

"Challenges are what make life interesting; overcoming them is what makes life meaningful." — Joshua Marine



Education Directory available online at www.realtorplaza.com
Course, date, time, credit hrs, instructor, fee

- 1031 Tax-Deferred Exchanges, May 15, 8a-noon, 4 hr, McCoy, \$50
- Property Disclosure, May 24, 1-5p, 4 hr, Russell, \$50
- Mandatory Course, May 29, 8a-5p, 8 hr, Bassett, \$70
- Water Rights, May 30, 1-5p, 4 hr, Southard, \$50
- Leasing and Managing Residential Real Estate, June 1, 8a-5p, 8 hr, Russell, \$70
- Professional and Ethical Practices in R.E., June 5, 8a-5p, 8 hr, Bassett, \$70
- Real Estate Decision-Making with the HP-10B Business Calculator, June 8, 1-5p, 4 hr, Winkeljohn, \$50

Save this Date!

Event Calendar available online at www.realtorplaza.com.

- 5/14 CARNIM Orientation, 8:30-10:30, Board Office
- 5/14 RANM Forms Com., 10a-3p, Board Office
- 5/14-5/19 NAR meetings, Wash., D.C.
- 5/15 CARNIM Board, 11:30, off-site
- 5/16 SWMLS BOD, 8:30, Board Office
- 5/16 Affiliate Relations Com., 11:30, Board Office
- 5/16 LIN Exec., 11:45, offsite
- 5/16 Homes Illustrated, 1-4, Board Office
- 5/17 Exchangers, 8-11:00, Board Office
- 5/18 WCR, 11:30-1:30, offsite (Amberley)
- 5/21 and 5/22 CCIM Intro., 8a-5p, Board Office
- 5/22 CARNIM Market Growth, 10a-noon, Board Office

NAR News

The NAR has all kinds of goodies available. They now have a new Spanish edition of their equal opportunity brochure. To order it, call 800-874-6500 and request item #166-796-01-IN or go to <http://www.onerealtorplace.com/prodser.nsf/webitem/166-7196-01-LN>.

The second edition of the Fair Housing Handbook is now available. Call 800-874-6500 and request item #166-1084-IN or order it online at <http://www.onerealtorplace.com/prodser.nsf/webitem/166-1084-LN>.

Source: Carolyn Schwaar, *INS Marketplace Report*, May 04, 2001.

Housing Needed in Downtown Albuquerque

An interesting study was summarized in the *Albuquerque Journal's Business Outlook* on April 30, 2001. According to Richard Metcalf, Associate Business Editor of the Journal, 25,533 people

live downtown (data from the 2000 Census), representing 4 percent of the city's total population. The population density downtown is 3,175 people/square mile, compared to a density of only 114.8 people citywide.

According to Todd Clarke, CCIM, downtown Albuquerque is undersupplied in housing units, based on the ratio between the number of jobs to the number of households in the area. The report indicated that there are 41,574 jobs downtown, and only 10,496 households, a ratio of 25 households/100 jobs, compared with 76 households/100 jobs citywide (based on 259,812 households and 339,927 jobs throughout the city).

The study suggests that the demand for new apartments and homes would be met by building at least 3,000 new housing units over the next 5 years.

As a result of the study, Fannie Mae and First State Bank have already teamed up and are offering \$10 million in financing for the construction of housing projects downtown.

Source: Richard Metcalf, *Downtown has the jobs, needs people, Business Outlook*, April 30, 2001.

Gripe to the Right People!

A website is online that allows you to vent or get information when you don't seem to be able to get anywhere using the standard methods. Try going to <http://www.planetfeedback.com/>. According to IRED (the International Real Estate Digest, <http://www.ired.com>), you can go to the website <http://www.planetfeedback.com> if you're trying to work your way through red tape to lodge a complaint or find information. IRED says that this website will take you to the people at the top, where you will be heard. You fill out a form and type in your problem or question. The website takes it from there. You might check it out next time the red tape threatens to overwhelm you. (Source: Internet, <http://www.ired.com/web-biz/recyber/00dec.htm>.)

Congratulations! New CRS Designees in New Mexico

There are three new CRS designees in New Mexico! They are Dena Anthony and Fred Creek of Albuquerque and Glenda J. Patterson of Hobbs. Congratulations!

(New CRS Designees, 11/00-1/01)

Thanks, Sponsors!

What a great group of sponsors we have so far for our AMBR Annual Awards Event and Charity Fundraiser to be held on June 23rd! As of May 5th, the following businesses have decided to sponsor this event: First American Title Insurance Company; New Mexico Mortgage Finance Authority; Centex Homes; Vista Encantada.com REALTORS®; Fic

Thom Enterprises; Security Escrow Corporation; Stewart Title of Albuquerque; Larry Buchmiller, Attorney at Law; Harry C. Richardson, Broker.com; Ken's Termite & Test Service; Bank of America Mortgage; HouseMaster, and First State Mortgage. You can still sign up as a sponsor through Friday, May 18th, to get your company's name added to this list.

Don't miss this opportunity to have a wonderful time dining, dancing, and listening to NAR President Richard Mendenhall, who will speak at this event. He's fantastic!

You can still purchase tickets at the reduced price of \$55/person through May 18th; after that, they will sell for \$60/person.

Call Linda Forsythe at the Board (724-3465) for more information about becoming a sponsor or buying tickets.

Run for the Zoo

Many kudos to Sandra Lubecki of AMBR and the co-chairs of the Run for the Zoo task force, Lamia Faruki and Anita Carr. These people and the rest of their team worked long, hard hours to make "Run for the Zoo 2001" happen. More information will follow later.