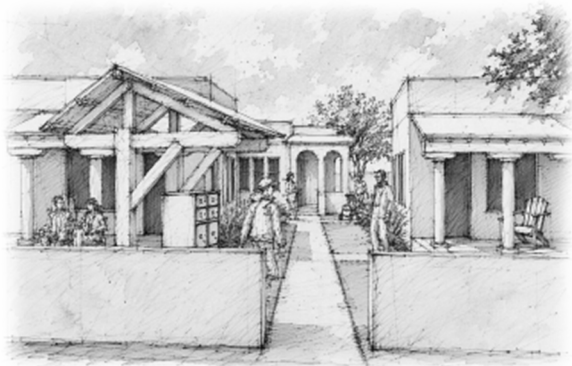




Age-friendly Cottage Design Competition

Fall 2026

ONE
ALBUQUE
ROQUE



New Mexico



SCHOOL OF
ARCHITECTURE
& PLANNING



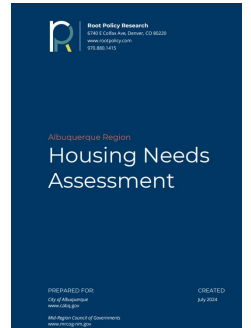
MRMPO

Mid-Region Metropolitan Planning Organization

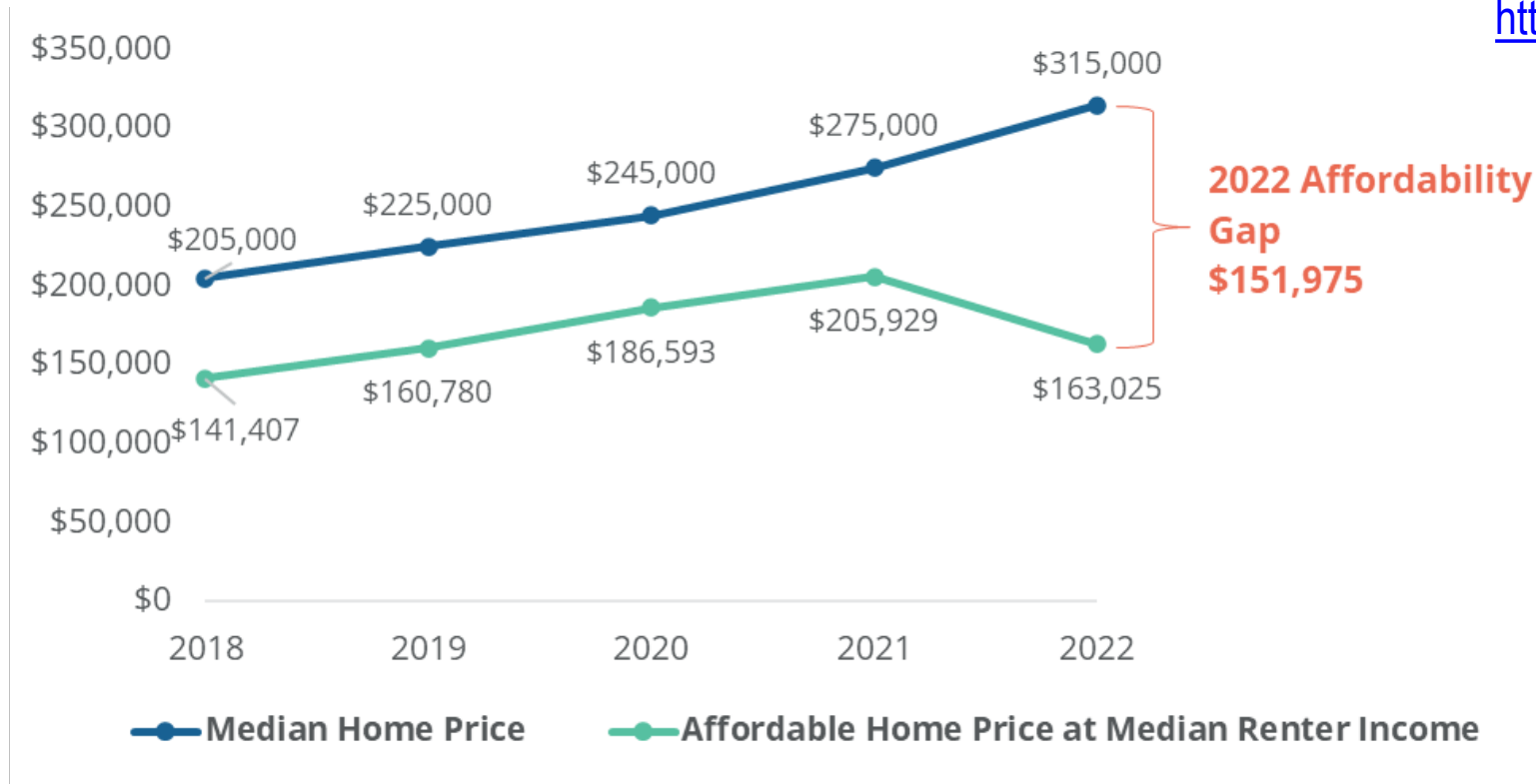
THE NEED

Albuquerque is in a housing crisis.

- House prices are too high for most families looking to own.



<https://tinyurl.com/ABQ-HNA>

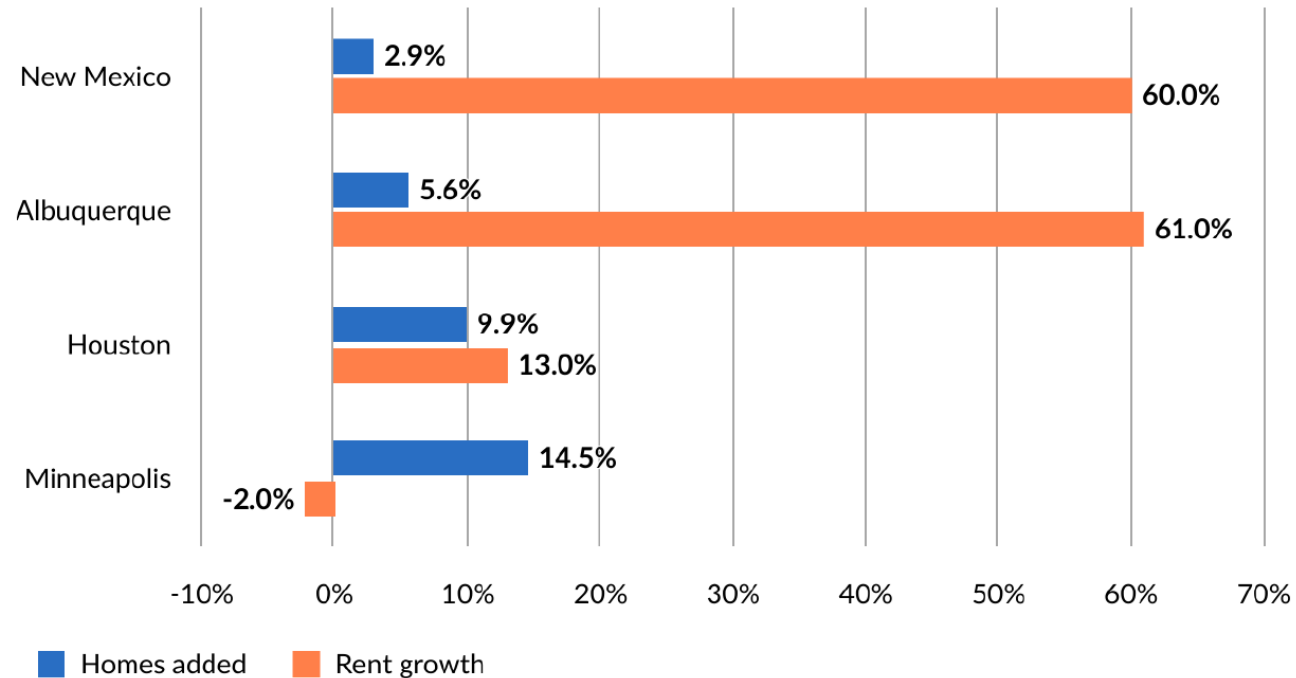


Albuquerque is in a housing crisis.

- House prices are too high for most families looking to own.
- Rents are going up dramatically.

Land-Use Reform Boosts Supply, Affordability

Homes added (2017-2023) and rent growth (2017-2024)



**New Mexico's Housing Shortage
And Lessons from Policy Outcomes Elsewhere**

Alex Horowitz
Director, Housing Policy Initiative
The Pew Charitable Trusts

March 12, 2025

Pew

THE NEED

- **Albuquerque is in a housing crisis.**
 - House prices are too high for most families looking to own.
 - Rents are going up dramatically.
 - Wages are not increasing as fast as housing costs.

Who is priced out of the market?



Healthcare workers



Food preparation & servers



Maintenance workers



Personal care and service workers

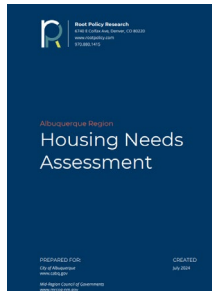


Sales and general office workers



Transportation and materials movers

ABQ Region Housing Needs Assessment (2024)

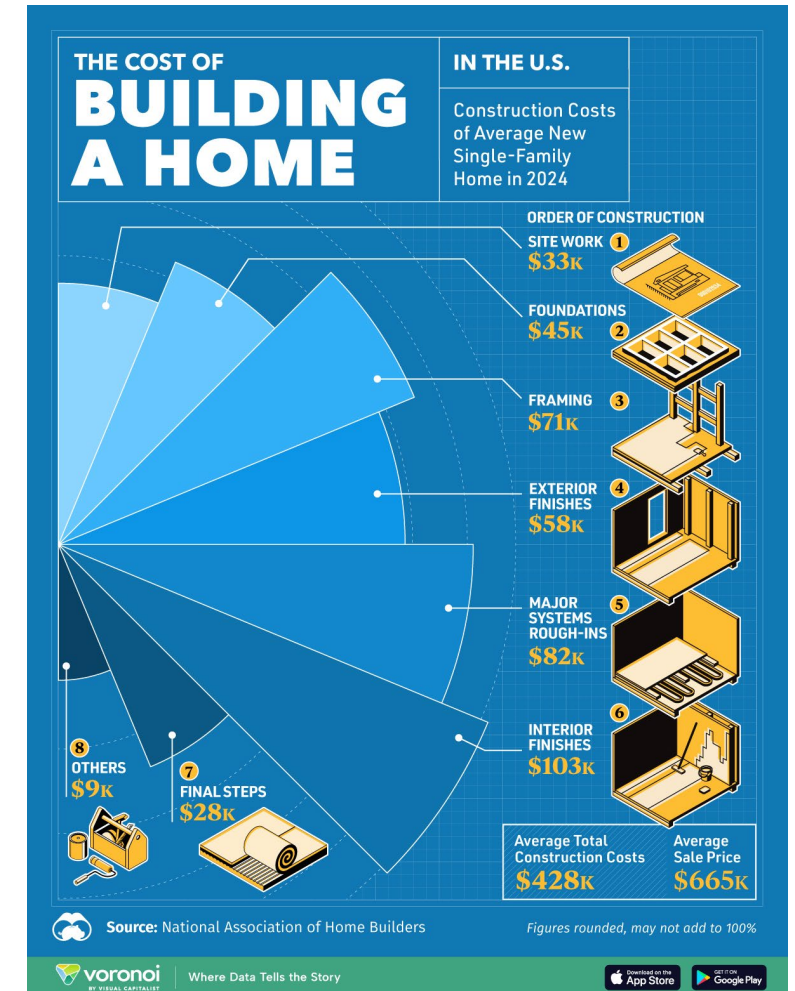


<https://tinyurl.com/ABQ-HNA>

39% of workers cannot afford the median rent at median wages

THE NEED

- The cost of construction materials and labor are limiting the pace of housing construction.
 - Only the largest-scale multi-family construction and highest-priced housing can pay for themselves without subsidy.
 - Small projects have to find creative funding to make them happen.
- The City does not (and maybe can't) allocate enough \$ to subsidize enough affordable housing to meet the need.



THE OPPORTUNITY

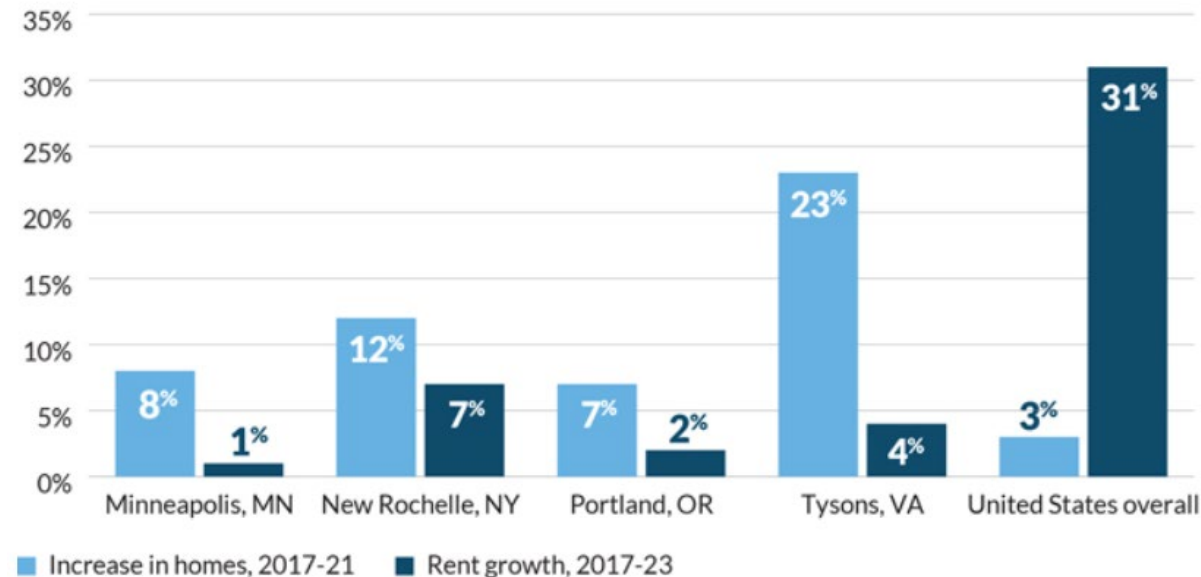
Adding new housing supply directly slows rent growth, with the sharpest price drops occurring in older and more affordable units

- **Income Disparity:** Due to severe housing shortages from 2017 to 2024, rents in the lowest-income U.S. ZIP codes surged significantly faster (up to 62%) than in the highest-income ZIP codes (44%).
- **Supply Impact:** A 10% increase in a market's housing supply correlates with lower rent growth and reduced displacement pressure.
- **The Takeaway:** Building more market-rate and alternative housing reduces overall tenant competition and provides the greatest relief to low-income renters.

LAND USE REFORM

Rent Growth Proves Much Slower Than Nation in Jurisdictions That Have Allowed More Housing

Percentage change in homes, 2017-21, and median rent estimates, February 2017-February 2023



<https://www.pew.org/en/research-and-analysis/articles/2025/08/05/co-living-buildings-in-albuquerque-and-santa-fe-could-improve-housing-affordability>

<https://www.pew.org/en/research-and-analysis/articles/2023/04/17/more-flexible-zoning-helps-contain-rising-rents>

<https://www.pew.org/en/research-and-analysis/articles/2025/07/31/new-housing-slows-rent-growth-most-for-older-more-affordable-units>

FACTORS IN DEVELOPMENT

CITY REGULATIONS

- Zoning **LAND USE REFORM**
- Noise Ordinance
- Street Tree Ordinance
- Traffic Ordinance
- Short-term Rental Ordinance
- Vacant Premises Ordinance

CITY INCENTIVES

- Metropolitan Redevelopment Areas + financial tools
- Housing subsidies
- Economic development financial tools
- Repair assistance

FEDERAL REGULATION + PRIVATE MARKET

- Interest rates + mortgage rates
- Tax structure + incentives
- Housing subsidies
- Banks + lending practices
- Fair Housing Act
- Building codes
- Developers
- Construction workforce
- Construction costs
- Investor capital
- Jobs + wages
- Household trends + preferences

LAND USE REFORM

Zoning History

1917: Supreme Court struck down racial zoning ordinances

1924: Standard State Zoning Enabling Act

1928: Albuquerque proposed the first zoning code

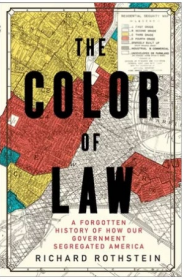
1959: City of Albuquerque adopted first zoning code

1975: CABQ replaced zoning code

2017: CABQ adopted IDO

2023: CABQ allowed casitas in R-1 citywide

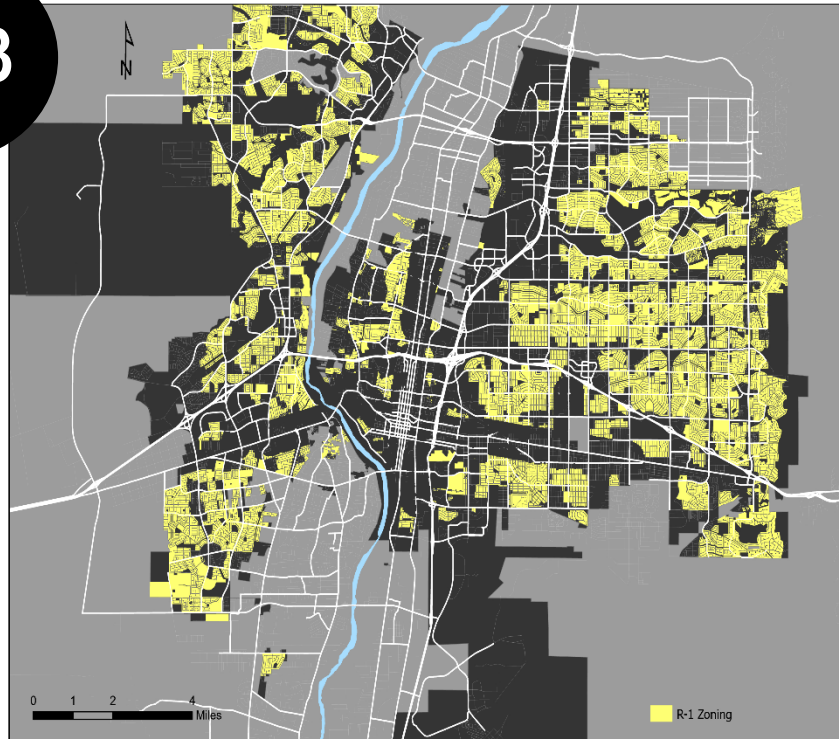
2025: CABQ allowed cottage development on large lots in R-1 citywide



[Segregated by Design](#)

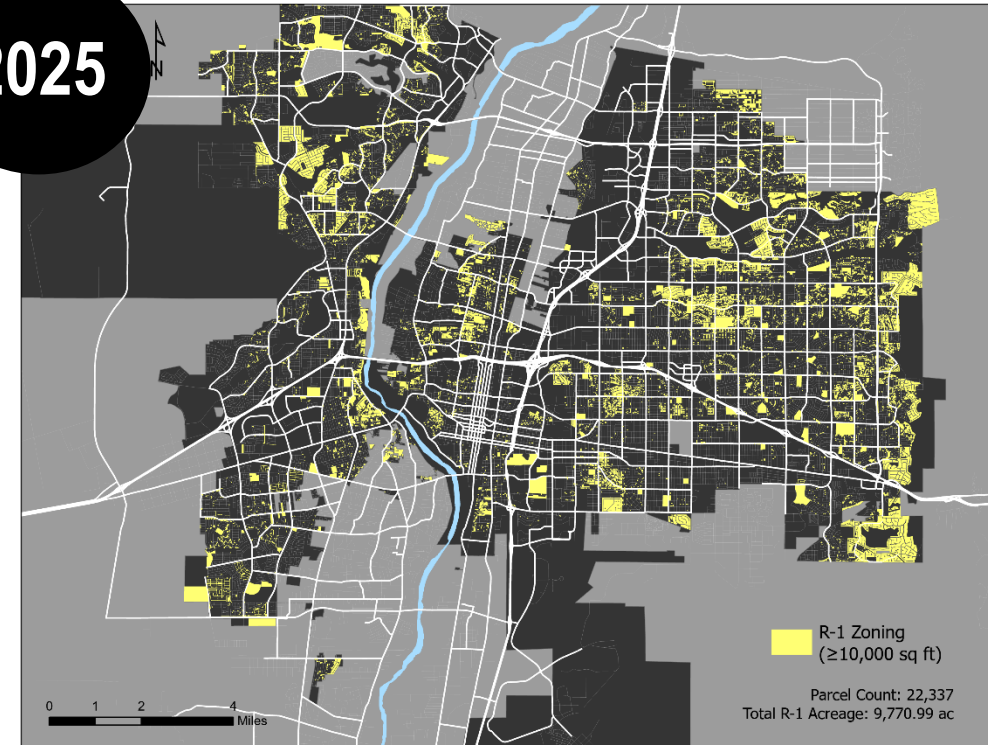
Only houses / Casitas allowed (66%)

2023



Cottage Development allowed (11%)

2025



Zoning reform to increase housing choices

Taking bold but gentle action to create more housing choices for families

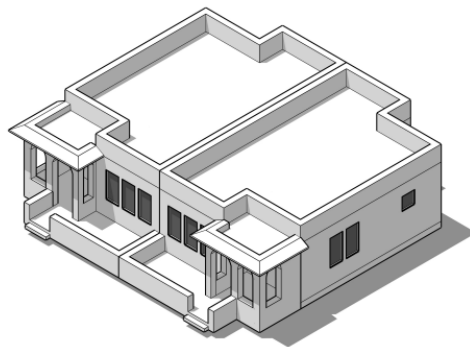
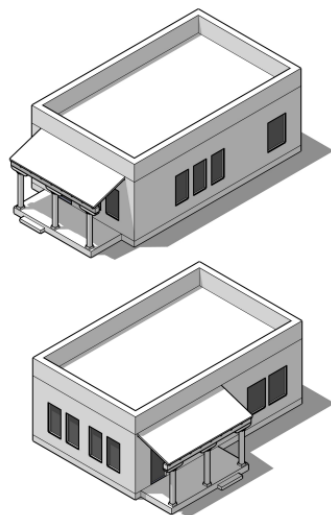
2025



1700 Old Town Rd.



[Griegos Farms by Rembe Urban Design + Development](#)



Cottage courts – multiple small single-family or duplexes on 10,000+ s.f. lots

○ **Examples:**

- Multigenerational family compounds / senior living / intentional communities
- Build-to-Rent
- Affordable housing



Aerial from the street



Eye-level from street



Eye-level from sidewalk

LEVERS & CONSTRAINTS

WHAT ZONING DOES WELL

- Prohibit uses / allow uses
- Set minimum standards

WHAT ZONING DOESN'T DO WELL

- Make uses / development projects happen
- Create good design / nice places

DESIGN COMPETITION

AARP® Challenge Grant

- **Age-friendly Cottage Housing**

- Universal design
- Mobility / access to services
- Neighborhood compatibility

- **Design Professionals**

- \$5,000 first place
- \$1,000 honorable mention

- **Students**

- \$2,500 first place
- \$500 honorable mention

Design Innovation

Massing, context, arrangement of units

Sustainability

Water collection, carbon reduction, solar gain/ shade, habitat, etc.

Community Amenities

Shared kitchen/designing, guest bedroom, etc.

Excellence in Age-friendly Housing

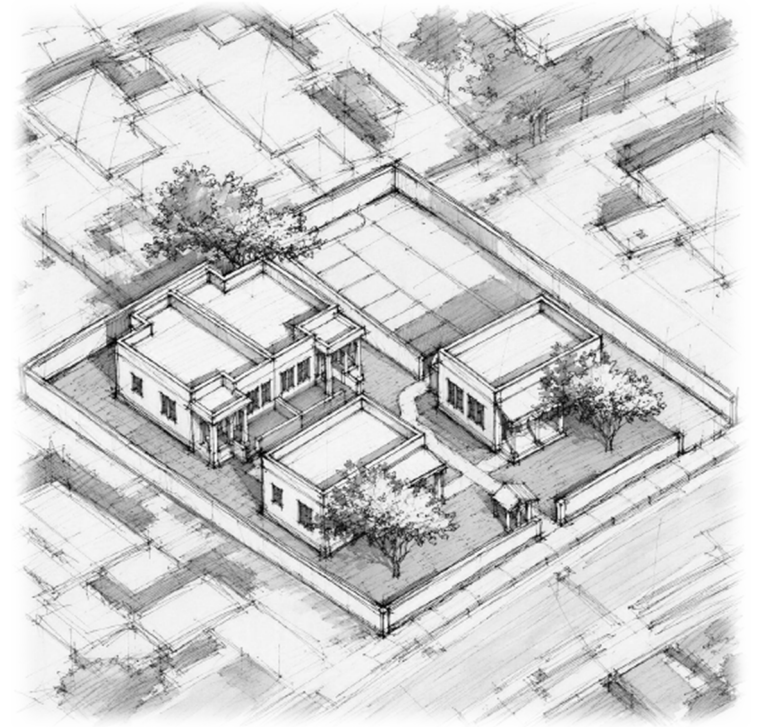
Designed for needs as folks age, low-cost, connections to nearby services, etc.

PARTNERS



PURPOSE

- **WHO** we are trying to serve
- **WHAT** we are trying to provide
- **WHERE** it should go

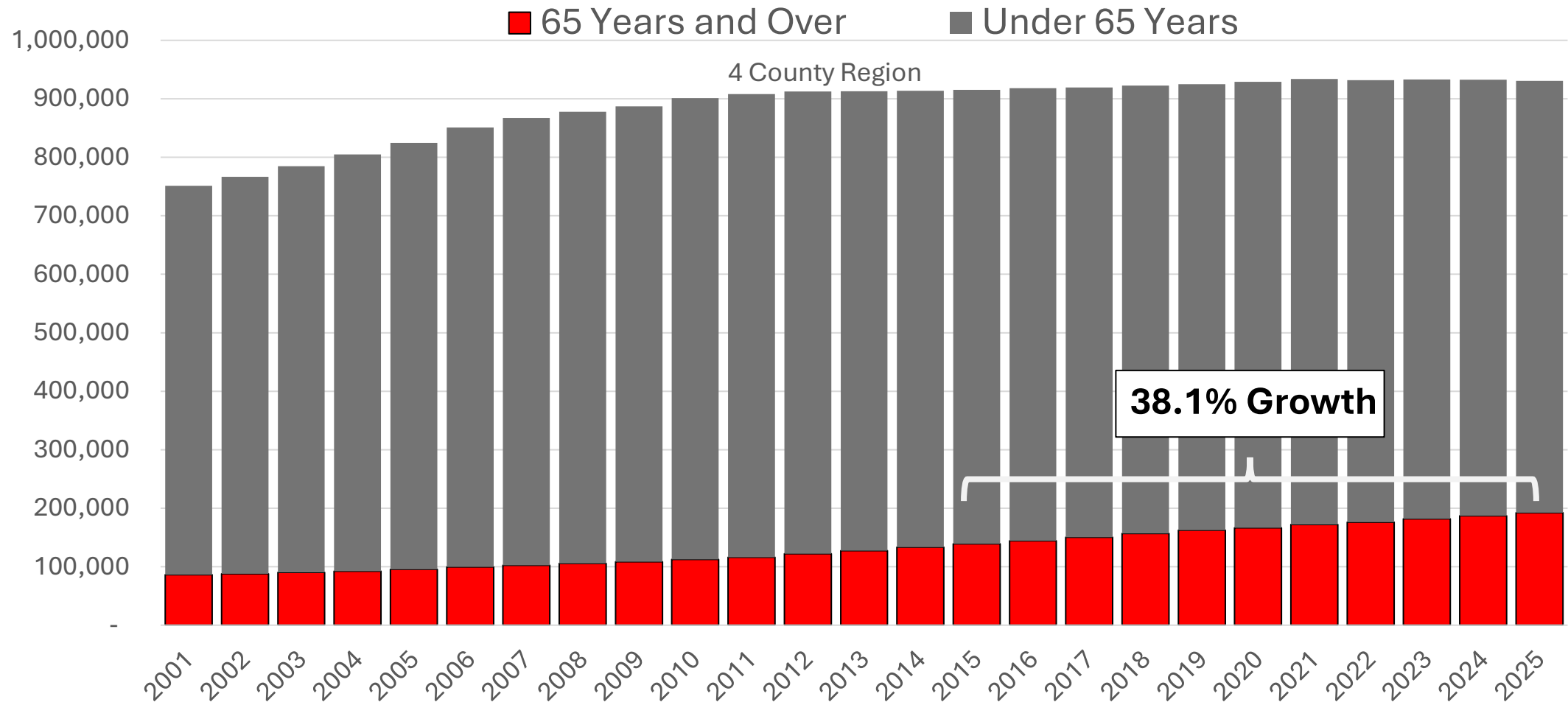


Age-friendly cottage housing serves people in many stages of life

- Single-person households
- Couples without children
- Empty nesters
- People aging-in-place

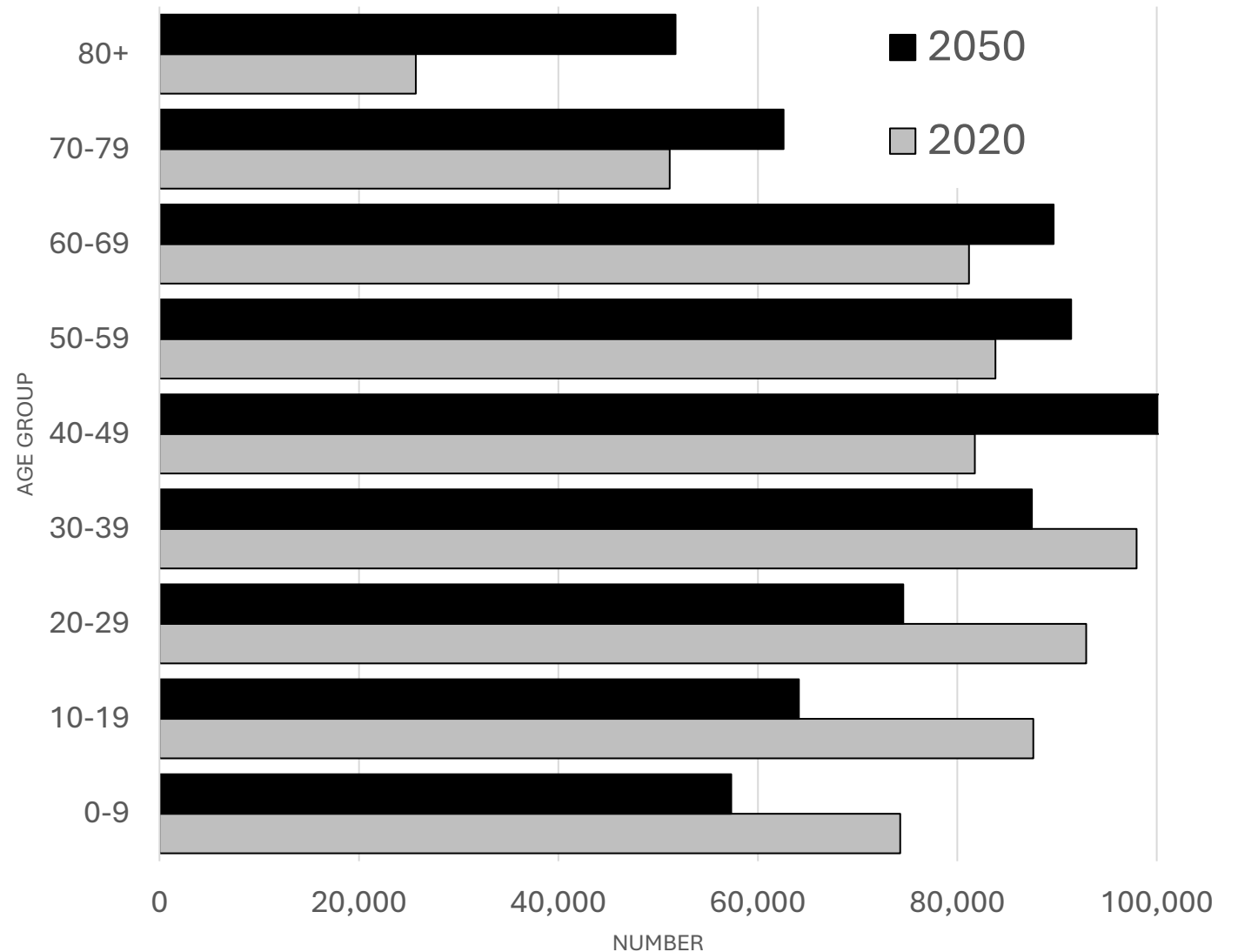


Historical Population Growth: 65+



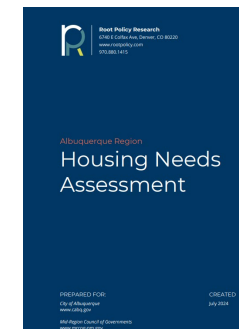
Forecast Growth by Age Group

- Smaller youth cohort
- Aging workforce
- Double the population 80 years and over



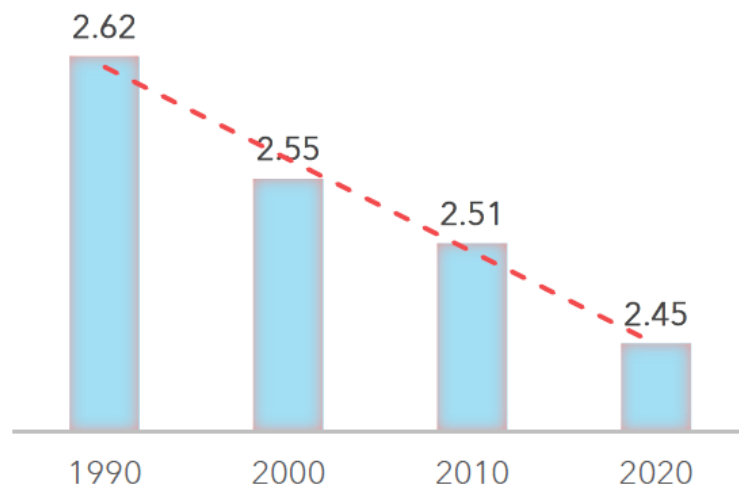
ABQ Region Housing Needs Assessment (2024)

<https://tinyurl.com/ABQ-HNA>



**Smaller households means
we need more units to house
the same number of people**

AVERAGE HOUSEHOLD
SIZE: MRCOG REGION



Source: US Census Bureau Decennial Census

PERCENT 1-PERSON HOUSEHOLDS by AGE

Householder 15 - 54 years = 24%

Householder 55 - 64 years = 37%

Householder 65 - 74 years = 42%

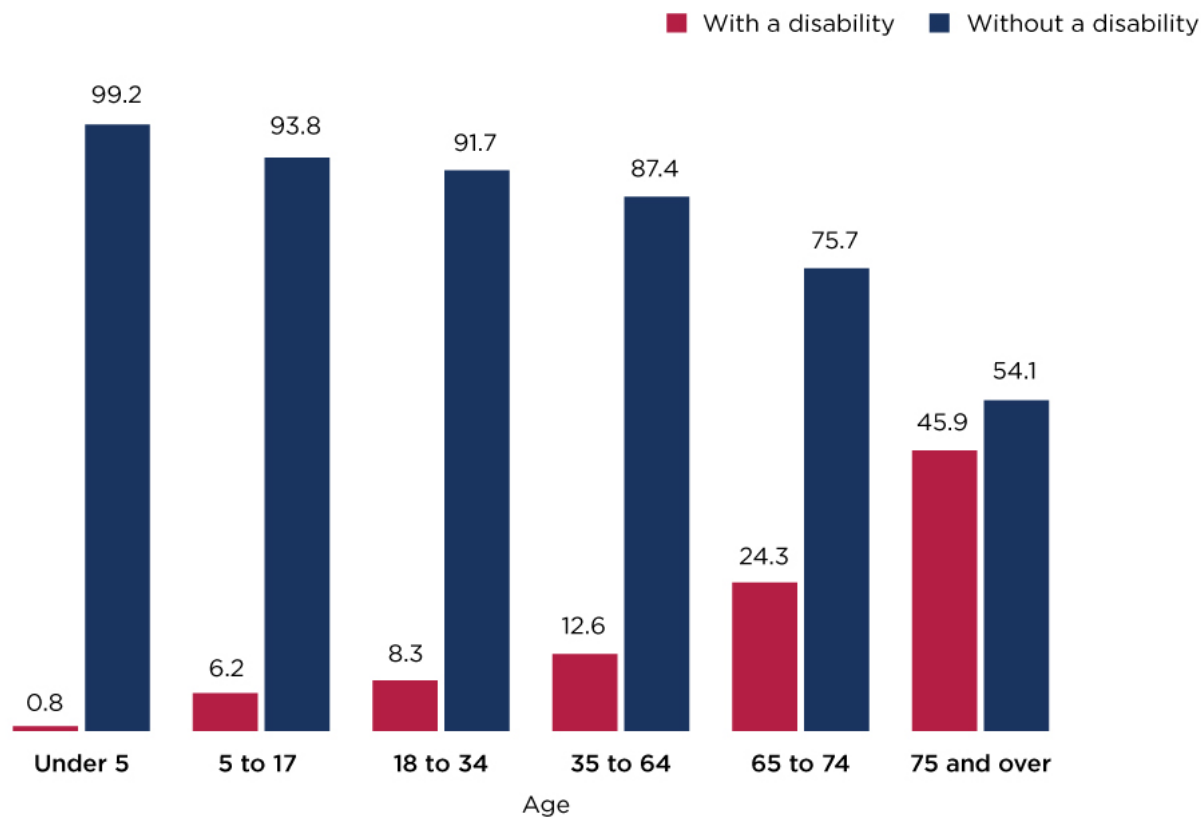
Householder 75+ years = 50%



Source: 2022 ACS 5-year estimates

Disability Status by Age Group

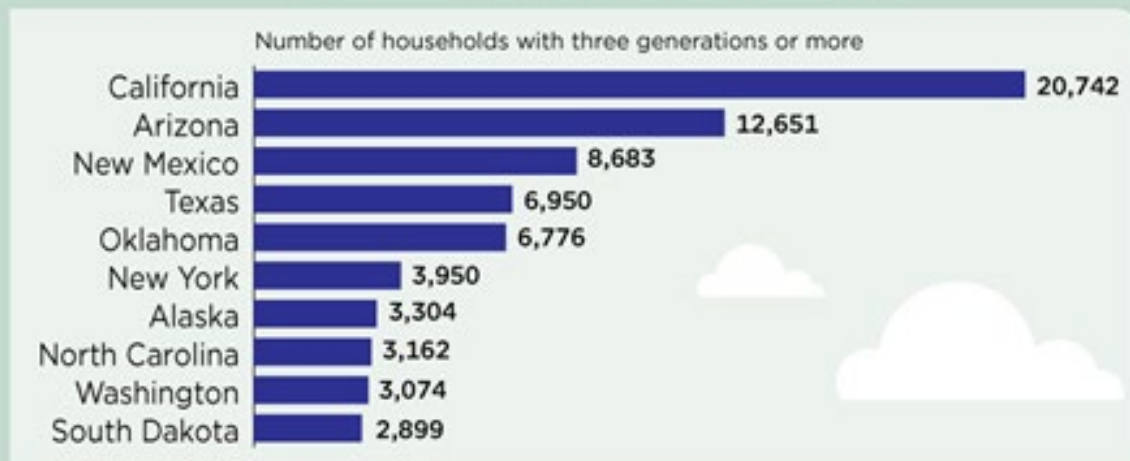
(In percent)



Note: The American Community Survey (ACS) collects information about vision, hearing, ambulatory, self-care and cognitive difficulties of those ages 5-14 and 15 and over. The ACS also asks if people age 15 and over have independent living difficulties, and limits questions about those under the age of 5 to vision and hearing difficulties.

Highlighting Multigenerational Households in Recognition of American Indian and Alaska Native Heritage Month

States With the Highest Number of AIAN Households
With Three Generations or More



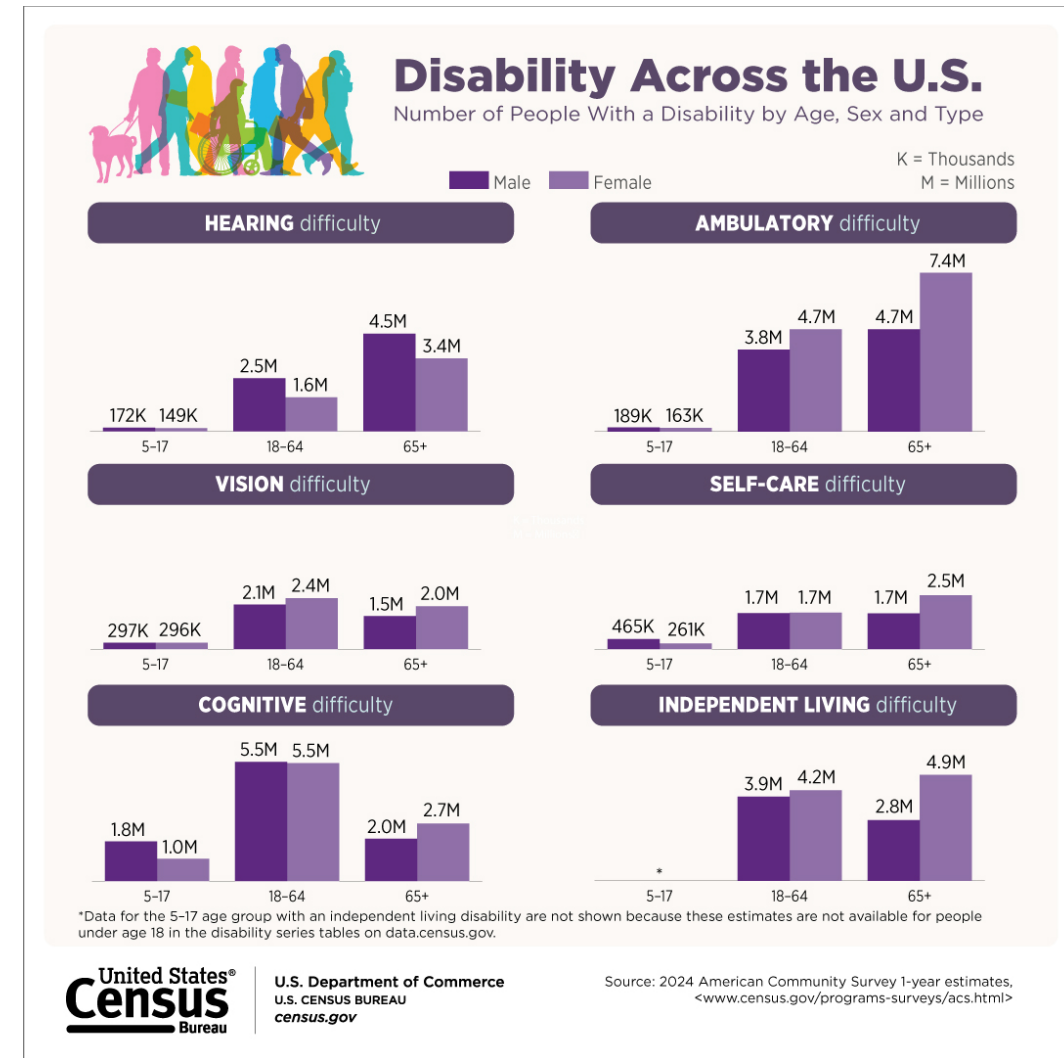
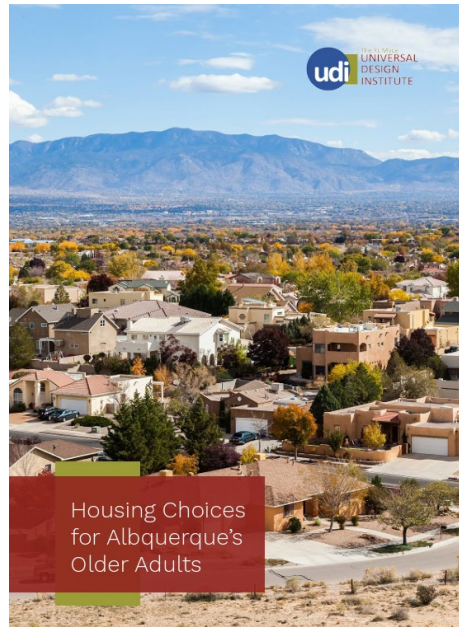
Note: Data are based on households with a householder who is American Indian and Alaska Native alone.



UNIVERSAL DESIGN

Universal design helps to accommodate people throughout their lives and abilities.

- At least 2 dwelling units must incorporate universal design elements to support aging in place.
- Entry submittals must include a narrative summary and list of universal design elements incorporated.



- [Housing Choices for Albuquerque's Older Adults](#)
- [AARP Universal Design](#)

WHAT

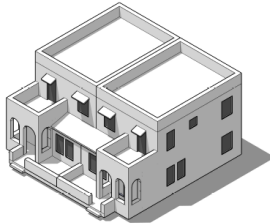
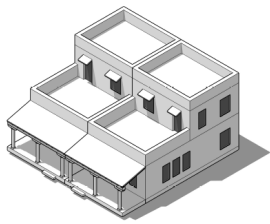


Cottages are smaller single-family or duplex units arranged for community on a property.

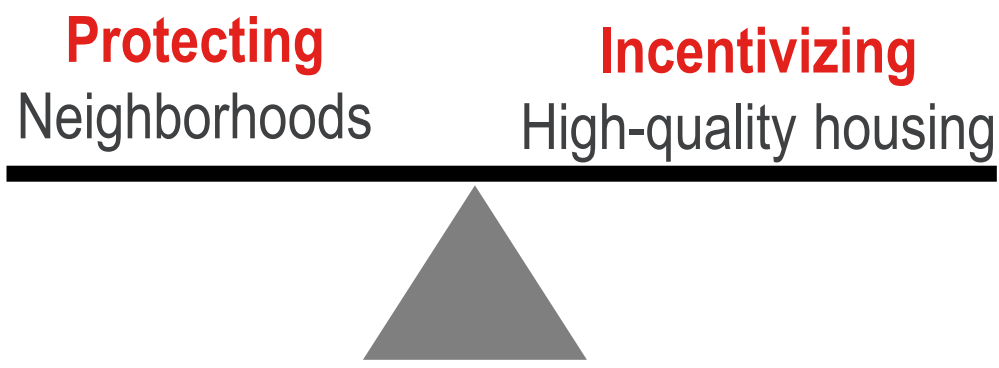
- Platted for condos OR unplatted for co-housing or rentals
- Smaller dwellings that share land cost
 - More affordable per unit



Zoning Requirements



- Lots between 10,000 s.f. – 3 acres
- Detached or duplex
- Porches
- 10-foot landscape buffer on sides and rear
- 30% usable open space
- 4 parking spaces / 5 dwelling units + 2 guest spaces per project



SAMPLE CALCULATION		Square Feet (s.f.)	Calculation Result	
Start with an example lot size total		10,000		
Divide by minimum lot size in the zone district				
	R-1	3,500	2.86	units
Multiply by an assumed s.f. per unit in a typical house		2,000	5,714	total s.f.
Divide by size limits in the zone district				
	Minimum size	650	8	cottage units
	Maximum size	1,200	4	cottage units

WHERE

**Cottage development
is an infill solution
to add housing to neighborhoods.**

- Neighborhood context
- Mobility and access to daily needs



SITE SELECTION

Any property zoned R-1

- Vacant
- Redeveloped

Size

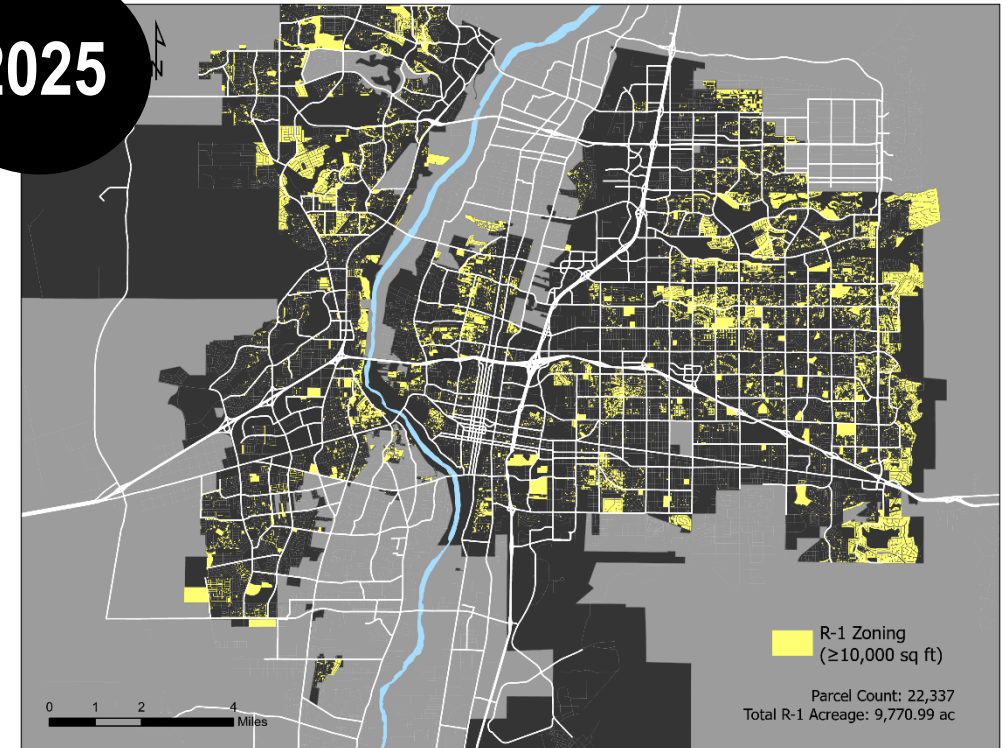
- Minimum: 10,000 s.f.
- Maximum: 3 acres

Zoning Map

<https://tinyurl.com/idozoningmap>

Cottage Development allowed (11%)

2025



SITE SELECTION

Available City Properties: <https://www.cabq.gov/available-city-properties>



[8009 Emerald Dr NW](#) | 0.33 acres



[4716 Periwinkle Ct NW](#) | 0.24 acres



[318 Mesilla St NE](#) | 0.23 Acres



[6416 Sumac Dr. NW \(La Orilla Corner Lot\)](#) | 0.24 Acres

ACCESS

ON

3

LEVELS

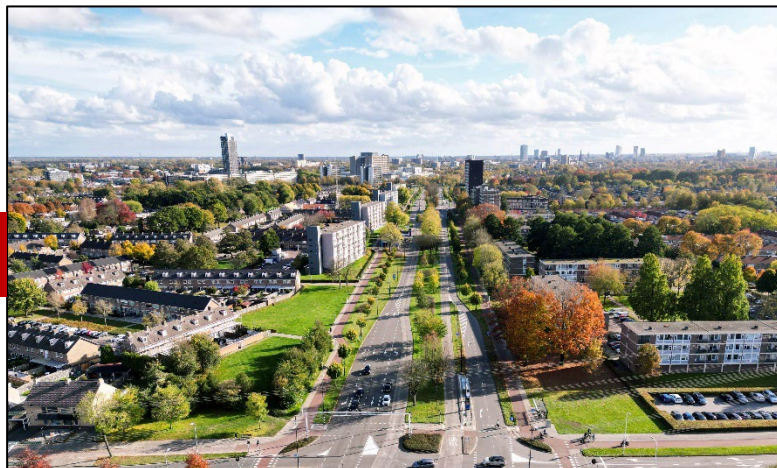
HOME



NEIGHBORHOOD



COMMUNITY



PRO FORMA

COTTAGE STYLE DEVELOPMENT PRO FORMA

Albuquerque, New Mexico

PROJECT INPUTS

Site Size (acres): *Please input total size of site in acres (Site must be < 3 acres)*
Site Size (s.f.): *Conversion to square feet (Site must be ≥ 10,000 s.f.)*
Total s.f. Allowed: *Calculated based on Cottage Units Calculation Tab; do NOT change*
Location Type: *Please select context: Suburban, Urban, or Rural (Affects land costs)*
Total Building SF: *Calculated based on inputs below; must be ≤ total square footage allowed*
Construction Type: *Please select Attached or Detached (Attached = 15% cost savings)*
Quality Type: *Please select quality level: Affordable, Workforce, or Luxury (Affects rents)*

UNIT MIX

Unit Type	# of Units	Avg SF/Unit	Monthly Rent/Unit	
Studio / Loft / 1-Bedroom	6	650	\$1,600	<i>Please input number of each type of unit but do NOT change Avg SF/Unit or Monthly Rent/Unit</i>
2-Bedroom	12	900	\$2,200	<i>Please input number of each type of unit but do NOT change Avg SF/Unit or Monthly Rent/Unit</i>
3-Bedroom	6	1200	\$2,600	<i>Please input number of each type of unit but do NOT change Avg SF/Unit or Monthly Rent/Unit</i>
Total Units:	24	Total SF:	21,900	



New Mexico

Pro Forma Download

<https://tinyurl.com/CottageProForma>

Other Pro Forma tabs:

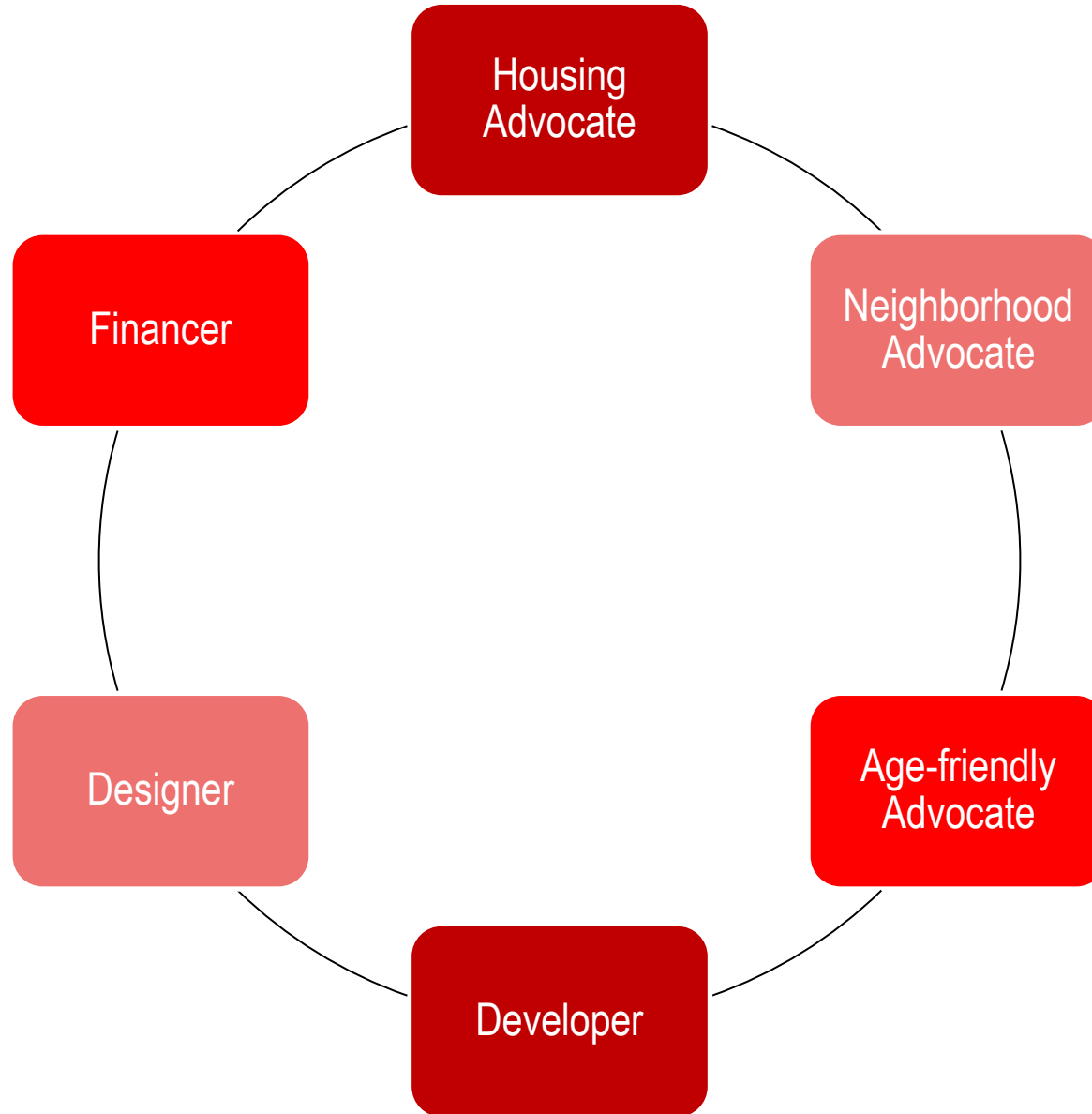
- Parking calculation
- Scoring rubric for judging awards



Pro Forma Download
<https://tinyurl.com/CottageProForma>

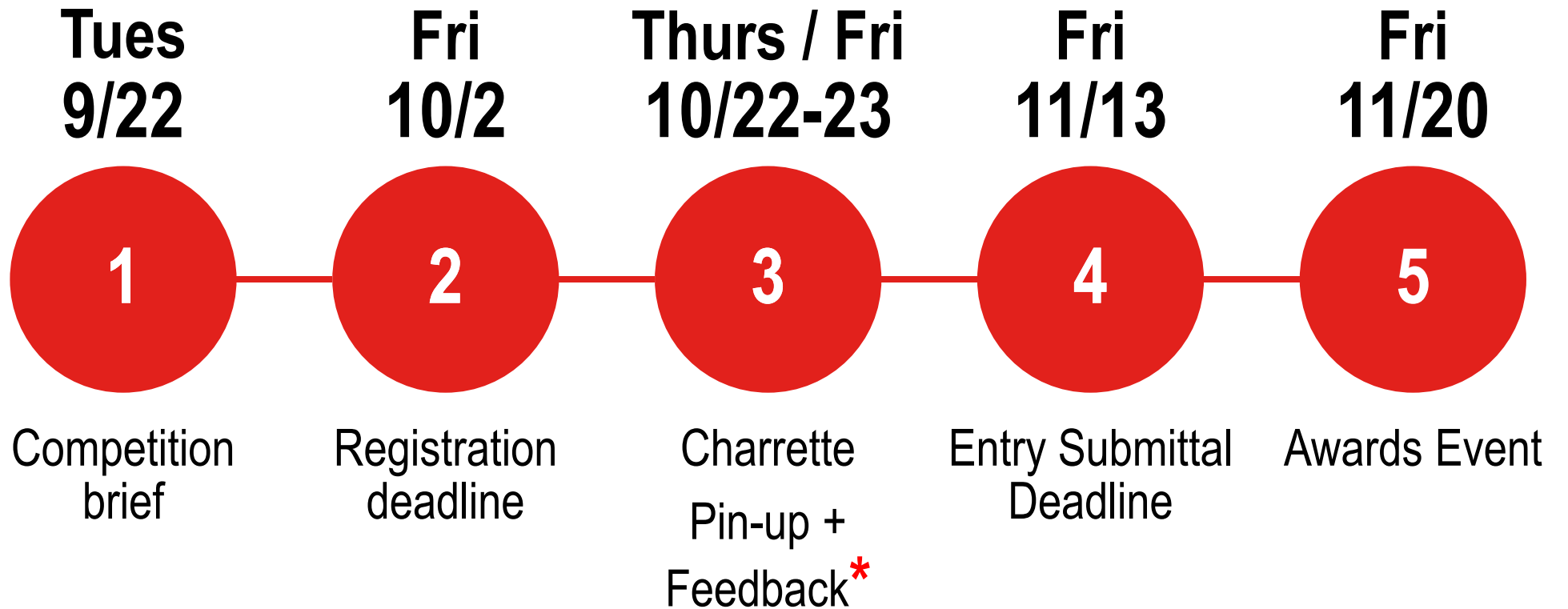
Metric	Description	Points
Basic Competition Requirements		
Site Plan that meets zoning requirements	Cottage development use-specific standards + parking + landscaping	3
Floor plans	For each type of dwelling unit	3
Elevations	For each type of dwelling unit	3
Project Narrative	Description of the project, the site, and why the site was chosen	3
Visual illustration of context fit	Context map or rendering showing how the project fits into the surrounding neighborhood	3
Map/diagram of access/mobility	Map or diagram illustrating how the project provides transportation access to nearby services and/or amenities to support safe and efficient mobility for its residents	3
Units with Universal Design	Minimum = 2 units	3
Universal Design Narrative	Narrative summary of universal design elements incorporated into the design to create age-friendly housing and support aging in place.	3
Universal Design List	Universal design elements incorporated into the design of at least two dwelling units	3
Pro forma	Requirement = filled out with site acreage, location type, quality type, and number of each unit type	3
Narrative of context fit and access/mobility	Narrative description of how the design fits into the neighborhood context and promotes transportation access / mobility for residents	3
Possible Bonus Points		
Design Innovation	Massing, context, arrangement of units	3
Sustainability Component	Water collection, carbon reduction, solar gain/ shade, habitat, etc.	3
Communal Amenities	Shared kitchen/dining, guest bedroom, etc.	3
Excellence in Age-friendly Housing	Designed for needs as folks age, low-cost, connections to nearby services, etc.	3
Total Possible Points		45

JUDGES



cabq.gov/cottages

TIMELINE



* Want to volunteer as a subject matter expert?
Email: cityleadersacademy@cabq.gov



cabq.gov/cottages



RESOURCES

Mikaela Renz-Whitmore

Urban Design + Dev. Division Manager

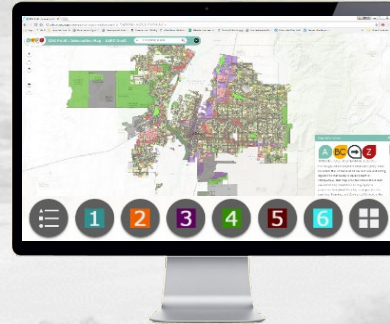
mrenz@cabq.gov

Jessica Sapunar-Jursich

Mid Range Planning Team Lead

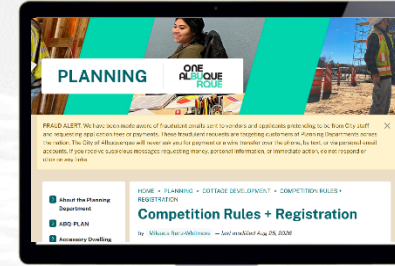
jessica@cabq.gov

IDO Zoning Map



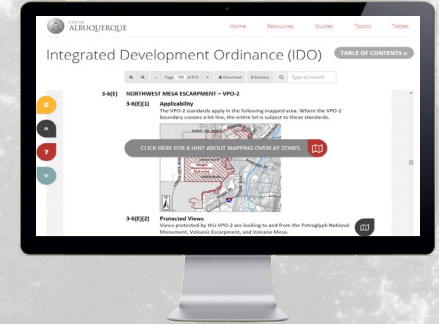
tinyurl.com/idozoningmap

Project Webpage



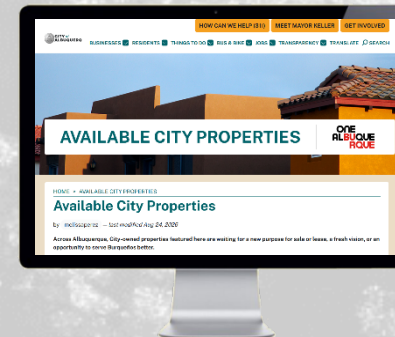
cabq.gov/cottages

Interactive IDO



ido.abc-zone.com

City Webpage



<https://www.cabq.gov/available-city-properties>