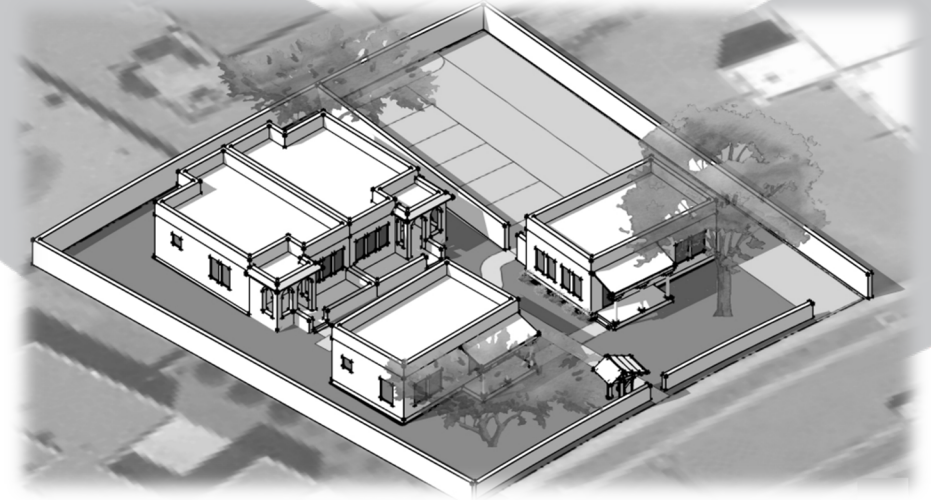




Age-friendly Cottage Design Competition

Fall 2026



SCHOOL OF
ARCHITECTURE
& PLANNING

ONE
ALBUQUE
RQUE



New Mexico



MRMPO
Mid-Region Metropolitan Planning Organization

WELCOME



MATTHEW WHELAN

City of Albuquerque

Chief Operations Officer

**ONE
ALBUQUE
ROQUE**

AGE-FRIENDLY IN ACTION



DR. JOSEPH ROYBAL-SÁNCHEZ

AARP New Mexico

State Director



What Makes a Community Age-Friendly?

A commitment to continuous improvement, shaped with residents

An age-friendly community is one where elected leaders work with residents and local advocates to make the community a better place to live for people of all ages.

1

CHOICE

Housing and transportation options

2

CONNECTION

Welcoming public spaces and participation

3

INDEPENDENCE

Services and supports that help people thrive

4

VOICE

Older residents included in planning and action

Age-friendly is not a finish line. It is a practical way to keep listening, planning, acting and measuring progress.

The AARP Network of Age-Friendly States and Communities

A no-cost framework that turns commitment into local action



8 DOMAINS OF LIVABILITY

A flexible lens for organizing local priorities

NETWORK VALUE

- Organizing structure
- Resident-driven planning
- Technical assistance
- Peer learning
- Continuous improvement

Housing

Outdoor Spaces & Buildings

Social Participation

Civic Participation & Employment

Transportation

Health & Community Services

Respect & Social Inclusion

Communication & Information

Albuquerque: Nine Years of Age-Friendly Action

From a long-term plan to practical housing choices

2017 • JOINED THE NETWORK

Nine years of sustained commitment

Albuquerque's membership provides a framework for engaging residents, aligning city priorities and advancing improvements over time.

2017



AGE-FRIENDLY

City joins the AARP Network and commits to an ongoing cycle of assessment, planning and action.

2023



CASITAS / ADUs

The city expands flexible housing options that can support multigenerational living, caregivers and aging in place.

2026



COTTAGE DESIGN

An AARP Community Challenge grant supports public charrettes and missing-middle, small-infill housing concepts.

THE THROUGH LINE: More attainable, accessible and connected housing choices so older adults can remain in the communities they call home.

DEMOGRAPHICS & HOUSING CONSIDERATIONS FOR AN AGING POPULATION



KENDRA MONTANARI

Mid-Region Metropolitan Planning Organization
Transportation Planning & Technical Services Manager



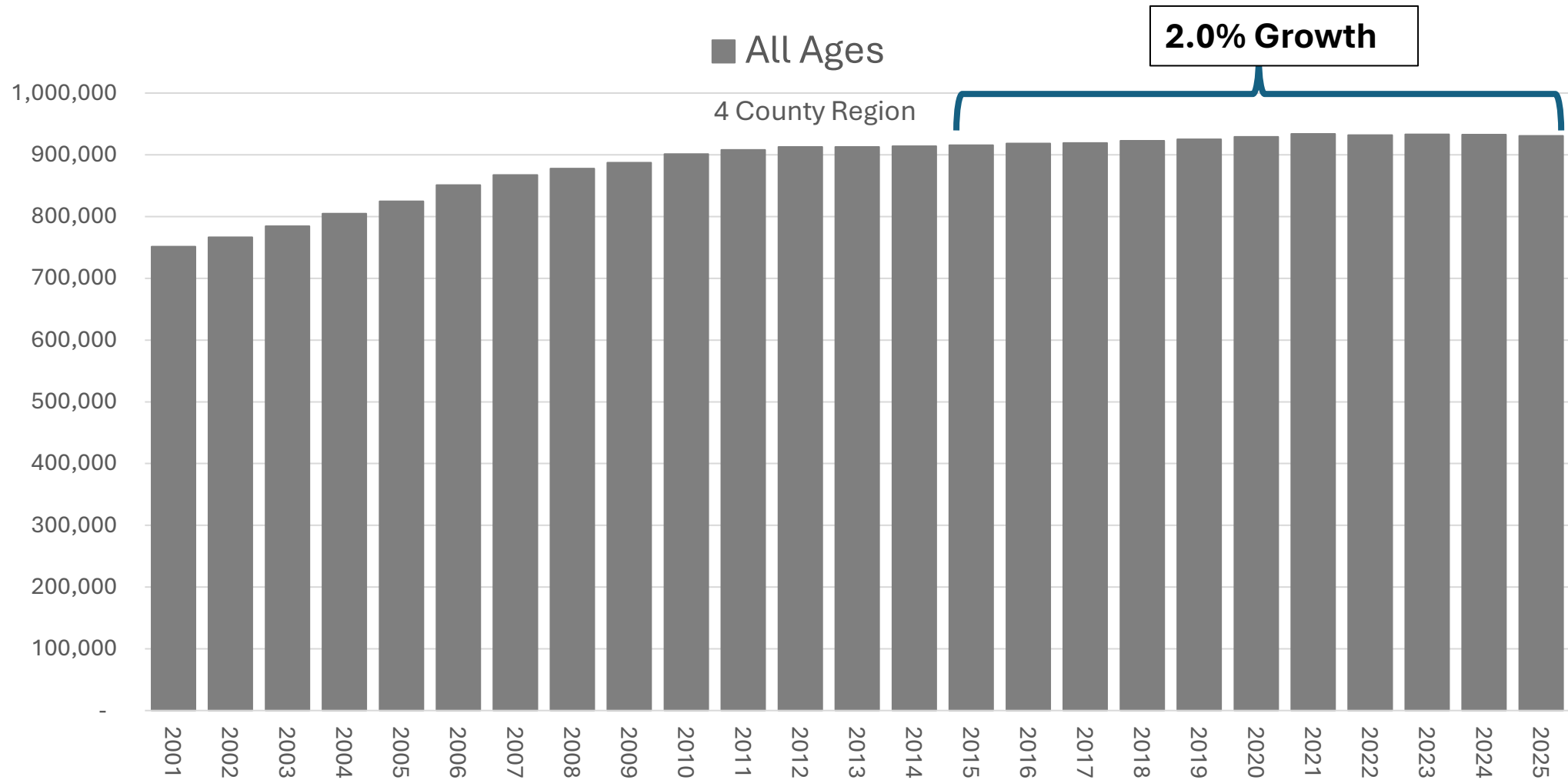
Cities succeed because they lead with people and the public benefit in mind; we don't build housing for housing's sake, instead we seek to understand what keeps people safe, healthy, and supported.



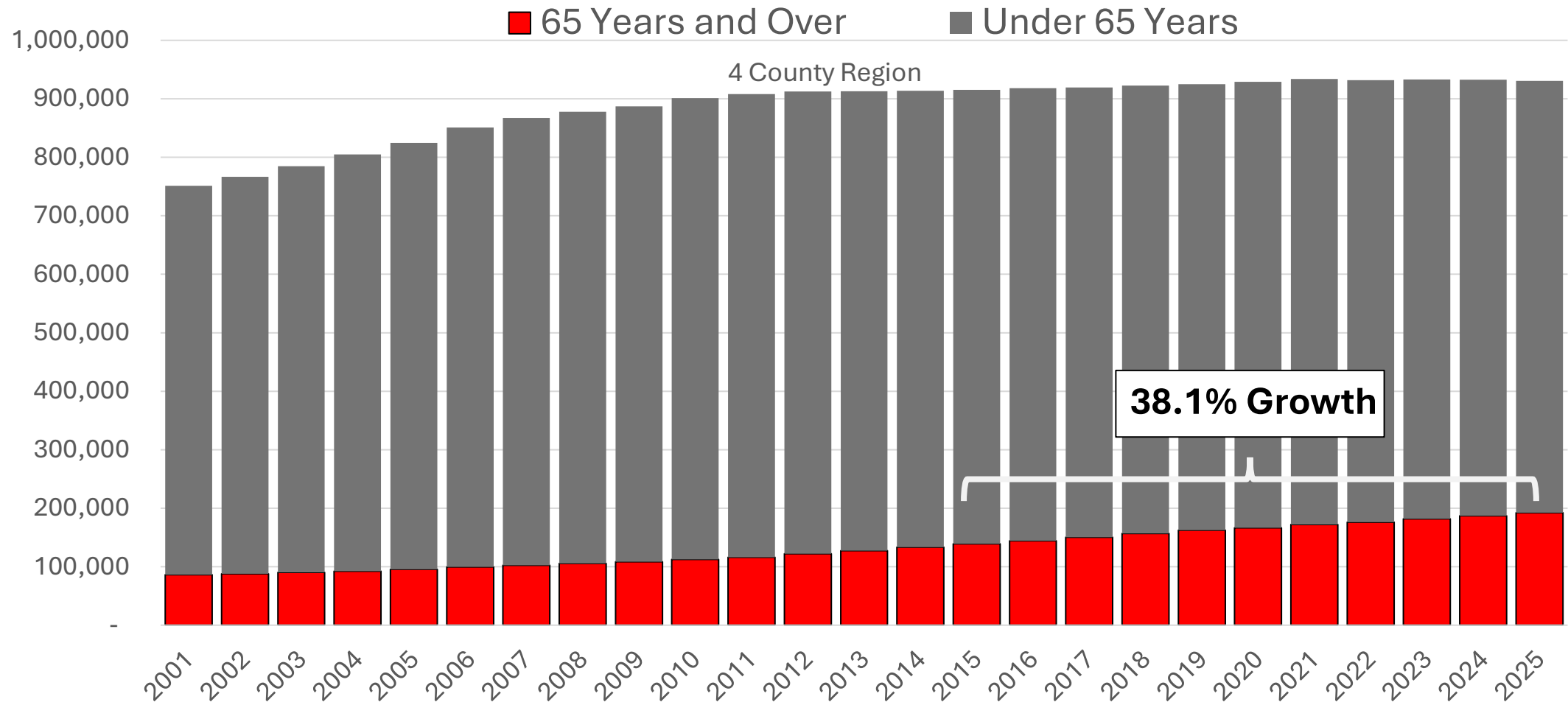
** Image from Aging Population Study,
City of Albuquerque Department of Senior Affairs*

Demographics

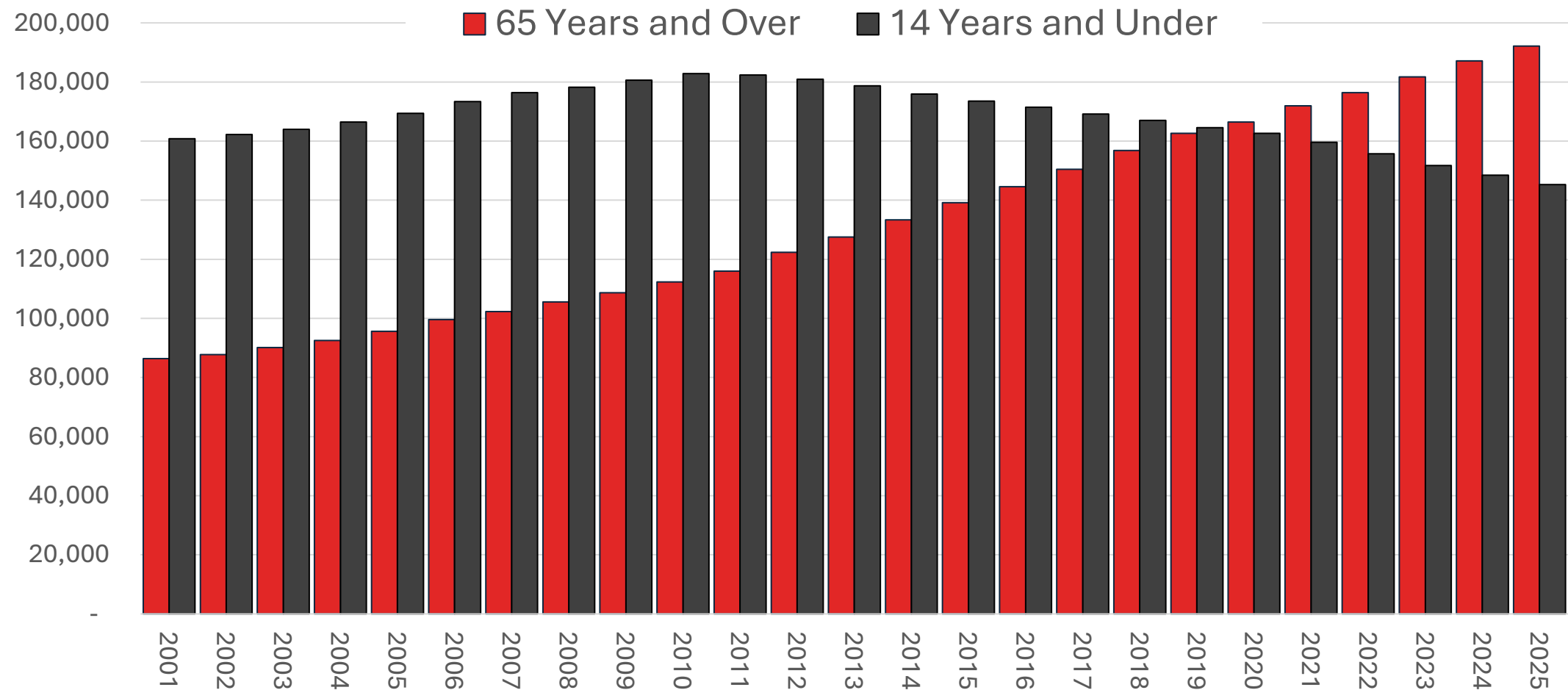
Historical Population Growth: All Ages



Historical Population Growth: 65+

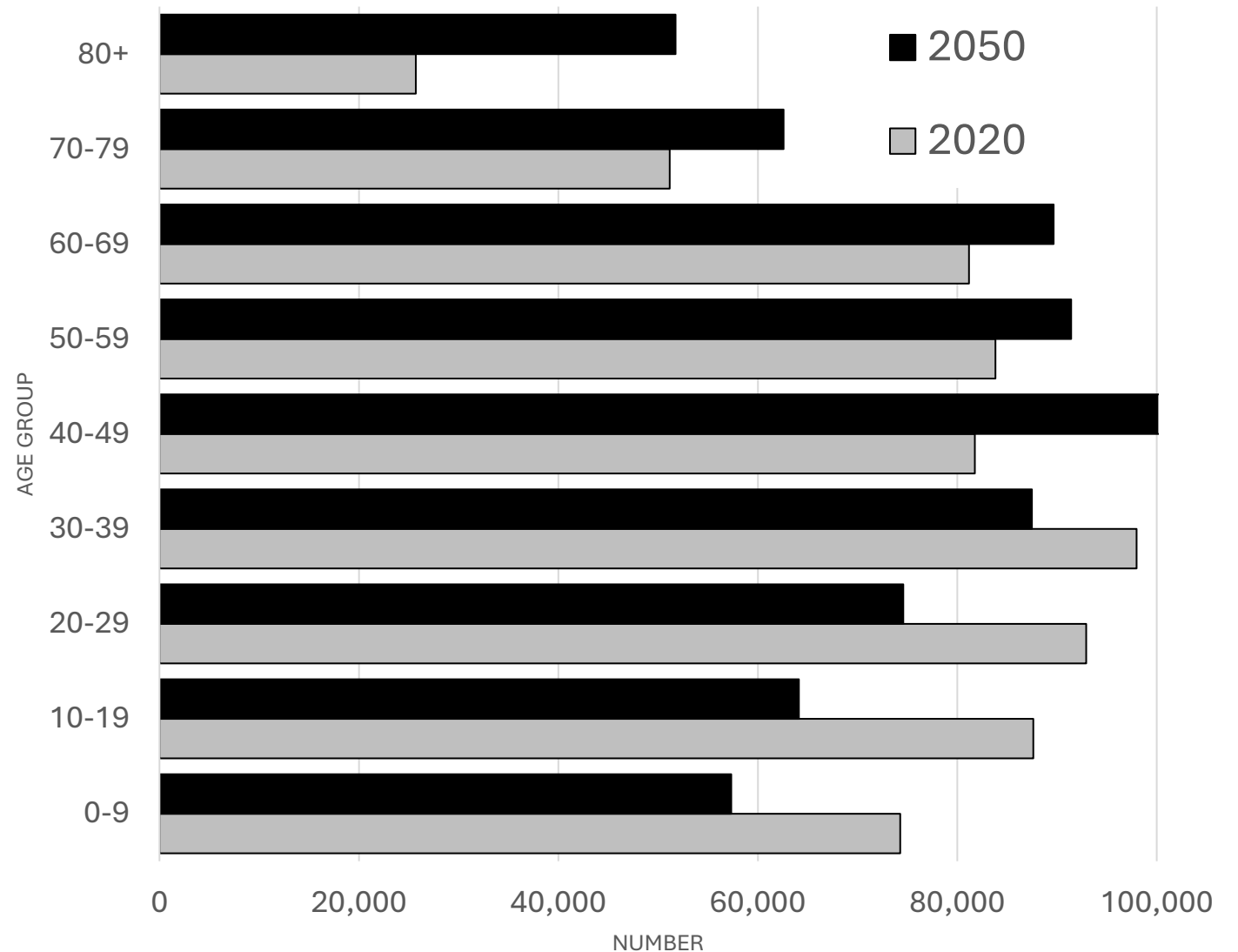


Historical Population Growth: 65+ and 14 & Under



Forecast Growth by Age Group

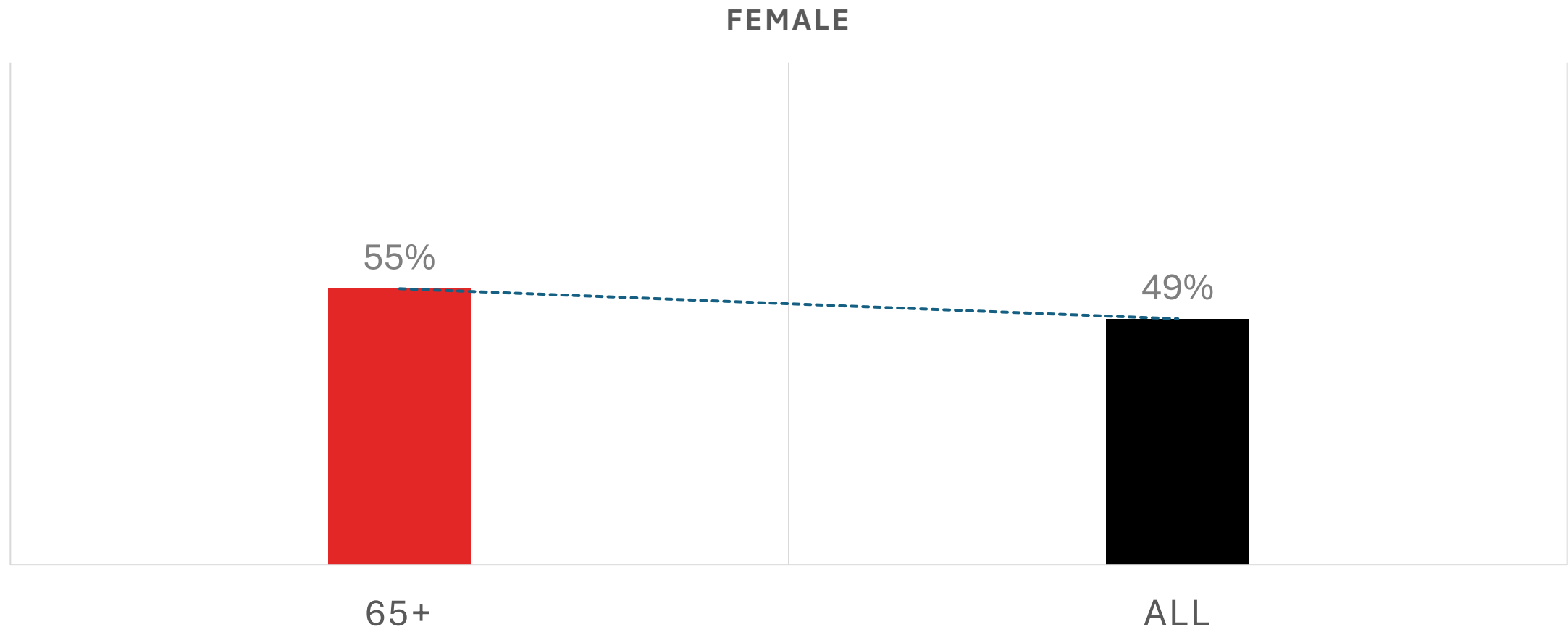
- Smaller youth cohort
- Aging workforce
- Double the population 80 years and over



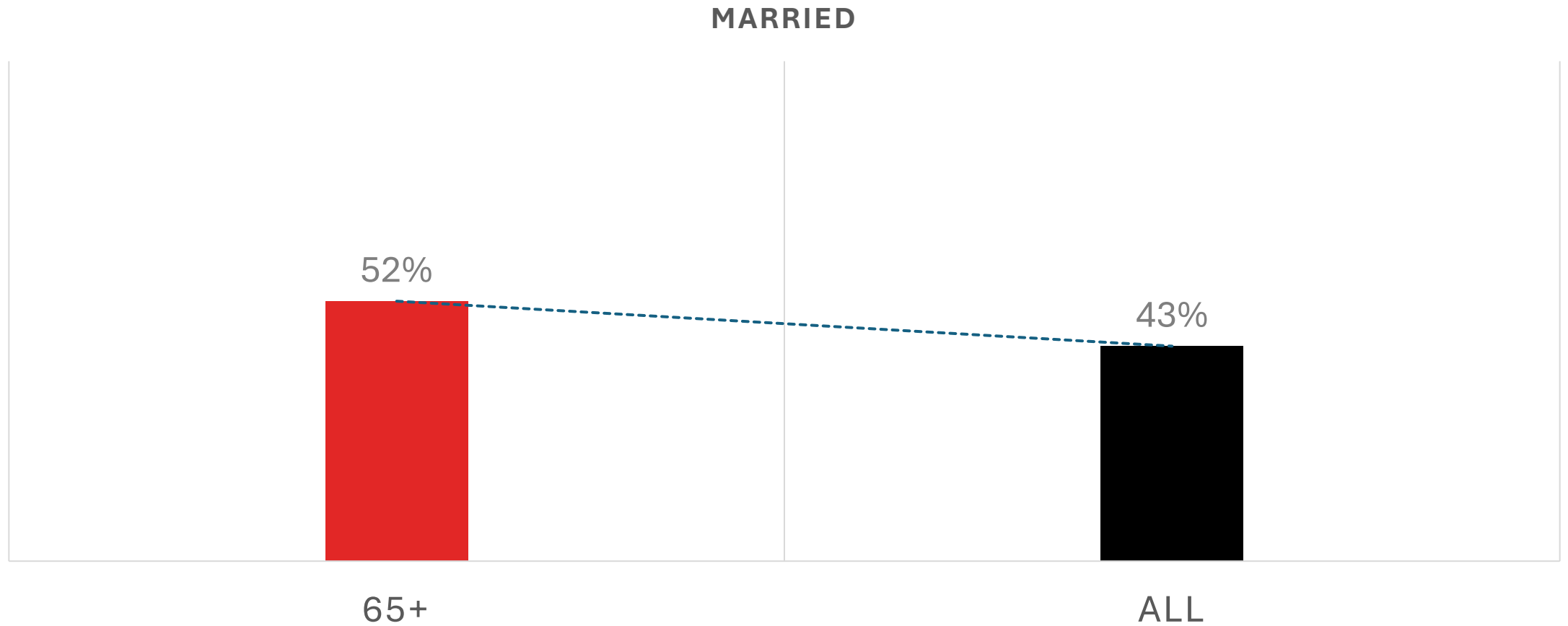
Quick Stats

65+ Population | General Population

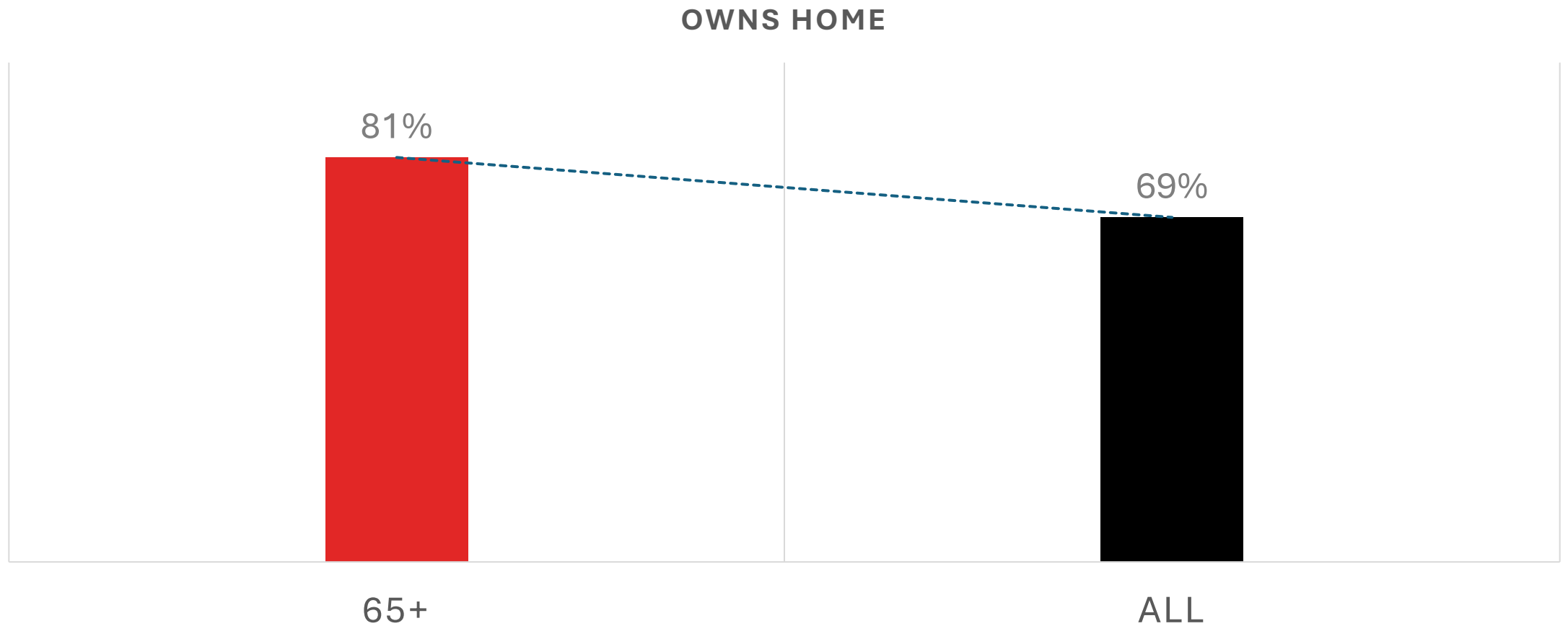
Slightly more likely to be female



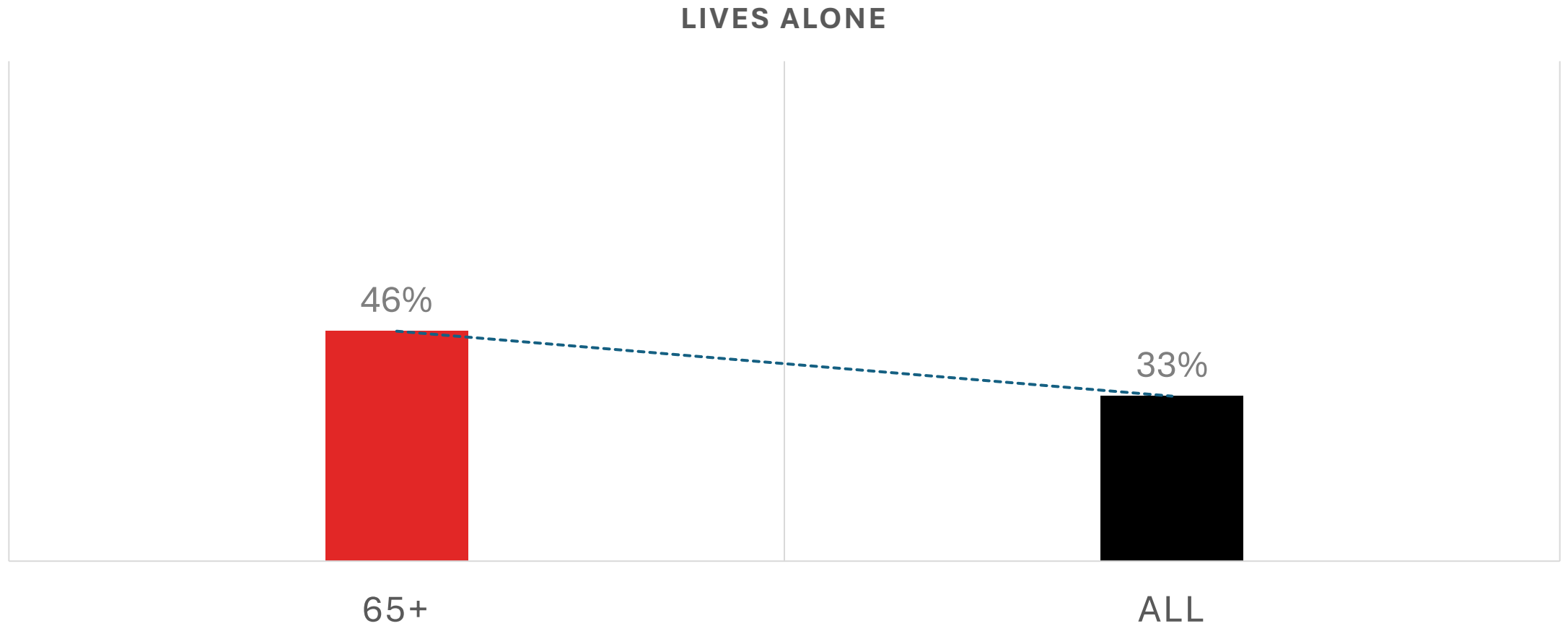
More likely to be married



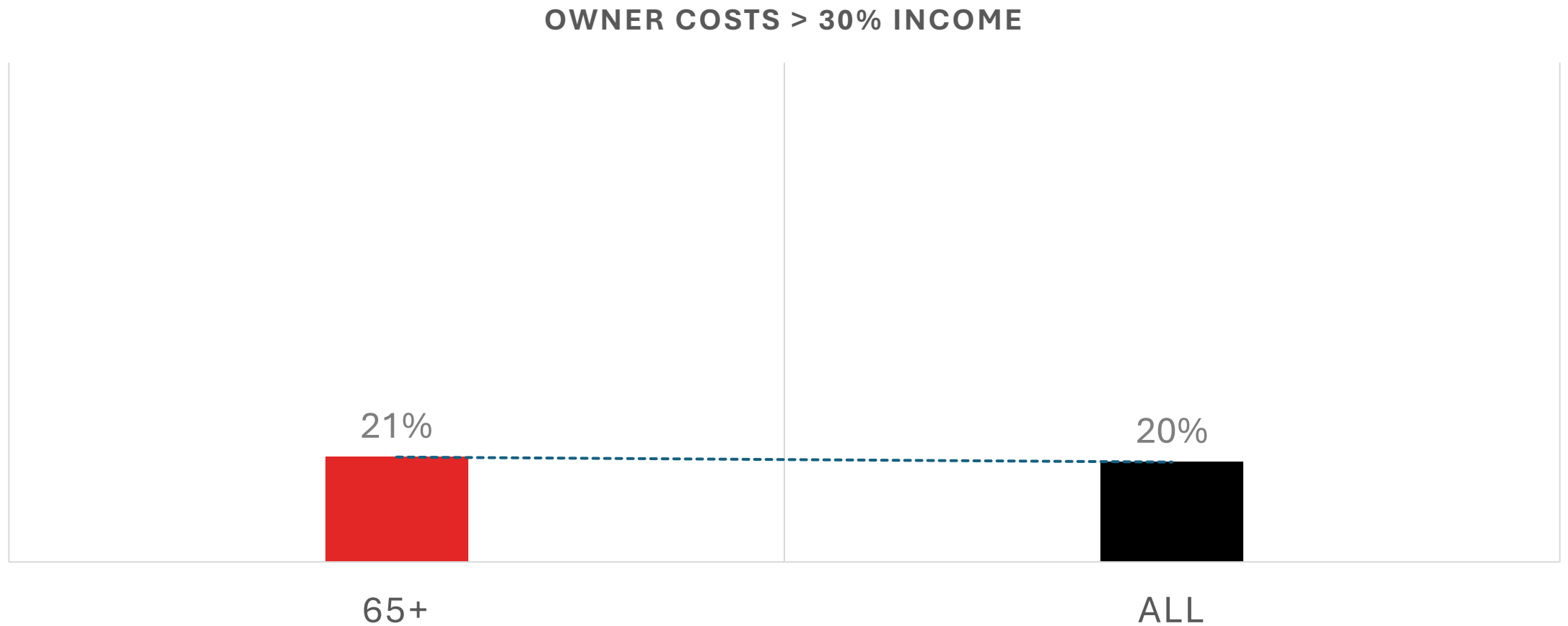
More likely to own their home



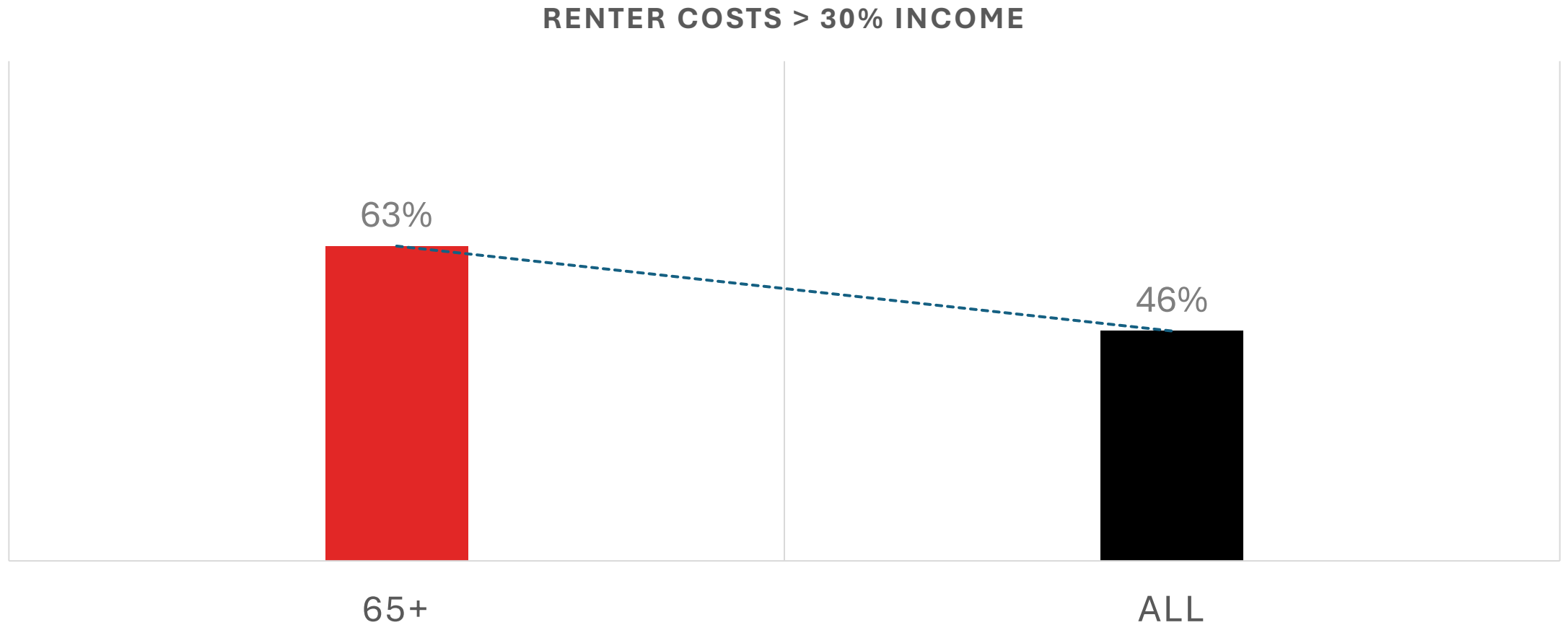
More likely to live alone



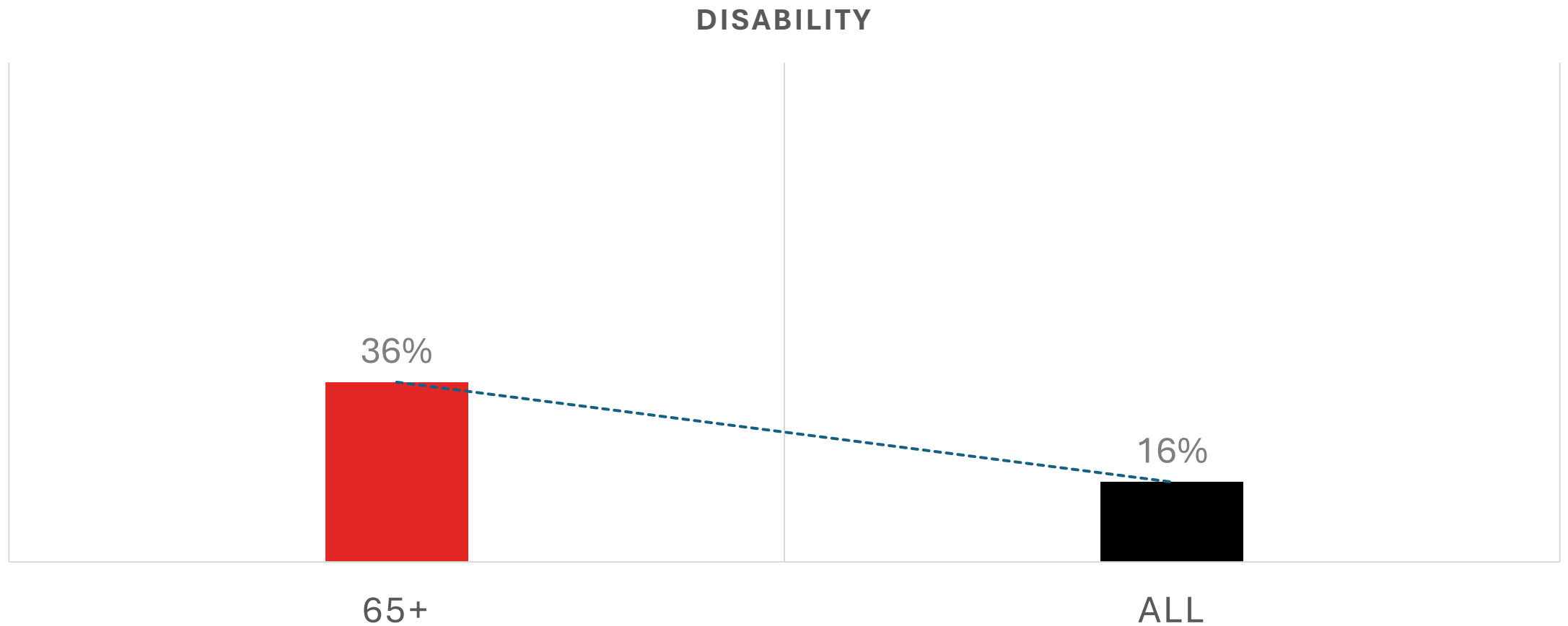
Similar housing cost burden among homeowners



Much greater housing cost burden among renters



Much more likely to have a disability



Housing Considerations For an Aging Population

ULI Emerging Trends in Real Estate, 2026

“Bullish on senior housing...”

Out of 27 subsectors, senior housing

Ranks 2nd

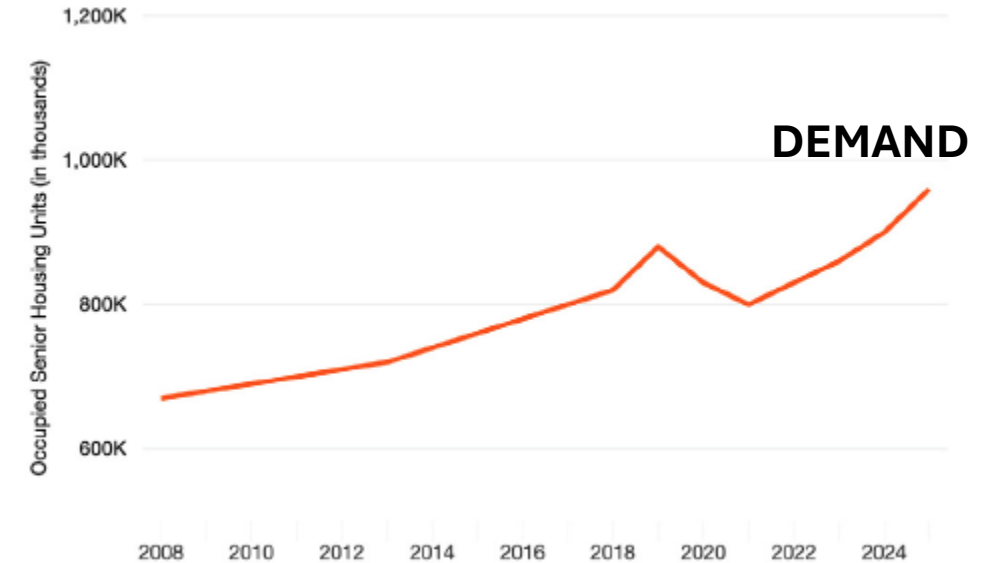
for investment and development prospects

High Demand, Low Supply

Baby boomers are driving demand for senior housing to record levels.

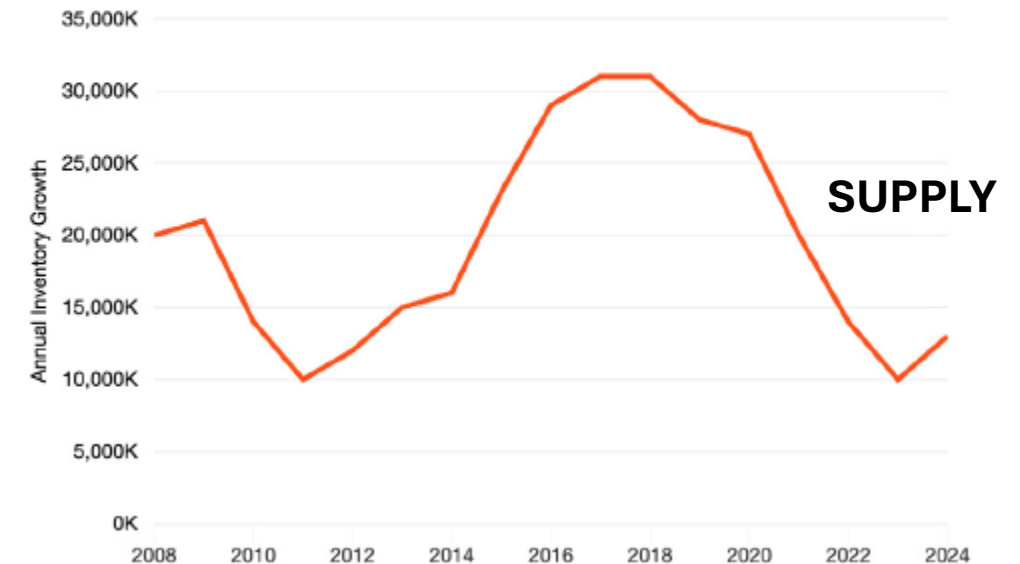
Year-over-year inventory falls to lowest level in 20-years.

Demand Is at Record Highs...



Source: NIC MAP, 99 Primary and Secondary Markets

...and Supply Growth at Decade Lows



ACCESS

ON

THREE

LEVELS

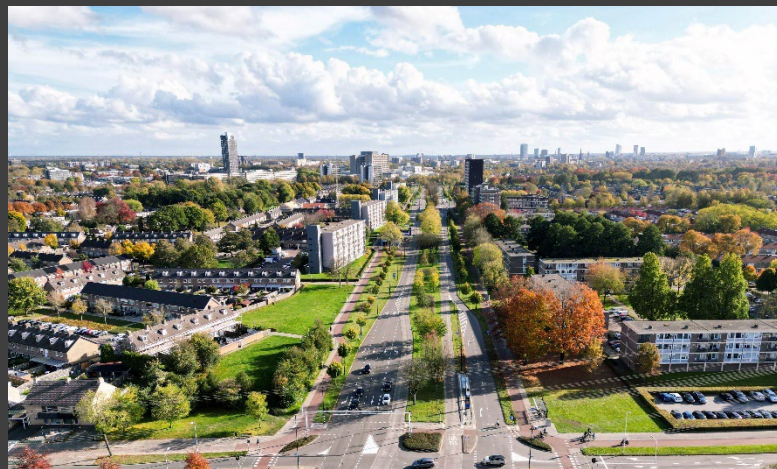
HOME



NEIGHBORHOOD



COMMUNITY



ACCESS AT HOME



- Safety features improve usability throughout the home
- Single story smaller homes cater to mobility limitations
- Energy efficient features lower monthly utility bills

ACCESS TO THE NEIGHBORHOOD



- Social infrastructure includes common spaces to gather
- Recreational amenities include walking trails, parks and fitness areas
- Green infrastructure includes shade trees, landscaping, and gardens

ACCESS TO THE BROADER COMMUNITY



- Proximity to daily destinations
 - Convenience
 - Affordability
- Proximity to transit
 - Maintain independence
 - Connect to activity centers

Takeaways

Even though the region's growth has slowed, the 65+ population will continue to increase



Aging adult housing will increase in demand and is vastly under-supplied



Future housing should place social networks at the center, connecting residents with the neighborhood and to the broader community

HOUSING, ZONING, AND DESIGN



MIKAELA RENZ-WHITMORE

City of Albuquerque

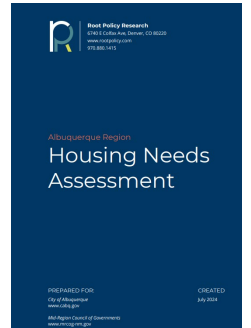
Urban Design + Development Division Manager

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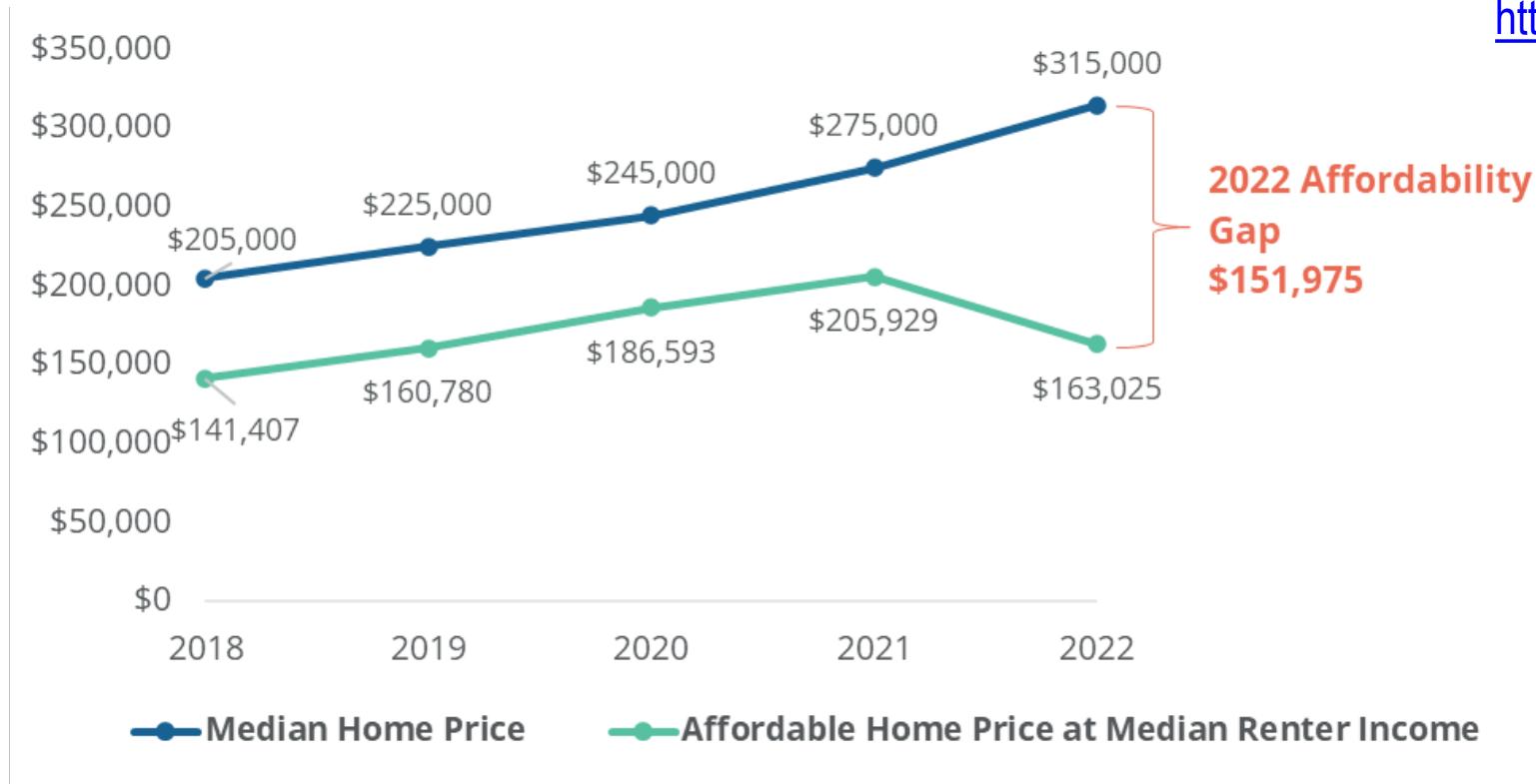
THE NEED

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.

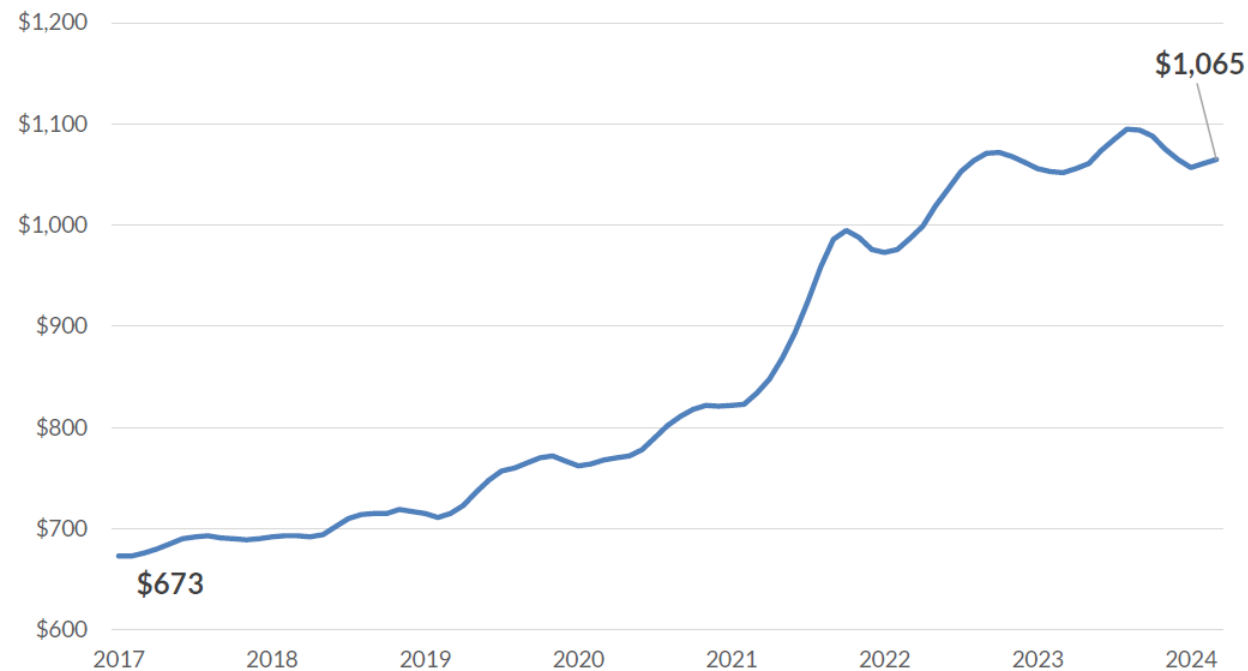
New Mexico's Housing Shortage And Lessons from Policy Outcomes Elsewhere

Alex Horowitz
Director, Housing Policy Initiative
The Pew Charitable Trusts

March 12, 2025

Pew

Median Monthly Rent in New Mexico
Increased 58% from Mar. 2017 to Mar. 2024



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

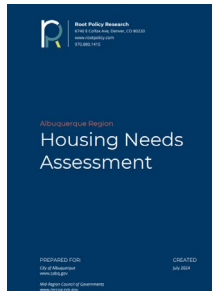


Sales and general office workers



Transportation and materials movers

ABQ Region Housing Needs Assessment (2024)

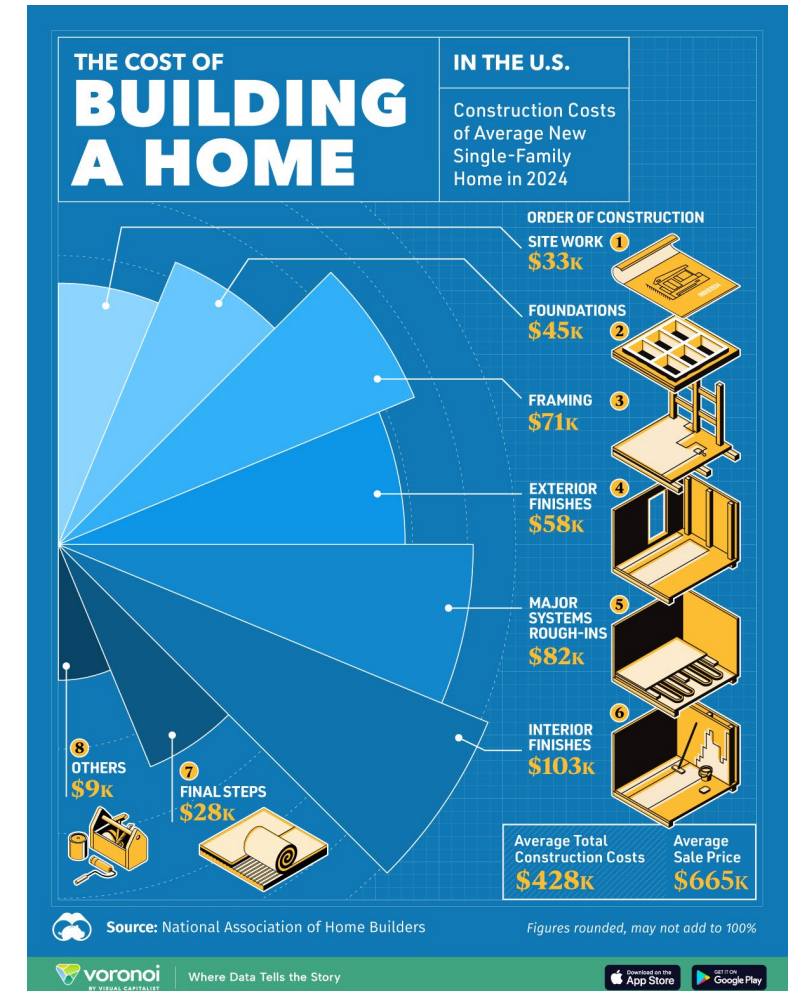


<https://tinyurl.com/ABQ-HNA>

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

THE NEED

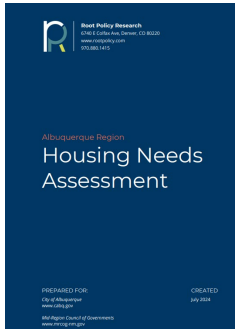
- The cost of construction materials and labor are limiting the pace of housing construction.
 - Only the largest-scale multi-family construction and highest-priced housing can pay for themselves without subsidy.
 - Small projects have to find creative funding to make them happen.
- The City does not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



THE NEED

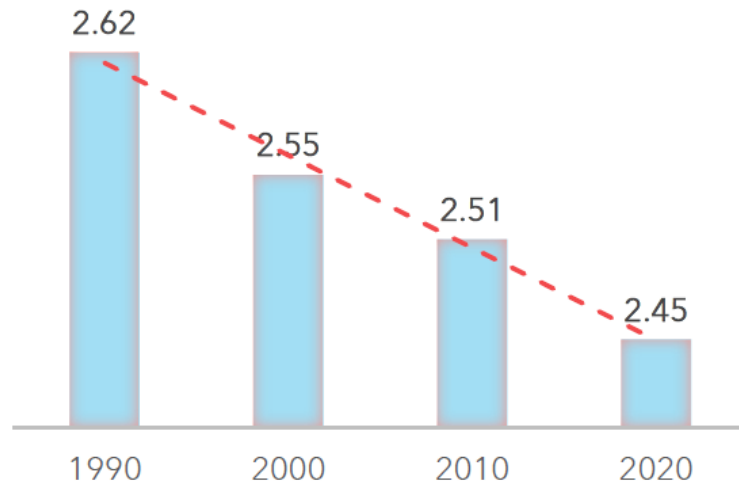
ABQ Region Housing Needs Assessment (2024)

<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

A 10% increase in a market's housing supply correlates with lower rent growth and reduced displacement pressure.

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

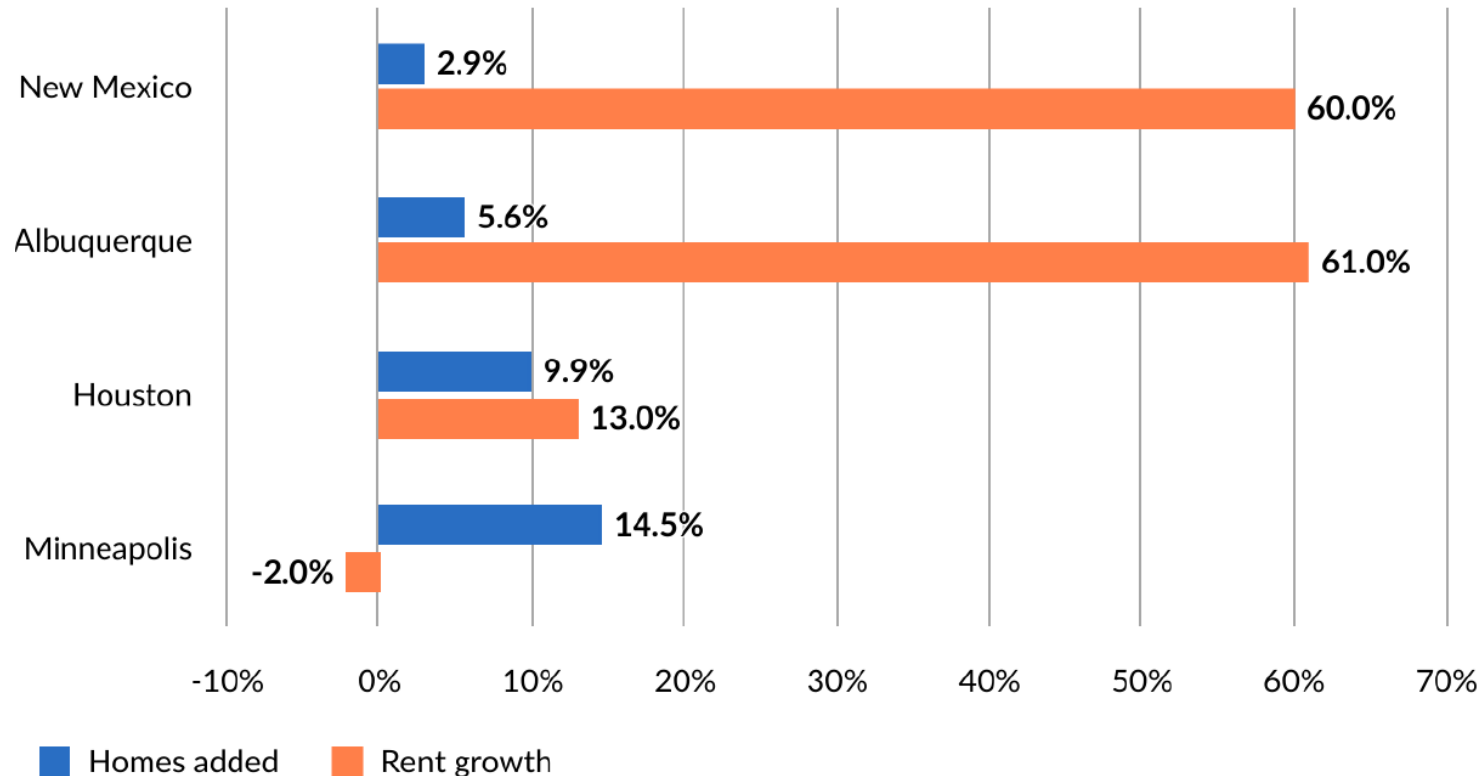
Alex Horowitz
Director, Housing Policy Initiative
The Pew Charitable Trusts

March 12, 2025

Pew

Land-Use Reform Boosts Supply, Affordability

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



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

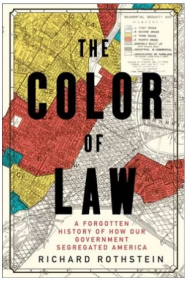
1959: City of Albuquerque adopted first zoning code

1975: CABQ replaced zoning code

2017: CABQ adopted IDO

2023: CABQ allowed casitas in R-1 citywide

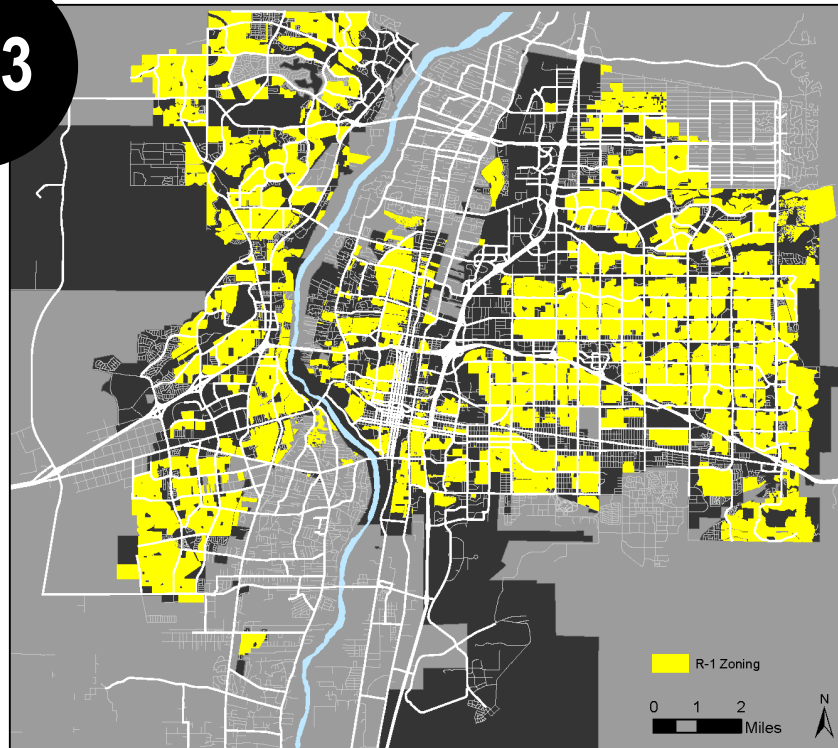
2025: CABQ allowed cottage development on large lots in R-1 citywide



[Segregated by Design](#)

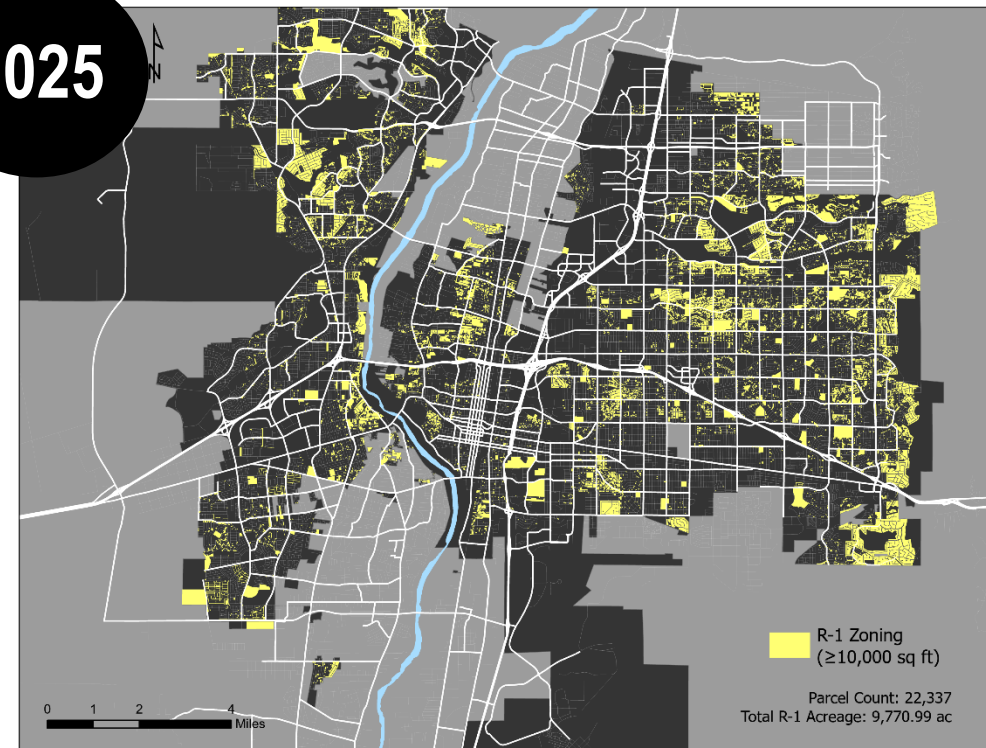
Only houses / Casitas allowed (67%)

2023



Cottage Development allowed (11%)

2025



COTTAGE DEVELOPMENT ALLOWED

4-2 ALLOWABLE USES

Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory
CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Temporary Conditional
Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H
Land Uses										

PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS

RESIDENTIAL USES										
Household Living										
Dwelling, single-family	P	P	P	P	P		P			
Dwelling, mobile home			P							
Dwelling, cluster development	P	P		P	P		P			
Dwelling, cottage development	P	P	P	P	P		P			
Dwelling, two-family (duplex)	P	P		P	P		P			
Dwelling, townhouse	P	P		P	P	P	P	P	P	P
Dwelling, live-work				C	C	P	P	P	P	P
Dwelling, multi-family	P	P		P	P	P	P	P	P	P

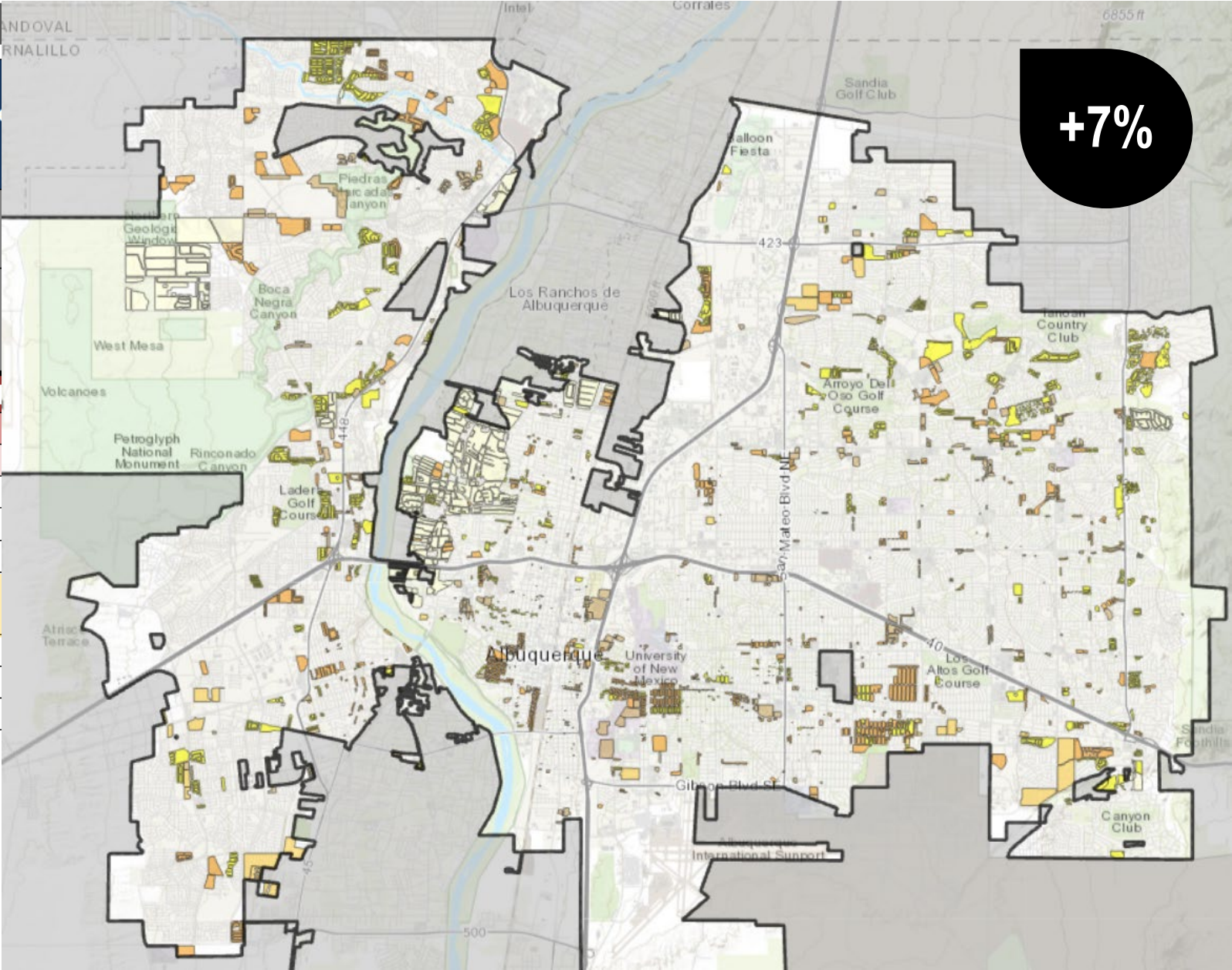
R-A

R-MC

R-T

R-ML

MX-T



Zoning reform to increase housing choices

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

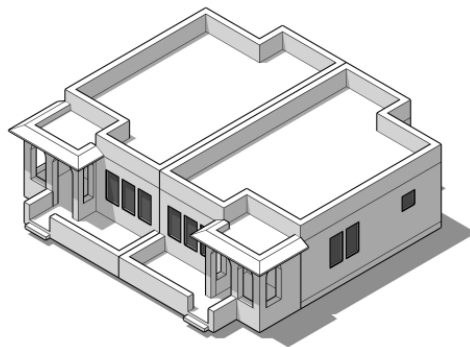
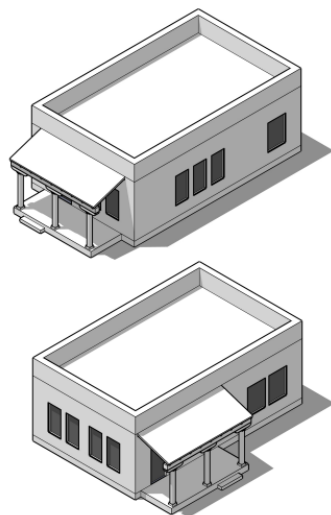
2025



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

Zoning reform to increase housing choices

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

2025



1700 Old Town Rd.

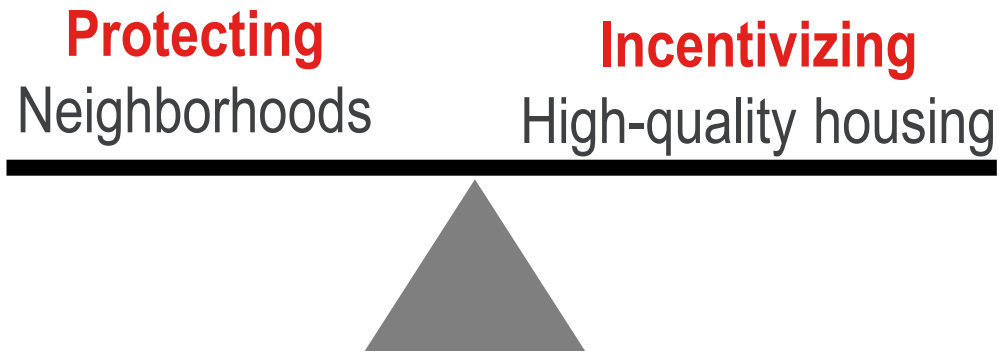


[Griegos Farms by Rembe Urban Design + Development](#)

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

▪ **Requirements:**

- 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

FACTORS IN DEVELOPMENT

CITY REGULATIONS

- Zoning
- 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

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
 - ULI Student Membership



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.

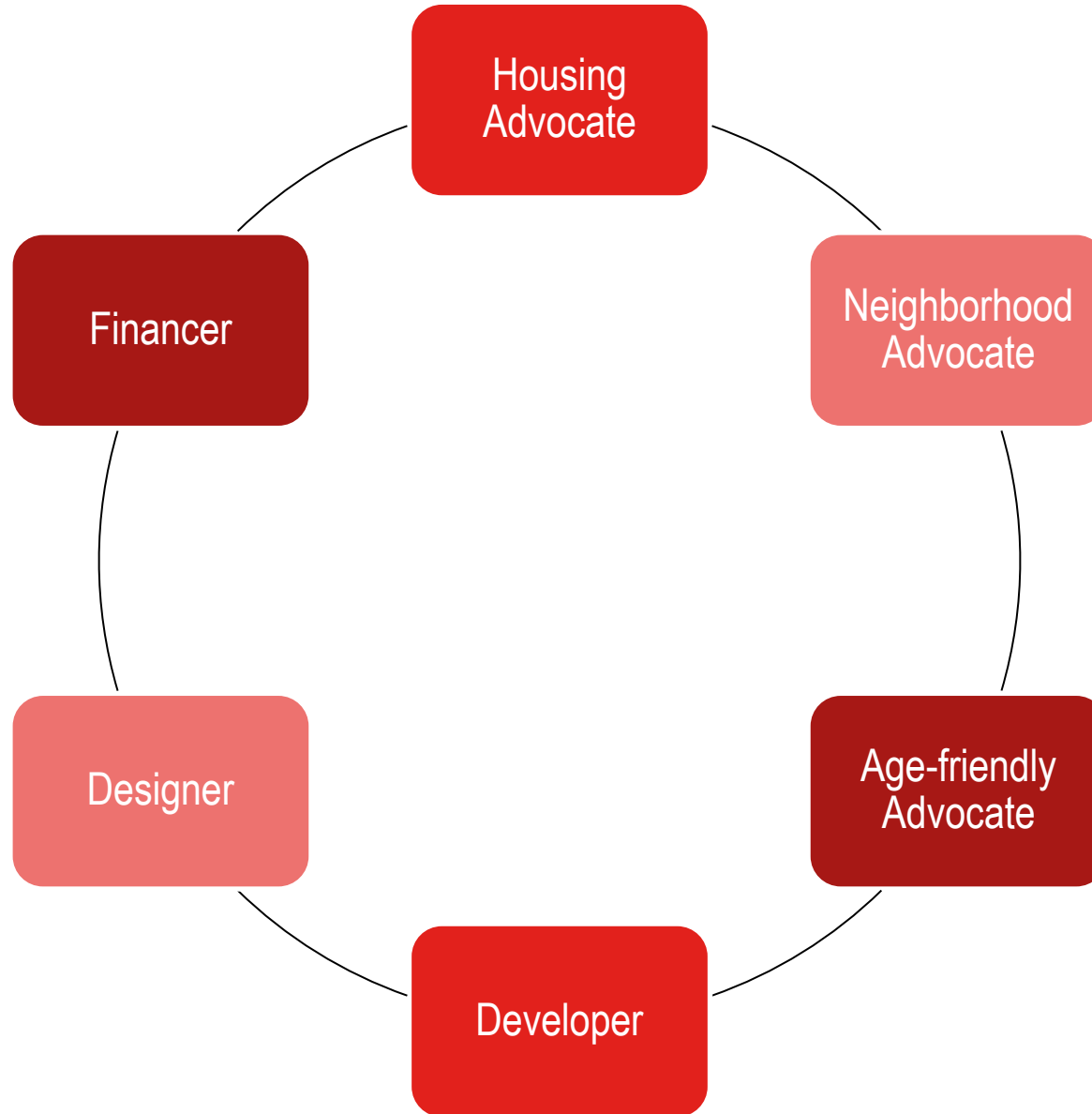
Excellence in Age-friendly Housing

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

PARTNERS

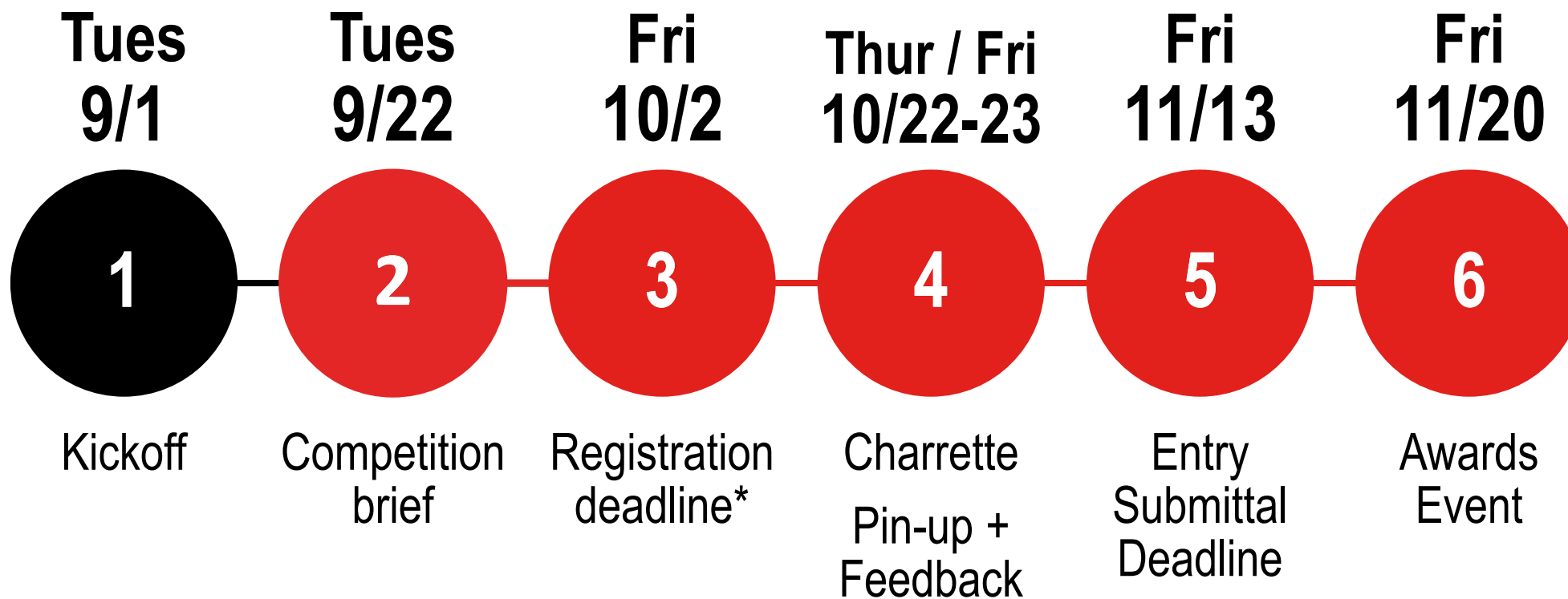


JUDGES



cabq.gov/cottages

TIMELINE



* First 20 students to register
(and later submit a competition entry)
receive a 1-year student membership to ULI New Mexico



cabq.gov/cottages



RESOURCES

Mikaela Renz-Whitmore

Urban Design + Dev. Division Manager

mrenz@cabq.gov

Jessica Sapunar-Jursich

Mid Range Planning Team Lead

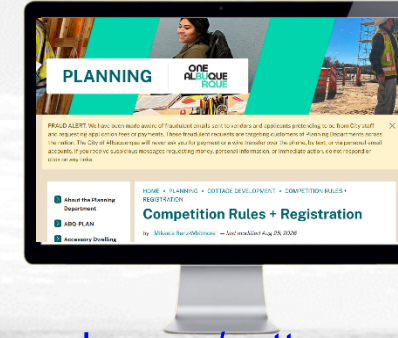
jessica@cabq.gov

IDO Zoning Map



tinyurl.com/idozoningmap

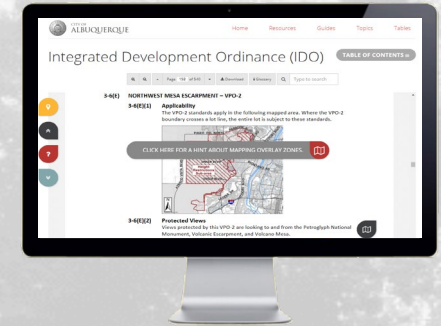
Project Webpage



cabq.gov/cottages

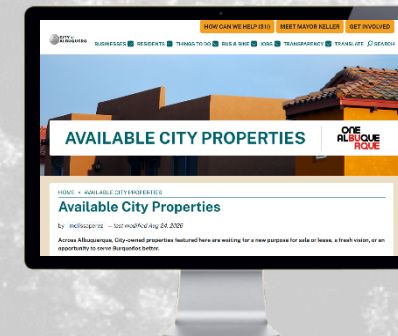


Interactive IDO



ido.abc-zone.com

City Webpage



cabq.gov/available-city-properties