VISUALIZING DENSITY:
ALBUQUERQUE'S HOUSING TYPES & DENSITIES

CITY OF ALBUQUERQUE PLANNING DEPARTMENT JANUARY 2022

ACCORDING TO THE MID REGIONAL COUNCIL OF GOVERNMENTS THE ALBUQUERQUE METROPOLITAN REGION WILL EXPERIENCE SIGNIFICANT GROWTH BY 2040 INCREASING BY MORE THAN 50 % TO 435,000 RESIDENTS.

As Albuquerque continues to grow, the city struggles to balance the demand for new and rehabilitated housing with the need for managed growth on its urban fringe. One practical way to address the demand for new housing, while controlling the rate of the City's geographic expansion, is to encourage higher residential densities.

Residential density refers to the amount of residential development on a parcel of land - the greater the number of units per acre, the higher the density; the fewer units, the lower the density. While higher residential densities are often faced with opposition, adding such densities in appropriate locations can generate community, economic, and fiscal benefits while generally create great places to live.

BENEFITS OF DENSITY INCLUDE:

THE PROTECTION OF THE ENVIRONMENT

By concentrating development and people within a smaller geographic area, higher densities reduce land consumption, allow for the protection of valuable and/or sensitive areas and generally reduce the impact of the built area on the environment.

REDUCED INFRASTRUCTURE COST

Adding population to existing infrastructure service areas creates an economy of scale that translates into lower installation and operational costs.

RESOURCES & POLLUTION REDUCTIONS

Compact, dense developments use fewer energy resources and generate less pollution than suburban ones.

THE EXPANSION TRANSPORTATION CHOICES

Concentrated development provides transportation choices while simultaneously providing the populations to support the needed ridership for the transit.

VARIETY OF HOUSING CHOICE & AFFORDABILITY

Denser development patterns offer a greater range of housing options which vary in style, size, and cost to accommodate a broader range of lifestyles choices.

ACCESS TO DIVERSE SERVICES/AMENITIES

Density generates diverse and specialized services and amenities that cannot be achieved in sparse, suburban developments.

IMPROVED SAFETY

Density has the potential to increase social interaction, visibility, and surveillance which consequently dcan deter crime.

Evolving demographics and generational preferences are generating an extensive shift in housing demand. Albuquerque's patterns of housing development and new housing stock will need to change in order to adapt to new housing preferences.

DEMOGRAPHIC SHIFTS

More than **80%** of growth will be a **New Demographic Majority**.

About the equivalent of **40%** of Albuquerque's growth will be **65+**

More than **80%** of household growth will be **without children**.

More than **40%** of household growth will be **single persons**.[1]

1 Albuquerque Trends & Opportunities to 2040 by Arthur C. Nelson

Preferences held by specific generational cohorts, the Baby Boomers (ages 51-70) and Millennials (ages 18-34), are driving the change due to their profound distribution

MORE THAN HALF OF AMERICANS PREFER NEIGHBORHOODS THAT ARE CLOSE TO SHOPS, HAVE A MIX OF INCOMES, AND HAVE PUBLIC TRANSPORTATION.

The baby boomer generation, those born between 1946 and 1964, currently totals 77 million, or 25%, of the total U.S. population. 10,000 boomers will turn 65 everyday from 2011 through 2029 and as they age their housing demands and choices are changing.[2]

GENERATIONAL PREFERENCES OF BABY BOOMERS:

- An increased interest downsizing, opting towards condos and smaller, lower maintenance homes in order to have more time to pursue their own interests.
- An increased interested in renting over buying.
- An increased preference for amenities particularly walkable neighborhoods in proximity to shopping, grocery and drug stores, and to bus and bike systems.[3]

21% of baby boomers expect to have adult children living at home.

19% of singles expect to have their parents or grandparents in residence.[4]

Millennials, those born between 1981 and 1999, are currently the largest generation at 85 million or 28 percent of the U.S. population -their choices will have a profound impact on the U.S. housing market for decades ahead.[2]

GENERATIONAL PREFERENCES OF MILLENNIALS:

- An increased preference in living at home with their parents and waiting to rent of purchase a home.
- An increased preference in renting over buying.
- An increased preference for living in urban areas.
- A willingness to live in smaller units and trade in-home amenities for location.
- A preference for neighborhoods that are close to a mix of shops, restaurants and offices.
- A preference in access to high quality public transportation systems.[6]

These trends demonstrate an extensive shift in housing demand away from large, single-family suburban homes toward smaller, urban units. The Pew Research Center found last year that 48 percent of Americans overall choose walkable urban neighborhoods over suburban sprawl. In light of these changes, Albuquerque is facing a major problem- the housing stock for such development preferences is just not there.

The city has a huge unmet demand of housing stock for communities that seek urban, walkable lifestyles - so much so, that even if all new development to 2040, or even 2100, created such destinations options would still demand remain unmet. In order to meet the projected needs, Albuquerque's housing stock must be supplied with newly preferred units, including apartments, townhouses, condos, and small lot (less than 1/6acre) houses.[7]

This document chronicles the variety of Albuquerque's current housing stock, placing particular focus on the residential densities and types that could begin to meet preference demands.

The housing types and densities depicted in this document are as follows:

The map on page 7 identifies the location of the housing units illustrated in this report.

2 Trends in the Housing Market: An Update on Changing Demographics and Consumer Preferences
3 U.S. Housing Trends: Generational Changes and the Outlook to 2050
4 American in 2013 ULI Survey

5 Trends in the Housing Market: An Update on Changing Demographics and Consumer Preferences
6 U.S. Housing Trends: Generational Changes and the Outlook to 2050

7 Albuquerque Trends & Opportunities to 2040 by Arthur C. Nelson

HOUSING TYPES

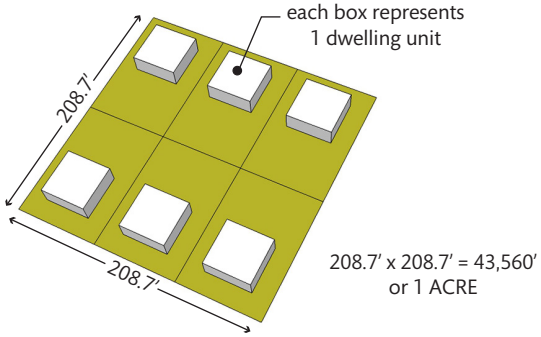
Housing can be built in a large variety of configurations. The basic division of types occurs between free-standing, single-family houses and attached, multi-user dwellings.

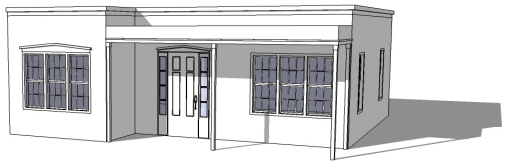
HOUSING DENSITY

Housing density or residential density refers to the number of homes per unit of land. Residential densities are calculated suing a basic ratio formula: the number of dwellings divided by the area of land they occupy, and are therefore reported in dwelling units per acre (or du/ac).

$$\text{GROSS DENSITY} = \frac{\text{TOTAL RESIDENTIAL UNITS}}{\text{TOTAL DEVELOPMENT LAND AREA}}$$

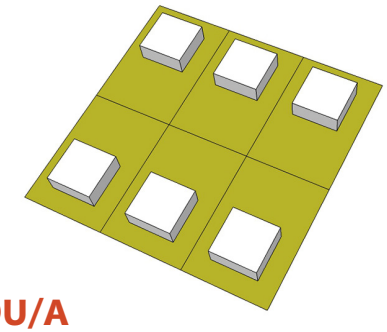
$$\frac{6}{1} \text{ -OR- } 6 \text{ DU/A}$$



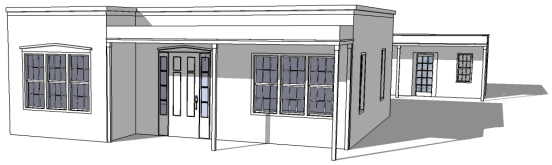


SINGLE-FAMILY HOUSE

A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points.

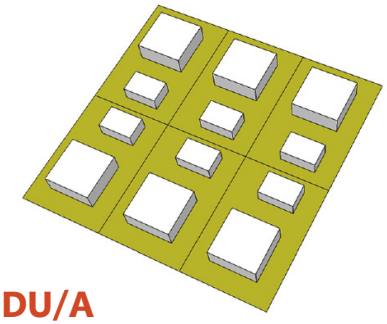


6 DU/A

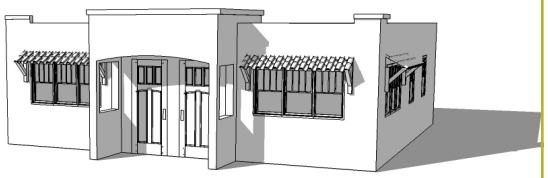


ACCESSORY DWELLING UNITS

A dwelling unit that is accessory to a primary single-family or two-family detached dwelling or non-residential use. Accessory dwelling units may be attached to the primary dwelling, contained within the primary dwelling, or built as a detached building.

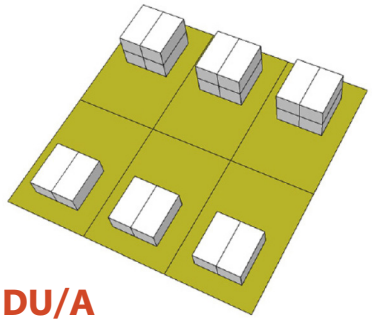


12 DU/A

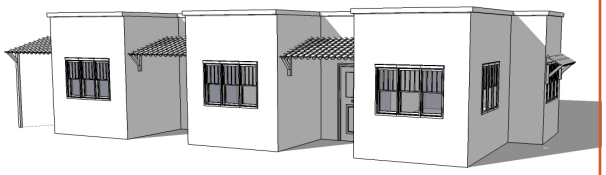


DUPLEX

A residential building containing 2 dwelling units, each of which is designed for or occupied by 1 family only, with kitchens for each. Each unit in a two-family dwelling is completely separated from the other by an unpierced wall dividing the 2 units side-to-side or back-to- front or by an unpierced ceiling and floor extending from exterior wall to exterior wall (over-under), except for a stairwell exterior to 1 of the dwelling units.

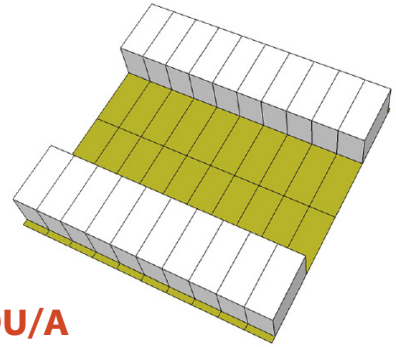


18 DU/A



TOWNHOUSE

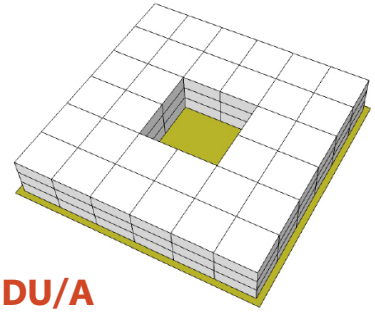
A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not.



20 DU/A

MULTI-FAMILY

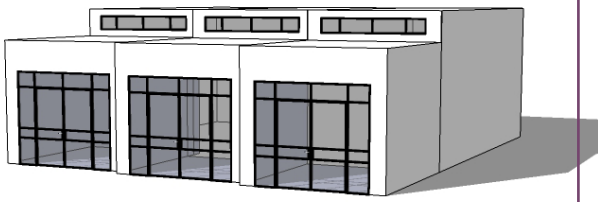
A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family.



96 DU/A

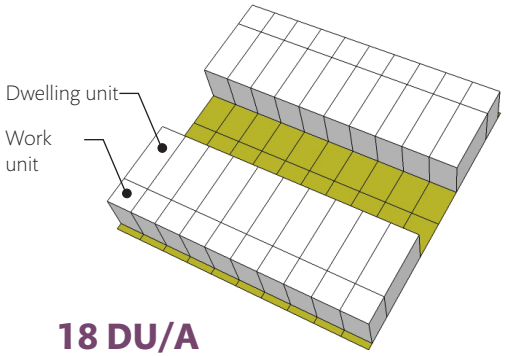
CHANGING PREFERENCES

While typically not considered housing types, Live/Work & Mixed-Use developments are being shown within this document because they meet the urban, walkable type of developments desired under the new housing / lifestyle preferences.



LIVE-WORK UNITS

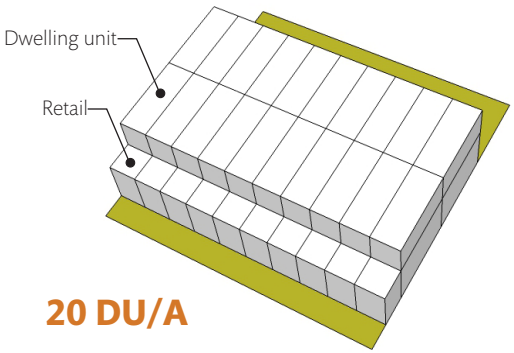
A residential dwelling unit that includes a dedicated work space accessible from the living area, reserved for and regularly used by one or more residents of the dwelling unit, and in which the type or size of the work performed is larger or more extensive than that allowed as a home occupation.



18 DU/A

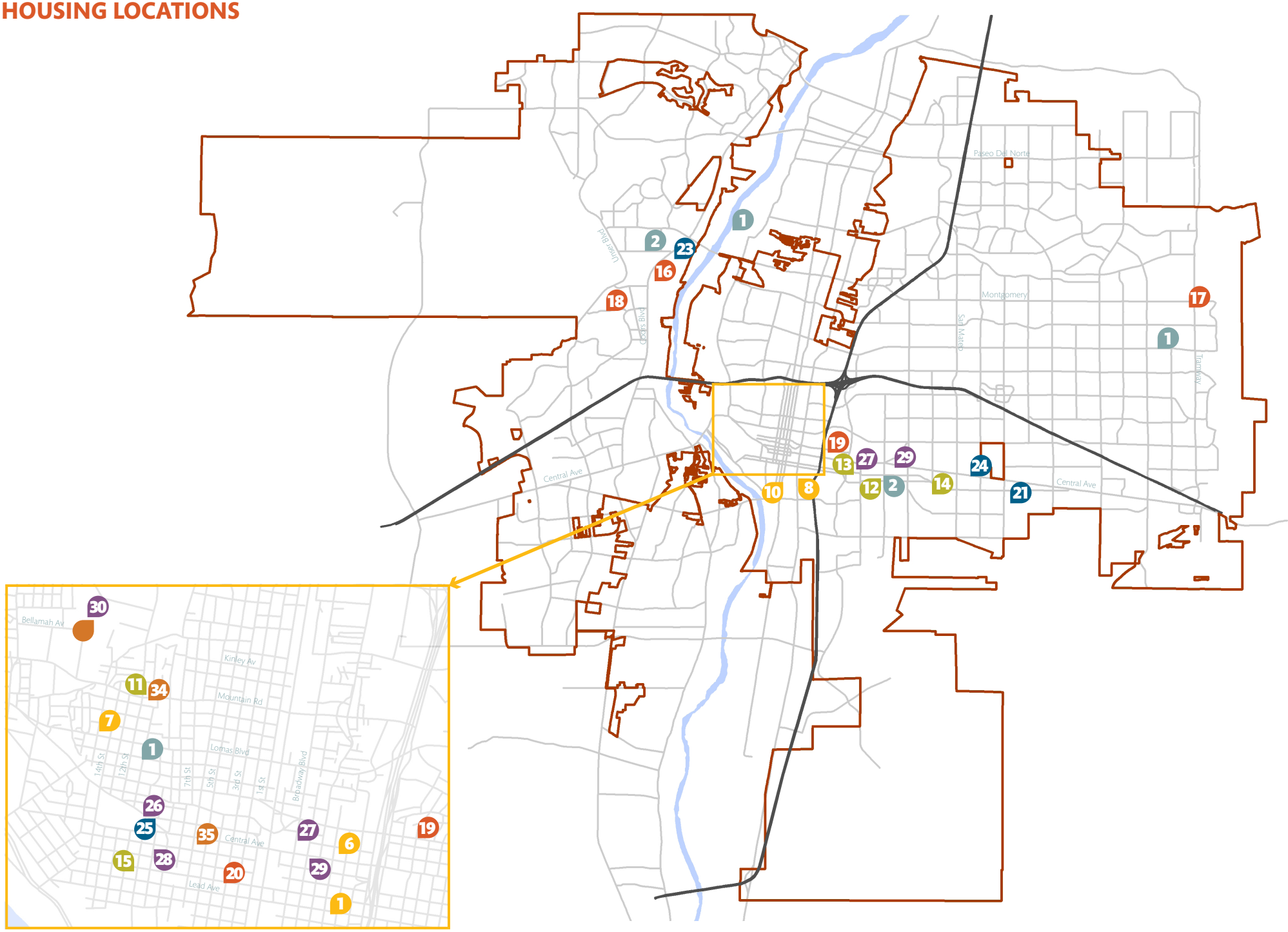
MIXED-USE

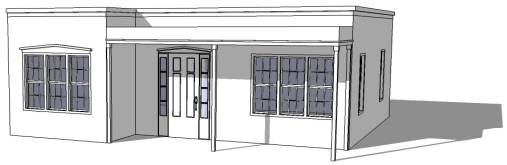
Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).



20 DU/A

HOUSING LOCATIONS





SINGLE-FAMILY HOUSING

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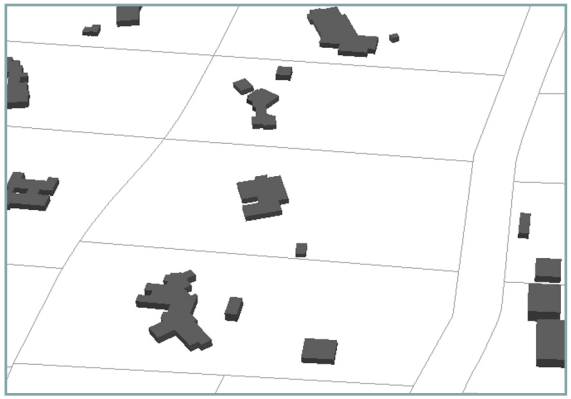
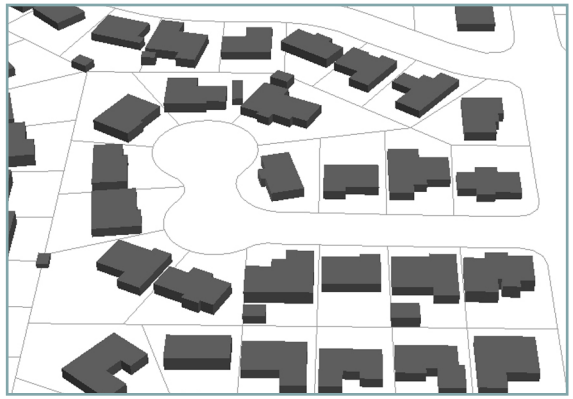
LOS RANCHOS

Site Area: 55 Acres
Number of Units: 13
Gross Density: 0.24 DU/Acre
Built: Unknown



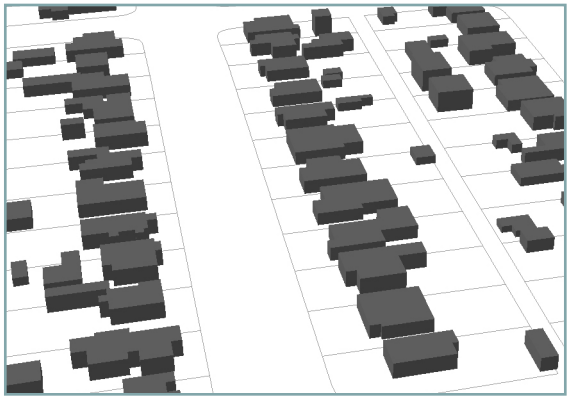
TAYLOR RANCH

Site Area: 6 Acres
Number of Units: 23
Gross Density: 3.8 DU/Acre
Built: Unknown



UNIVERSITY HEIGHTS

Site Area: 8 Acres
Number of Units: 35
Gross Density: 4.38 DU/Acre
Built: 1950s

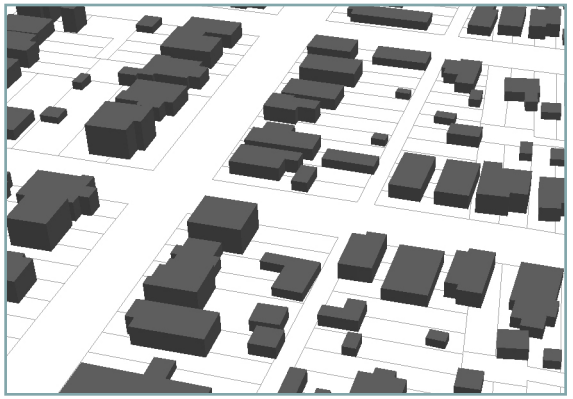


EMBUDO CANYON

Site Area: 9 Acres
Number of Units: 40
Gross Density: 4.4 DU/Acre
Built: Unknown

DOWNTOWN NEIGHBOR-HOODS

Site Area: 8 Acres
Number of Units: 36
Gross Density: 4.5 DU/Acre
Built: 1920s



ACCESSORY DWELLING UNITS

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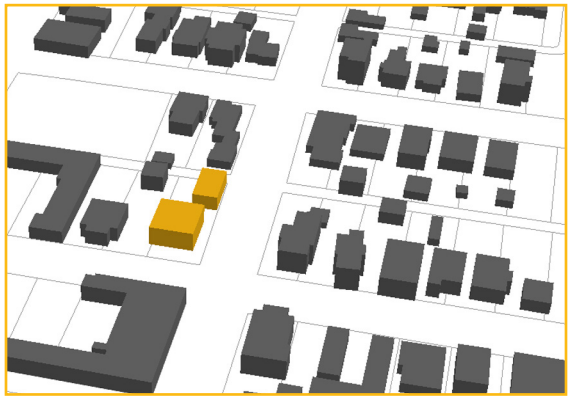
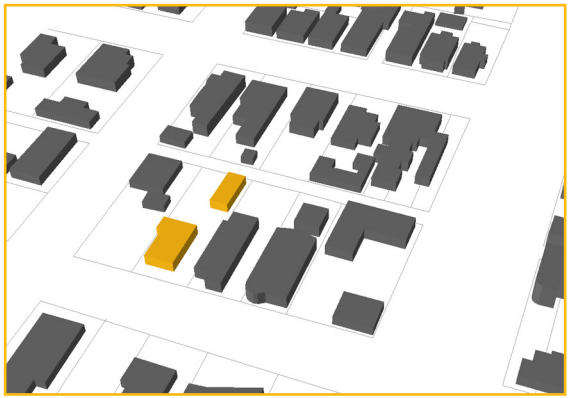
HUNING HIHLANDS

Site Area: 0.32 Acres
Number of Units: 2
Gross Density: 6.22 DU/Acre
Built: Unknown



PLAZA VIEJA

Site Area: .17 Acres
Number of Units: 2
Gross Density: 12.02 DU/Acre
Built: Unknown

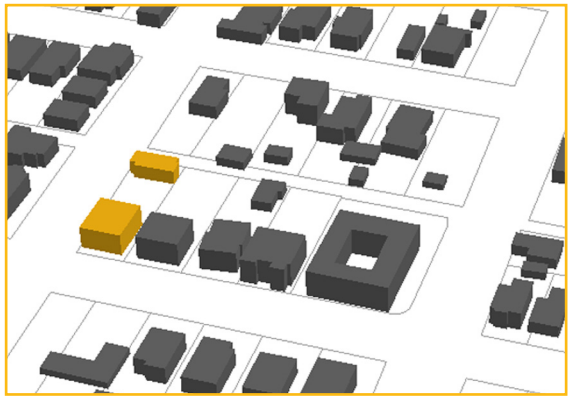


SOUTH BROADWAY

Site Area: 0.11 Acres
Number of Units: 2
Gross Density: 17.78 DU/Acre
Built: Unknown

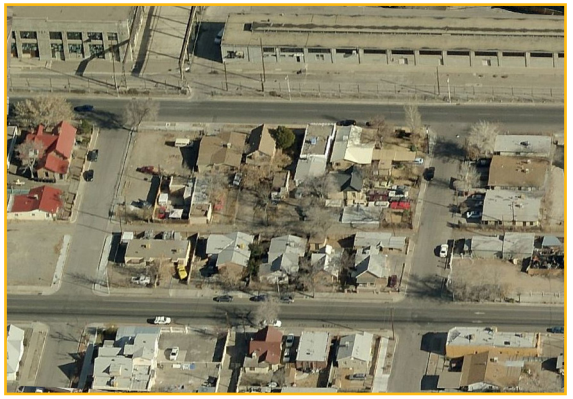
HUNING HIHLANDS

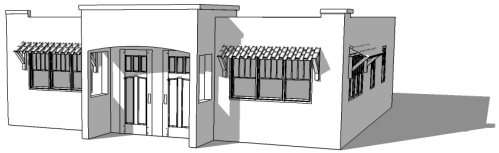
Site Area: 0.11 Acres
Number of Units: 2
Gross Density: 17.78 DU/Acre
Built: Unknown



HUNING HIHLANDS

Site Area: 0.59 Acres
Number of Units: 2
Gross Density: 34.01 DU/Acre
Built: Unknown





DUPLEX

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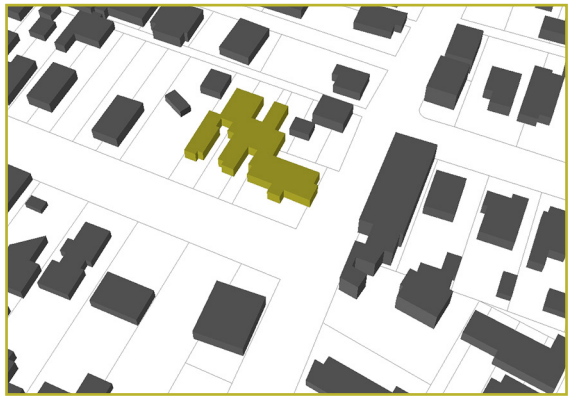
WELLS PARK

Site Area: 0.33 Acres
Number of Units: 5
Gross Density: 15.23 DU/Acre
Built: Unknown



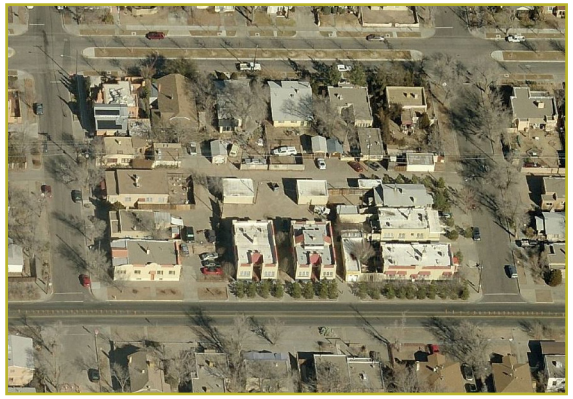
SOUTHEAST HEIGHTS

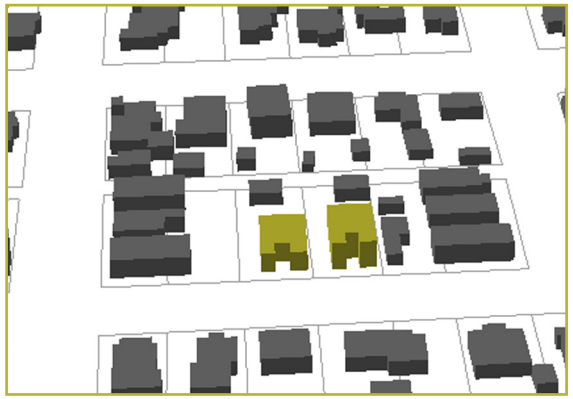
Site Area: 0.26 Acres
Number of Units: 2
Gross Density: 7.6 DU/Acre
Built: Unknown

13

SILVER HILL

Site Area: 0.30 Acres
Number of Units: 4
Gross Density: 13.4 DU/Acre
Built: Unknown





14

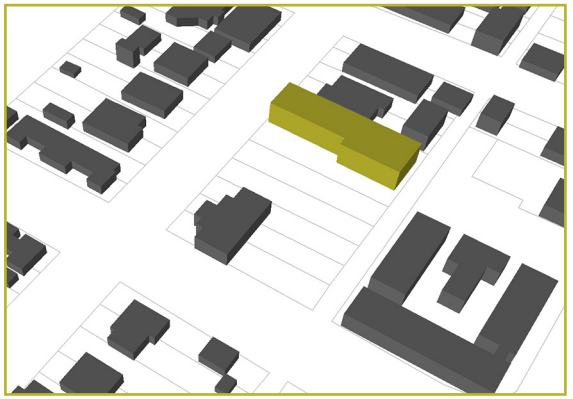
UNIVERSITY HEIGHTS

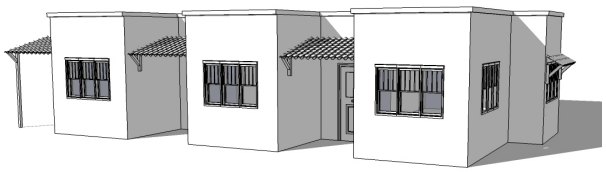
Site Area: 0.16 Acres
Number of Units: 3
Gross Density: 18.4 DU/Acre
Built: 2014

15

SYCAMORE

Site Area: 0.32 Acres
Number of Units: 5
Gross Density: 15.6 DU/Acre
Built: 2014



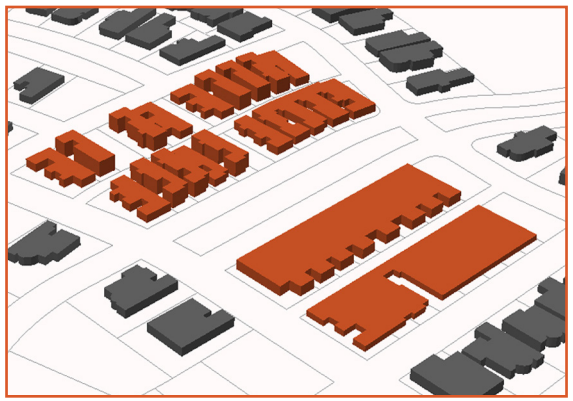


TOWNHOUSE

A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not.

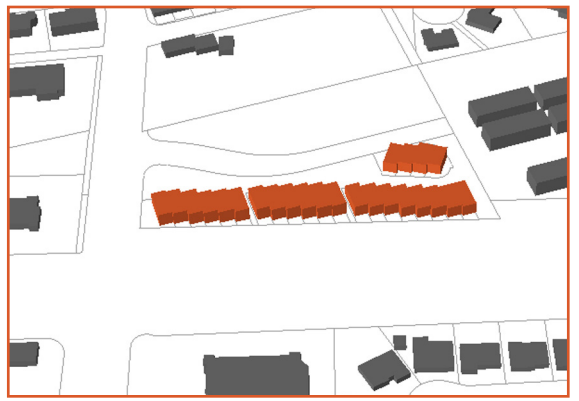
ANDALUCIA TOWNHOUSES

Site Area: 0.8 Acres
Number of Units: 41
Gross Density: 5.3 DU/Acre
Built: 2014



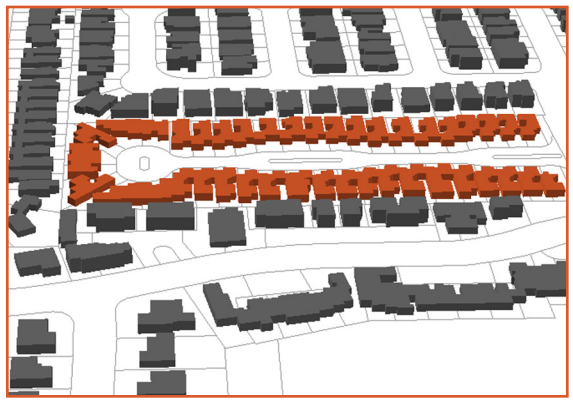
GLENWOOD LOFTS

Site Area: 2.05 Acres
Number of Units: 21
Gross Density: 10.23 DU/Acre
Built: Unknown



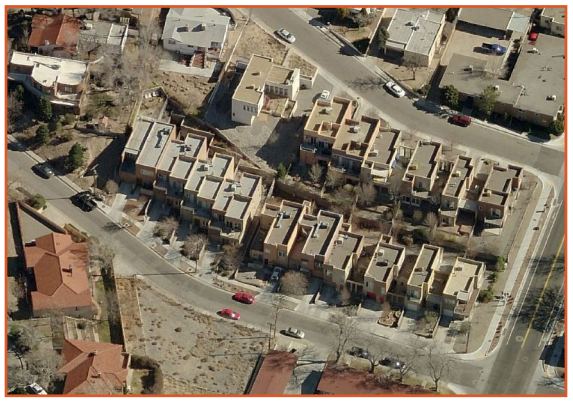
SAN BLAS PLACE TOWNHOUSES

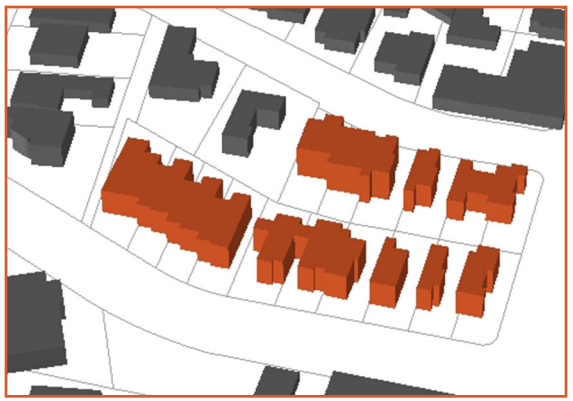
Site Area: 4.04 Acres
Number of Units: 43
Gross Density: 10.5 DU/Acre
Built: Unknown



MARTIN LUTHER KIN TOWNHOUSE

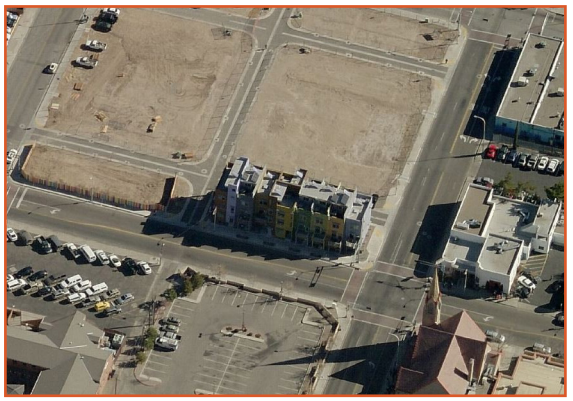
Site Area: 1.13 Acres
Number of Units: 16
Gross Density: 14.1 DU/Acre
Built: Unknown

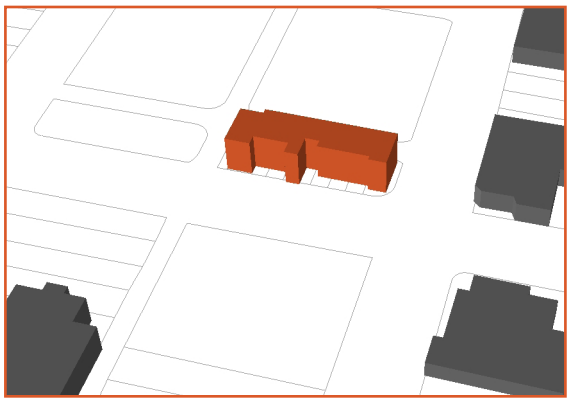




ELEMENTS TOWNHOUSES

Site Area: 0.14 Acres
Number of Units: 7
Gross Density: 50 DU/Acre
Built: 2013





Multi-family

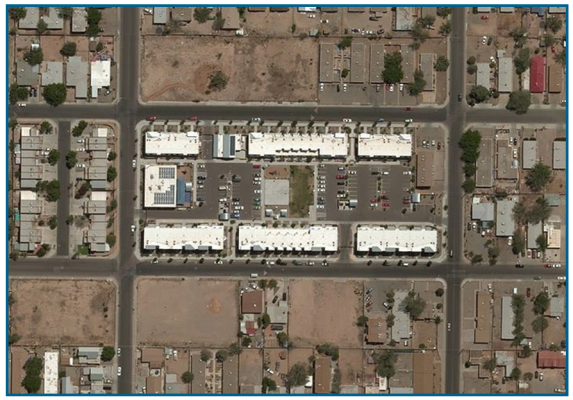
A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family.

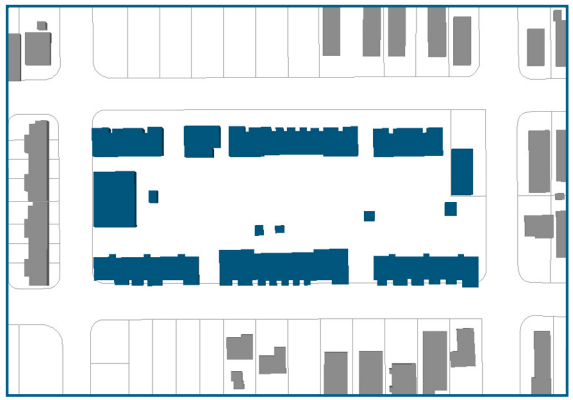
ANDALUCIA VILLAS

Site Area: 15.86 Acres
Number of Units: 240
Gross Density: 15.13 DU/Acre
Built: 2014

PLAZA FELIZ

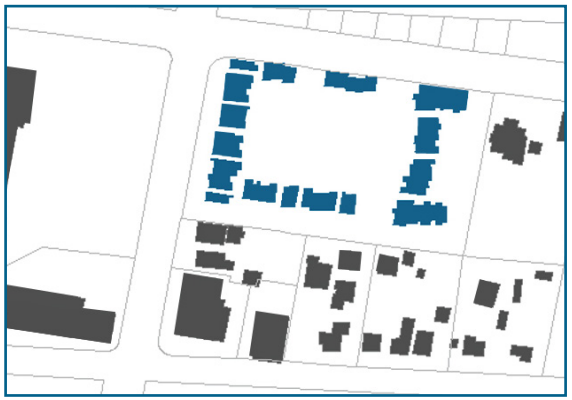
Site Area: 3.6 Acres
Number of Units: 66
Gross Density: 18.3 DU/Acre
Built: 2014





PLAZA CIUDANA

Site Area: 3.0 Acres
Number of Units: 74
Gross Density: 24.71 DU/Acre
Built: 2014

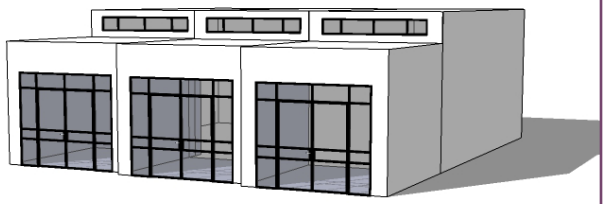


SUNDOWNER

Site Area: 2.7 Acres
Number of Units: 71
Gross Density: 30.12 DU/Acre
Built: renovated 2014

SILVER MOON LODGE

Site Area: 1.38 Acres
Number of Units: 151
Gross Density: 109.5 DU/Acre
Built: 2014

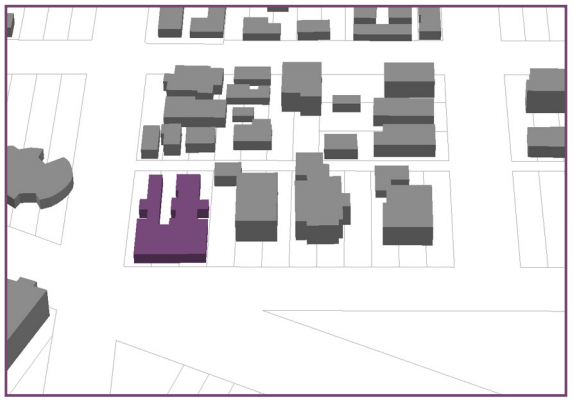


LIVE - WORK UNITS

A residential dwelling unit that includes a dedicated work space accessible from the living area, reserved for and regularly used by one or more residents of the dwelling unit, and in which the type or size of the work performed is larger or more extensive than that allowed as a home occupation.

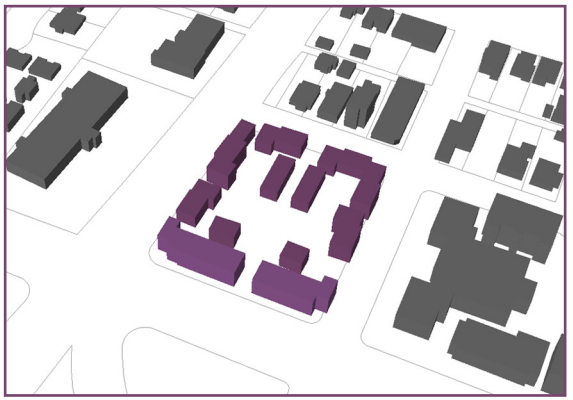
NEAR NORTH VALLEY

Site Area: 0.24 Acres
Number of Units: 3
Gross Density: 12.45 DU/Acre
Built: Unknown



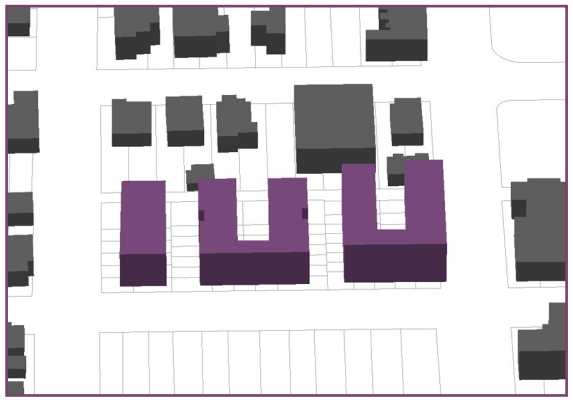
BELVERDE

Site Area: 1.77 Acres
Number of Units: 54
Gross Density: 30.45 DU/Acre
Built: 2008



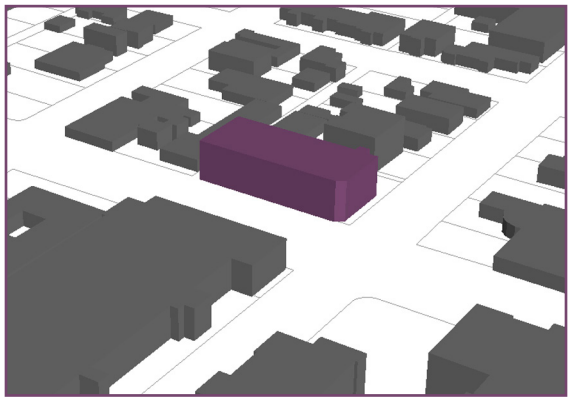
SILVER LOFTS

Site Area: 0.97 Acres
Number of Units: 47
Gross Density: 48.68 DU/Acre
Built: Unknown



HUNING HIGHLANDS

Site Area: 0.31 Acres
Number of Units: 18
Gross Density: 58.77 DU/Acre
Built: 2004



ARTISAN VILLAGE

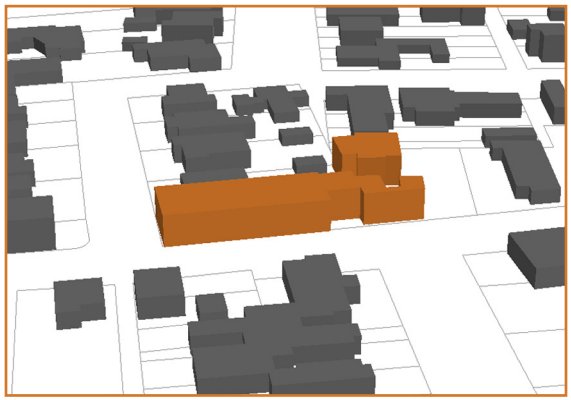
Site Area: 1.38 Acres
Number of Units: 151
Gross Density: 109.4 DU/Acre
Built: 2014

MIXED - USE

Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

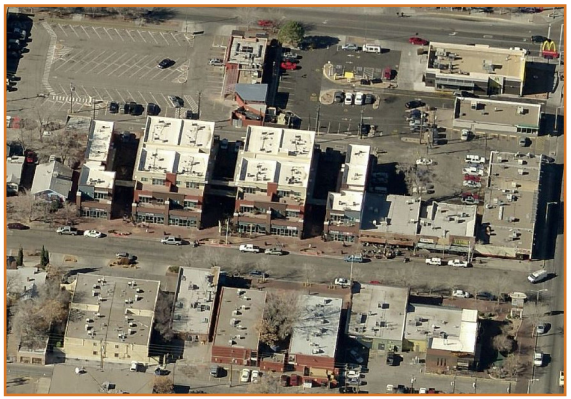
THE PLACE IN NOB HILL

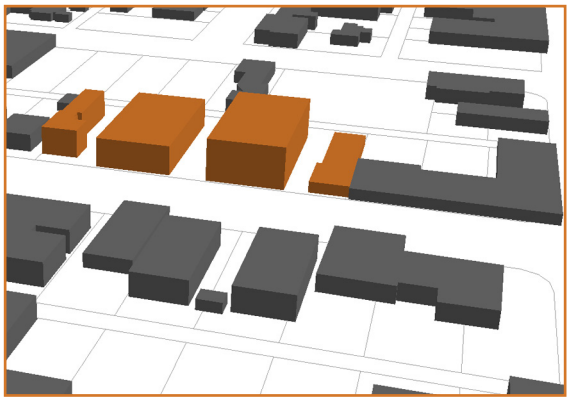
Site Area: 0.85 Acres
Number of Units: 26
Gross Density: 30.65 DU/Acre
Built: 2005



BRICKLIGHT

Site Area: 0.79 Acres
Number of Units: 46
Gross Density: 58.08 DU/Acre
Built: 2003



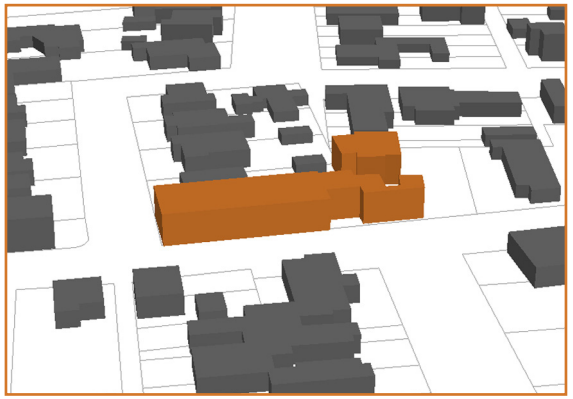


THE ARTISAN IN SAWMILL

Site Area: 0.31 Acres
Number of Units: 18
Gross Density: 58.77 DU/Acre
Built: 2004

URBAN MOUNTAIN

Site Area: 0.33 Acres
Number of Units: 45
Gross Density: 134.93 DU/Acre
Built: 2011



ANASAZI

Site Area: 0.24 Acres
Number of Units: 45
Gross Density: 186.72 DU/Acre
Built: 2000 - 2014