

City of Santa Fe Planning Commission  
200 Lincoln Avenue  
Santa Fe, NM 87501

**RE: Support for Case#2024-8901 Agua Fria Rezone and Case#2024-8902 Agua Fria Master Plan**

Dear City of Santa Fe Planning Commission,

I am writing to urge your support for Case#2024-8901 Agua Fria Rezoning and Case#2024-8902 Agua Fria Master Plan. GENM is a coalition of young leaders committed to positively shaping the future of New Mexico by voicing our support for smart, sustainable, and resilient development projects and governmental policies. We champion projects that promise to enhance the quality of life, bring a diversified job base, and create more opportunities for New Mexicans.

The Santa Fe rental market has become increasingly unaffordable for the average New Mexican. Per the Santa Fe Reporter, there's an estimated shortage of about 7,343 rental units in the Santa Fe Metropolitan Statistical Area, according to SFAR's 2021 State of Housing Report. Over the past four years, the average monthly rent for one-bedroom apartments has increased by 40%, up to \$1,358, reports CBRE. Preventing any number of new rental units, affordable or otherwise, will only increase rental housing scarcity and further drive up rent prices.

GENM supports this project for the following reasons: (1) promotes infill development on a currently underutilized property, (2) promotes housing growth, (3) the project has the potential to improve the local infrastructure in the neighborhood. This project also helps develop an area in much need of growth and improvement, potentially incentivizing future development in the surrounding area. I ask that you recommend approval of this critical project for Santa Fe during this state's housing crisis!

**I respectfully request that you recommend approval of these requests.**

Thank you!

Renn Halstead  
GENM Founding Board Member

**From:** Bryan D <bryandombrowski3@yahoo.com>  
**Sent:** Wednesday, July 16, 2025 3:44 PM  
**To:** CRUZ-HABER, JOEL A.  
**Cc:** jennifer@jenkinsgavin.com; info@letselevatenm.org  
**Subject:** Support for Agua Fria Rezone & Agua Fria Masterplan

**Follow Up Flag:** Follow up  
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Dear City of Santa Fe Planning Commission,

I am writing you to share my support for the Rezoning and Master plan proposed changes to along Agua Fria St. The residents of Santa Fe and all of NM need your support for Case #2024-8901 and #2024-8902 Aqua Fria Master Plan.

The Santa Fe housing and rental market is becoming increasingly unaffordable for working class New Mexicans. Per the Santa Fe Reporter the Santa Fe metro area is short over 7 Thousand units, and that number is only growing. Each day we delay building housing we are setting back the younger generations that seek to start their own independent adult lives. We block mid career professionals wanting to boost our workforce an affordable option to leave their current home. We prevent retirees from affordably enjoying the beauties of the New Mexican high desert.

The type of development these 2 cases are bringing are valuable, equitable, and much needed in New Mexico. Infill to prevent sprawl into our cherished wild lands and reduced utility costs to the city. Meeting impact report requirements to ensure neighbors aren't negatively effected. Adding to the housing supply to fight the critical shortage causing sky high rents and mortgages.

Having lived in apartments and mixed use neighborhoods in my past I know how important they are to the housing stock. These types of housing options are not just affordable but a very desirable option for individuals and families trying to not go broke putting a roof over their head. We can't afford to let the voices of those who have benefited in the past from better housing market states, prevent newcomers from having a fair shot at affordability, community, and achieving the American dream.

Thank you!

Bryan Dombrowski  
GENM Member

**From:** Dante Gonzalez <dantearmand1@gmail.com>  
**Sent:** Wednesday, July 16, 2025 3:27 PM  
**To:** CRUZ-HABER, JOEL A.; jennifer@jenkinsgavin.com;  
info@letselevatenm.org  
**Subject:** RE: Support for Case#2024-8901 Agua Fria Rezone and Case#2024-8902 Agua Fria Master Plan

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I respectfully request that you recommend approval of these requests.

Thank you!  
Dante Armand Gonzalez  
GENM Member

**From:** Jacob Maranda <jacob.maranda05@gmail.com>  
**Sent:** Wednesday, July 16, 2025 6:27 PM  
**To:** CRUZ-HABER, JOEL A.  
**Cc:** jennifer@jenkinsgavin.com; GENM .  
**Subject:** Support for Case#2024-8901 Agua Fria Rezone and Case#2024-8902 Agua Fria Master Plan

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Dear City of Santa Fe Planning Commission,

I am writing to urge your **support** for Case#2024-8901 Agua Fria Rezoning and Case#2024-8902 Agua Fria Master Plan. GENM is a coalition of young leaders committed to positively shaping the future of New Mexico by voicing our support for smart, sustainable, and resilient development projects and governmental policies. We champion projects that promise to enhance the quality of life, bring a diversified job base, and create more opportunities for New Mexicans.

The Santa Fe rental market has become increasingly unaffordable for the average New Mexican. Per the Santa Fe Reporter, there's an estimated shortage of about 7,343 rental units in the Santa Fe Metropolitan Statistical Area, according to SFAR's [2021 State of Housing Report](#). Over the past four years, the average monthly rent for one-bedroom apartments has increased by 40%, up to \$1,358, reports CBRE. Preventing any number of new rental units, affordable or otherwise, will only increase rental housing scarcity and further drive up rent prices.

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**I respectfully request that you recommend approval of these requests.**

Thank you!

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[Jacob Maranda](#)  
Albuquerque, NM  
[jacob.maranda05@gmail.com](mailto:jacob.maranda05@gmail.com)  
(309) 428-1436

City of Santa Fe Planning Commission  
200 Lincoln Avenue  
Santa Fe, NM 87501

**RE: Support for Case#2024-8901 Agua Fria Rezone and Case#2024-8902 Agua Fria Master Plan**

Dear City of Santa Fe Planning Commission,

I'm writing to urge your support for Case#2024 8901 (Agua Fria Rezoning) and Case#2024 8902 (Agua Fria Master Plan).

GENM is a coalition of young leaders advocating for smart, sustainable, and resilient development in New Mexico. We support projects that improve quality of life, expand job opportunities, and make our communities more livable for all New Mexicans.

Santa Fe is in the midst of a housing crisis. Rents are rising fast and there is a severe shortage of rental units. Blocking new housing, affordable or market-rate, only makes the problem worse.

We support this project because it

1. Builds housing on underused land
2. Encourages growth where it is needed
3. Can lead to local infrastructure improvements

This development has the potential to bring new life to an area that has long needed investment. Please recommend approval of this much-needed project. Santa Fe cannot afford to miss this opportunity.

**I respectfully request that you recommend approval of these requests.**

Thank you!

JT Mitchell  
GENM Founding Board Member

**From:** Kat Kincade <kkincade2@gmail.com>  
**Sent:** Wednesday, July 16, 2025 8:49 PM  
**To:** CRUZ-HABER, JOEL A.  
**Cc:** jennifer@jenkinsgavin.com; info@letselevatenm.org  
**Subject:** Support for Agua Fria multi-family project

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I am writing to urge your **support** for Case#2024-8901 Agua Fria Rezoning and Case#2024-8902 Agua Fria Master Plan. According to a January Pew Report on housing in NM, "Median rents in New Mexico increased by 60% from October 2017 to October 2024, much more than the 27% recorded for the U.S. overall." The situation in Santa Fe is even more acute, so a multifamily project like that being proposed for the above Agua Fria Street site is a critical piece of the city-wide response needed.

What's more, much of the affordable housing being built is in the southern part of the city farther from public transportation and amenities. Sprawling development increases traffic, carbon emissions and isolation. The Agua Fria site is just the kind of infill development Santa Fe needs. It is close to bus routes, Cerrillos Road businesses and many workplaces.

I hope you will support the rezoning needed to move this project forward with all due speed. Thank you for your time and consideration.

Kat Kincade  
she/her  
240-476-4572

**From:** mmhall1025@gmail.com  
**Sent:** Thursday, July 17, 2025 11:17 AM  
**To:** CRUZ-HABER, JOEL A.  
**Cc:** jennifer@jenkinsgavin.com  
**Subject:** Support Case#2024-8901 Agua Fria Rezoning and Case#2024-8902 Agua Fria Master Plan.

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Dear City of Santa Fe Planning Commission,  
I am writing to strongly urge your **support** for Case#2024-8901 Agua Fria Rezoning and Case#2024-8902 Agua Fria Master Plan. I'm not going to waste your time repeating the facts about the critical shortage of housing in Santa Fe. You know all that. I will note that I am a resident of Santa Fe County because I could not find a home I could afford in the City.

And you know, that this project, with 130 residential units will make a notable dent in that shortage. Even better, it is an infill project in an area that has so much going for it, but isn't quite there. With an established bus route nearby, the project provides a housing option for those who do not want to be dependant on cars to get around. In addition, rezoning from MU to C-2 will empower a higher density of housing (and neighborhood residents), which will benefit the restaurants and shops along Agua Fria and Cerillos with increased neighborhood support to those businesses. This will only enhance the character of the neighborhood, which is currently industrial and commercial.

I strongly urge you to support Case#2024-8901 Agua Fria Rezoning and Case#2024-8902 Agua Fria Master Plan.

*Mary M Hall*  
Adult educator and community advocate

[mmhall1025@gmail.com](mailto:mmhall1025@gmail.com)  
916-844-4507

**From:** [Ciaran Lithgow](#)  
**To:** [CRUZ-HABER, JOEL A.](#); [jennifer@jenkinsgavin.com](mailto:jennifer@jenkinsgavin.com); [GENM](#).  
**Subject:** RE: Support for Case#2024-8901 Agua Fria Rezone and Case#2024-8902 Agua Fria Master Plan  
**Date:** Tuesday, July 15, 2025 3:58:00 PM

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Dear City of Santa Fe Planning Commission,

I am a young New Mexico resident. Recently, I've had many friends who were forced to leave Santa Fe due to unaffordable rents and lack of adequate housing opportunities. My friends range from service industry workers, healthcare providers, and sales & marketing professionals. They have left to a variety of places, including Albuquerque, Reno, and Philadelphia.

If the Santa Fe area welcomed more housing development opportunities, you could retain these bright and emerging workers and families. More units = less competition = lower rents and home costs (or at least slow rent and housing price growths).

Without more housing options, including both affordable and market rate housing, Santa Fe will continue to lose young people to other, more affordable cities.

I hope you vote yes to this rezone and master plan request, which would allow a mix of new housing options. Livability is a partnership we should all care about.

Thank you!  
Ciaran Lithgow  
GENM Board Member

*GENM is a coalition of young leaders committed to positively shaping the future of New Mexico by voicing our support for smart, sustainable, and resilient development projects and governmental policies. We champion projects that promise to enhance the quality of life, bring a diversified job base, and create more opportunities for New Mexicans.*



City of Santa Fe Planning Commission

**RE: Support for Case#2024-8901 Agua Fria Rezone and Case#2024-8902 Agua Fria Master Plan**

Dear City of Santa Fe Planning Commission,

As Chair of the Board for Generation Elevate New Mexico ("GENM"), I am writing to urge your **support** for Case#2024-8901 Agua Fria Rezoning and Case#2024-8902 Agua Fria Master Plan. GENM is a coalition of young leaders committed to positively shaping the future of New Mexico by voicing our support for smart, sustainable, and resilient development projects and governmental policies. We champion projects that promise to enhance the quality of life, bring a diversified job base, and create more opportunities for New Mexicans.

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**I respectfully request that you recommend approval of these requests.**

Thank you!

*Sal Perdomo*

Sal Perdomo

Elevator In Charge

Generation Elevate New Mexico (GENM)

**From:** Sean Abeyta <sabeyta17@gmail.com>  
**Sent:** Wednesday, July 16, 2025 9:37 AM  
**To:** CRUZ-HABER, JOEL A.; jennifer@jenkinsgavin.com;  
info@letselevatenm.org  
**Subject:** RE: Support for Case#2024-8901 Agua Fria Rezone and Case#2024-8902 Agua Fria Master Plan

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- (3) the project has the potential to improve the local infrastructure in the neighborhood.

This project also helps develop an area in much need of growth and improvement, potentially incentivizing future development in the surrounding area.

I ask that you recommend approval of this critical project for Santa Fe during this state's housing crisis! I respectfully request that you recommend approval of these requests.

Thank you!

Sean Abeyta  
GENM Member

**From:** westinglass <westinglass@gmail.com>  
**Sent:** Thursday, July 17, 2025 10:40 AM  
**To:** CRUZ-HABER, JOEL A.  
**Cc:** jennifer@jenkinsgavin.con; info@letselevatenm.org  
**Subject:** Support for Agua Fría rezone & master plan 2024-8901; 2024-8902

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Dear City of Santa Fe Planning Commission—

Please give your support to the rezone and master plan for this project on Agua Fría. This is the kind of forward-thinking development that Santa Fe needs in order to address the desperate and worsening housing crisis. It will enhance the livability of the neighborhood and provide much-needed housing.

Thank you for your consideration.  
Westin Glass