caused a "glut" of unmarketable property due to the excessive penalties that have been assessed by the State, in essence the State of NM Tax and Rev has created a situation whereby the delinquent tax base continues to increase out of control. The \$125 fee should not be added to the delinquent property until the property is actually posted for sale, not at the 3-year mark of delinquency.

### **VIA moving to a volunteer membership organization**

VIA is working to change its organization structure into a volunteer membership organization. The ability for VIA to continue to assess the remainder of the open space properties has been dwarfed by SB150 that was passed by the NM Legislature in 2020, this limits VIA's revenue and our ability to exist in the future. As such, there will be no oversight or management of Rio Del Oro or Canyon Del Rio and VIA can not survive with the small assessment revenue collected from the resident members. VIA is working on these proposed changes. Every property owner in Rio Del Oro and Canyon Del Rio will then be asked to join the organization. Should our efforts fail it is very possible VIA could be forced to dismantle as soon as year end 2021. Without VIA, there will be no oversight, management or covenant enforcement for these areas. Information, etc. will need to be obtained by Valencia County or another source. More to come.

### **City of Belen sees huge increase in gross receipts tax revenue**

The City of Belen saw the largest increase in gross receipts tax in its history. The City attributes the increase to people being forced to shop local and support the local economy. This has been fantastic for local business and local government, it shows that if residents support the local economy, it's a win, win, for all!

### **FACEBOOK plans Los Lunas Expansion**

Facebook plans to continue its expansion at its Los Lunas Data Center with the recent approval by the Village of Los Lunas approval of \$40 Billion Dollar Industrial Revenue Bond. The expansion could double the size of the facility from 6 buildings to 12. Though the facility's employment will be about 300 when built out, the construction jobs that have been created and that will continue has contributed and will continue to contribute to the economic "boom" for Los Lunas and Valencia County.

***NOTE: The Rio Communities Land Owner Association is a VOLUNTEER organization and in no way is affiliated with VIA, please contact our office should you need further information.***

***If you'd like to see your property on a map, please visit:***

<https://arcgisce.co.valencia.nm.us/parcelmap/>

You will have the ability to search your property. You can see the property in relation to roads, development, etc.

If you have questions about the area, updates, etc. please contact our office at:

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