


City Leaders Academy 2023

A New Take on Traditional Housing Models

China Faire Osborn, Sr. Planner

 505-924-3452

 cosborn@cabq.gov

ONE
ALBUQUE
RQUE planning

What is a
Casita?

Accessory Dwelling Unit

In-law Unit

Guest House

Secondary Dwelling Unit

Carriage House

... They're all different words for the same thing.

ZONING ORDINANCE - IDO

Accessory Dwelling Unit

“A dwelling unit that is accessory to a primary single-family or two-family detached dwelling or a non-residential primary use. A detached accessory dwelling unit is also considered an accessory building.”



Casitas provide a flexible housing option for multigenerational families or households that can benefit from rental income.

Development of accessory dwelling units can be traced back to the early twentieth century, when they were a common feature in single-family housing.¹



From the 1940s – 1990s accessory dwelling units largely became outlawed in the zoning codes across the country, which mostly allowed single-family homes on larger lots.¹

The US population living in multi-generational households quadrupled from 1971 to 2021.²

ZONING IN ALBUQUERQUE

- In 1959 the City of Albuquerque first Zoning Code went into effect, prohibiting ADUs on single-family lots.
- Before 2017, when the IDO was adopted, ADUs with kitchens were only allowed in a few Sector Development Plans. That meant that 64% of properties in the City only allowed single-family homes.
- Areas that allowed accessory dwelling units with a kitchen as a conditional use, included:
 - Barelás
 - Downtown Neighborhood
 - Sawmill/Wells Park
 - South Broadway

At the beginning of the 21st century, many municipalities in the country looked again to accessory dwelling units as a way to increase housing supply, creating more affordable housing stock and increase “gentle density.”



ALBUQUERQUE

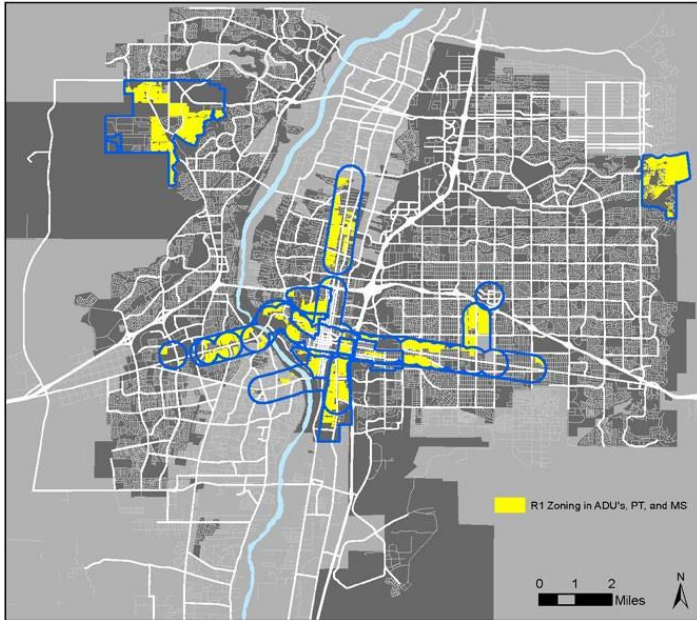
housingforward

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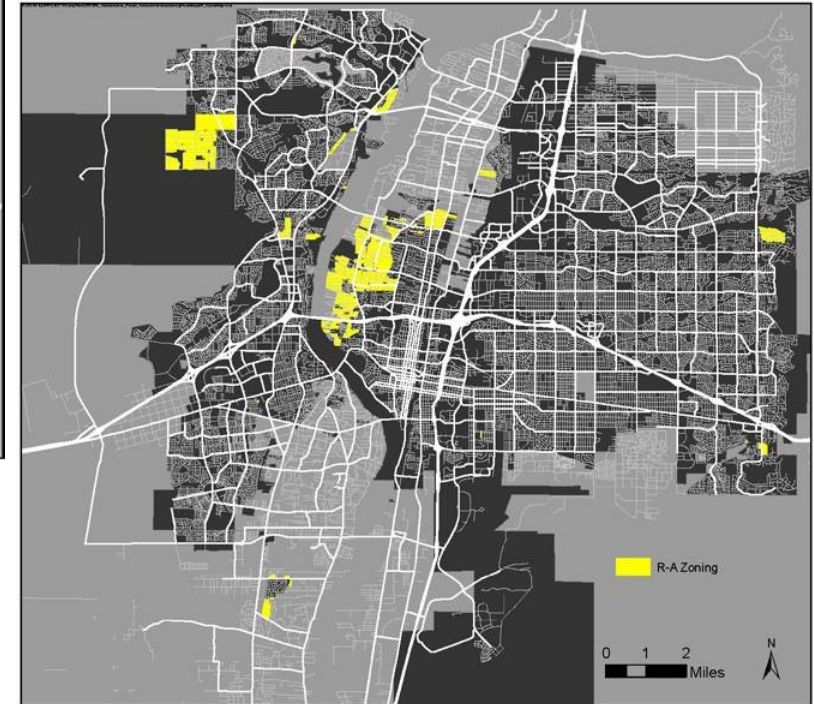
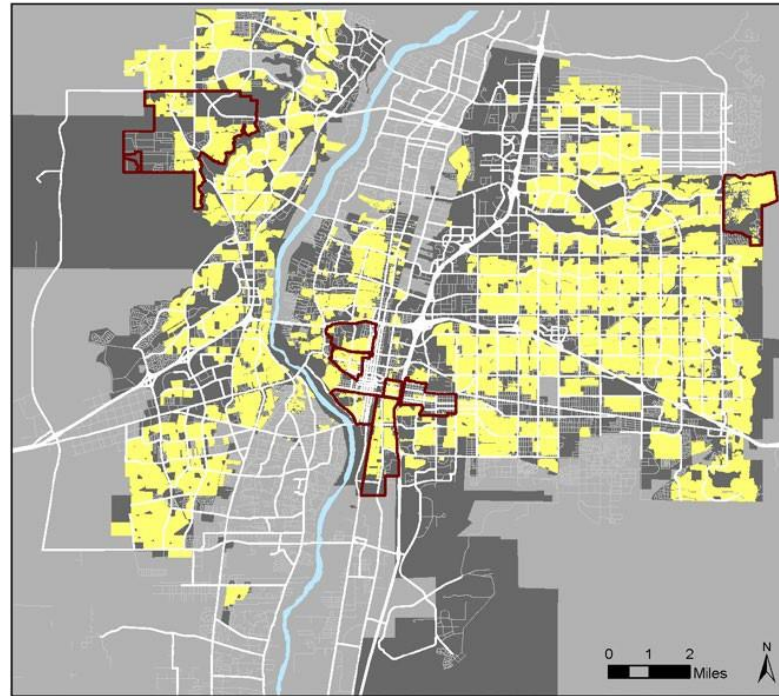
In 2022, Albuquerque, faced with its own housing crisis, allowed accessory dwelling units (Casitas) in all R-A and R-1 zones in the City.

ADUs in Albuquerque

- Before Housing Forward:



- After Housing Forward:

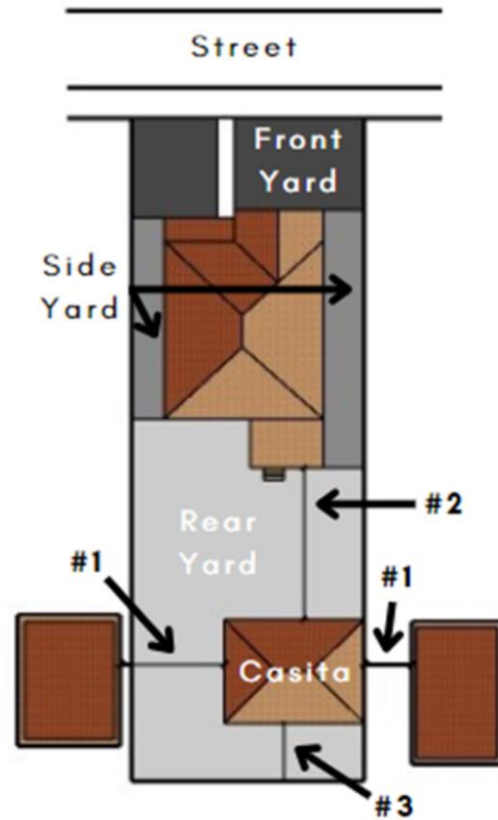


The Casita Regs


- Only 1 accessory dwelling unit (ADU) is allowed per lot.
- ADUs are allowed only in the side or rear of a lot, AND behind the rear wall of the main house (or building).
- They are limited to 750 sq. ft., gross floor area.
- A garage attached to the accessory dwelling unit shall not count toward this size limit.
- DO require an off -street parking space.
- A minimum 5-foot setback is only required on the side or rear property line, BUT minimum separations between buildings must be respected per Building Code.
- CANNOT be taller than the primary structure on the property.
- Building façades MUST be the same or similar in color to that of the primary building on the lot.

Where Casitas go...

EXAMPLE CASITA:



Example:

 Side and rear yard combined = 4,009 sq. ft.

25% of 4,009 = 1,002 sq. ft.
Max casita size = 750 sq. ft.

- #1 - 10 feet separation minimum between buildings on adjacent lots, if not fire rated
- #2 - 3 feet separation minimum
- #3 - Minimum 5 feet rear or side setback

What casitas
look like...



How to get a permit...

Design your casita and your site plan...

Calculate:

Total square footage of side yard & rear yards combined = _____

÷ Total square footage of proposed ADU = _____

Will the ADU (and any other existing accessory buildings) take up > 25% of the side/rear yards combined?

- Yes: Reduce the size of the ADU to stay under the 25% limit.

IDO Subsection 14-16-5-11(C)(4)(a) limits accessory buildings to take up no more than 25% of the side/rear yards combined.

Remember: The TOTAL sf of ADU cannot exceed 750 sf.

Locate the ADU on a site plan, taking into account required setbacks and distance separations between buildings on other lots.

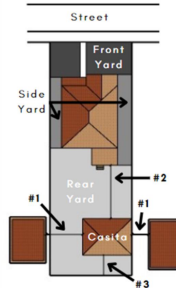
Licensed contractors or homeowners must request permits for the work that will be performed. It is the responsibility of the homeowner or contractor to ensure that all required permits have been obtained before beginning work.

Homeowners or contractors can apply for a permit, submit applications, upload plans, review comments, make payments, and track your applications:

- **Online** - with no need to visit our offices.
- **In-person** - with the help of a Permit Technician.

<https://tinyurl.com/CABQbuild>

EXAMPLE CASITA:

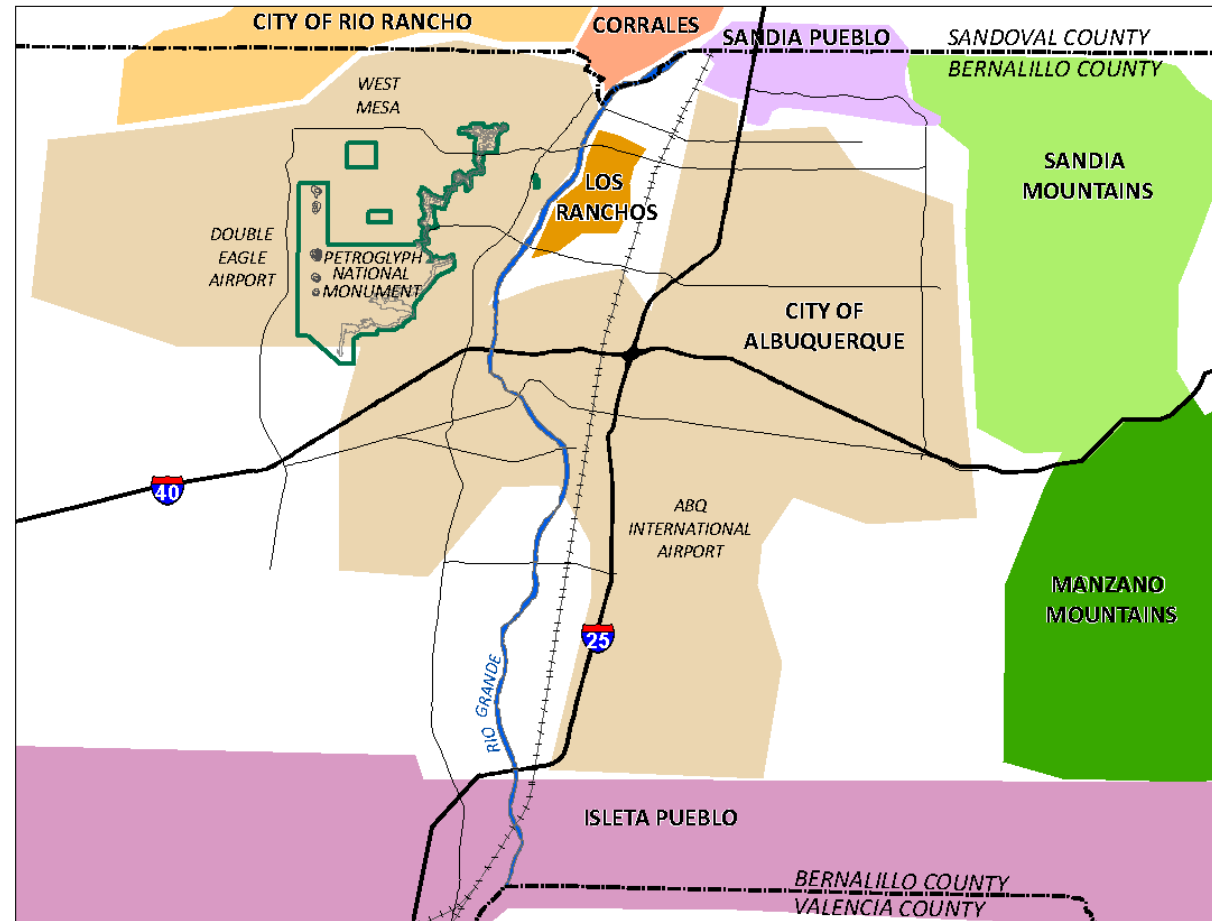


Example:
Side and rear yard combined = 4,009 sq. ft.
25% of 4,009 = 1,002 sq. ft.
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- #2 - 5 feet separation minimum
- #3 - Minimum 5 feet rear or side setback

Where does new housing go?

- City cannot annex Bernalillo County land without County approval.
- Little vacant land left in city core.



ABQ has the opportunity to create infill development in existing R-1 and R-A zones by adding ADUs to single-family lots, preserving the character of the existing neighborhoods, without being a burden on existing infrastructure.

According to a 2020 Pew report, 25% of Asian Americans, 23% of African Americans, and 22% of Hispanics live in multigenerational homes in the US.²

#13. New Mexico³

- Total multigenerational households: 30,240 (3.9% of total)
- Households with grandparent(s) living with grandchildren: 34,673 (4.5% of total, #6 highest among all states)
- Total households: 775,651

Multigenerational homes are in such demand in New Mexico that **realtors are starting to organize entire tours based around them**. Families interested in living together with multiple generations under one roof can tour an entire market of homes in the state that have been created just for them.

According to the **AARP Home and Community Preferences Survey**, people who would consider creating an ADU said they would do so in order to:

- Provide a home for a loved one in need of care (86%)
- Provide housing for relatives or friends (86%)
- Have a space for guests (82%)
- Create a place for a caregiver to stay (74%)
- Increase the value of their home (69%)
- Feel safer by having someone live nearby (67%)
- Earn extra income by renting to a tenant (63%)

Source: 2021 AARP Home and Community Preferences Survey, AARP Research



AARP.org/ADUs | Copyright ©AARP 2023

- “By 2030, New Mexico will have the third largest percentage of the population that is 65+ years old in the nation (26.5%), and Bernalillo County’s older adults will make up over 40% of the County’s population in 2030”⁴
- That means the 65+ will grow from around 100,000 in 2020 to 130,000 in 2030, to as many as 140,000 in 2040.
- Additionally, the data yields estimates that approximately 12% (as of 2021) of the city’s older population live at or below the poverty line. An additional estimated 20% of the older population are in a lower middle income cohort (“missing middle”) but just above the poverty level e.g., those whose housing options are also quite constrained.

Opportunity

Casitas can...

- Provide the benefit of additional rental income for homeowners. This helps prevent displacement because families can cover costs of home-maintenance, and other rising costs.
- Allow families to age together. Family caregivers can live on the same property and provide mutual support.
- Provide smaller, more affordable homes, diminishing sprawl.

Contact the
Planning
Department

Thank you!

Planning Department: <https://www.cabq.gov/planning>

ADU FAQ Website: <https://tinyurl.com/ADU-FAQs>

Interactive Zoning Map: <https://tinyurl.com/IDOzoningmap>

Building Department Website: <https://tinyurl.com/CABQbuild>

Contact Planning staff
abctoz@cabq.gov
(505) 924-3860

- China Faire Osborn, Sr. Planner
- 505-924-3452
- cosborn@cabq.gov

Footnotes and Bibliography

¹[Accessory Dwelling Units: Case Study \(huduser.gov\)](https://www.huduser.gov/portal/publications/ADU_Case_Study.pdf)

²[Demographics of multigenerational households | Pew Research Center](https://www.pewresearch.org/short-reads/2022/05/11/multigenerational-households/)

³[States With the Most Multigenerational Households | Stacker](https://www.stacker.com/article/multigenerational-households)

⁴Department of Senior Affairs, Aging Population Study for the City of Albuquerque

[Presentation: The ABCs of ADUs \(aarp.org\)](https://www.aarp.org/real-estate/2022/03/23/adu-abc/)

[21-MG-Family-Report-FactSheet.pdf \(gu.org\)](https://www.gu.org/21-MG-Family-Report-FactSheet.pdf)

[Several Generations Under One Roof \(census.gov\)](https://www.census.gov/2022/08/several-generations-under-one-roof.html)

[Record 64 million Americans live in multigenerational households | Pew Research Center](https://www.pewresearch.org/short-reads/2022/05/11/multigenerational-households/)

[Multigenerational Living: New Take on an Old Tradition \(nar.realtor\)](https://www.nar.realtor/newsroom/multigenerational-living-new-take-on-an-old-tradition/)