



CORDOBA CORPORATION

Making a Difference



# Mesa Grande Band of Mission Indians

## Housing Master Plan

January 2026

*Building a welcoming community to sustain and  
grow the Mission Indian culture*



# Chapter 1 | Introduction

The Mesa Grande Band of Mission Indians (Mesa Grande) is developing a Housing Master Plan to accelerate the creation of housing that fosters a welcoming and sustainable community. This initiative is designed to preserve and strengthen Mission Indian culture while addressing current and future housing needs. The Housing Master Plan will serve as a strategic framework for planning and delivering high-quality, affordable housing for Tribal members and the essential infrastructure needed to support a vibrant and resilient community.

Developed through active community engagement and close coordination with Tribal leadership, the Housing Master Plan serves as a practical resource for guiding physical development. It outlines clear guidelines to ensure housing initiatives align with the Tribe's cultural values and long-term vision.

## Project Location

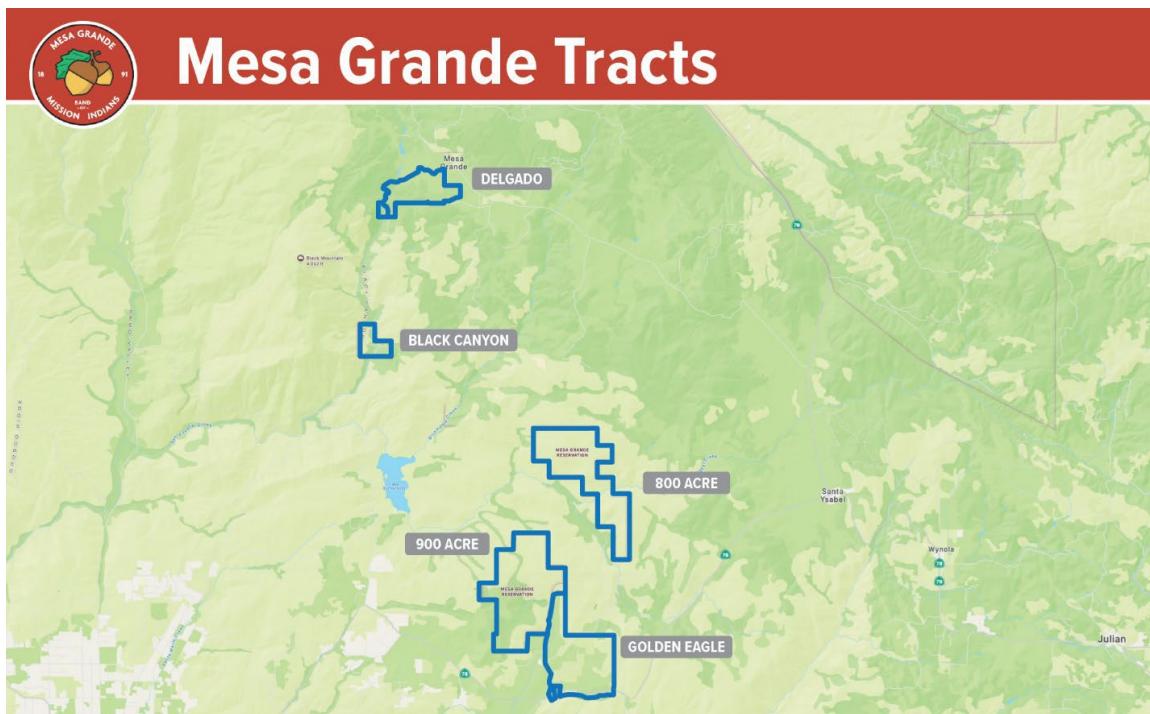
The Mesa Grande reservation is located in north-central San Diego County, just northwest of Santa Ysabel, California. The reservation currently comprises five distinct tracts of land, which are illustrated in the exhibits below.

- Delgado Tract
- Black Canyon Tract
- 800 Acre Tract
- 900 Acre Tract
- Golden Eagle Tract

Exhibit 1: Map of Mesa Grande Reservation, located in San Diego County, California



Exhibit 2: Map of the five distinct Mesa Grande Reservation tracts of land



# Chapter 2 | Goals and Objectives

## Guiding Principles

Guiding principles are designed to meet the diverse needs of the Mesa Grande community, especially those who may face challenges in securing stable housing, such as elders, individuals with disabilities, and those experiencing economic hardship. These principles often combine housing with access to essential services like healthcare, counseling, and job training to promote long-term stability and well-being.

1. A variety of housing types will be provided to meet the needs of different family sizes and income levels. This includes single-family homes, multi-family units, and casitas, small one- and two-bedroom homes designed especially for elders, individuals with disabilities, and individuals living alone. By offering diverse and affordable housing choices, the program aims to ensure that all members of the Mesa Grande community have access to high-quality living environments that support their well-being and cultural connection.
2. The program will honor the Mesa Grande Tribe's cultural heritage by thoughtfully considering the location and design of new housing. Development will avoid environmentally sensitive areas and culturally significant sites to protect biological resources and preserve the Tribe's rich cultural legacy. This approach ensures that housing growth supports the natural and cultural landscape of Mesa Grande lands.
3. The program places a strong emphasis on environmental sustainability by incorporating eco-friendly design and construction practices. Where practical, new homes will be fabricated using sustainable materials and built with high-performance insulation to improve energy efficiency and reduce construction waste.
4. Core sustainability strategies include conserving water and energy, protecting clean water sources, treating and recycling wastewater, and minimizing waste. These efforts reflect Mesa Grande's deep commitment to environmental stewardship and the responsible management of natural resources.
5. To encourage active living and strengthen community connections, the site planning will incorporate thoughtfully designed green spaces, pedestrian walkways, and bike

paths. These features will promote physical activity, provide safe and accessible routes for walking and cycling, and create inviting areas for social interaction and recreational activities.

6. Community involvement is a cornerstone guiding principle. Tribal members have actively participated in the planning and development process and will continue to do so, ensuring that new housing reflects the needs and values of Mesa Grande.
7. As Mesa Grande is governed by the General Council, comprising all members aged eighteen and older, ongoing community meetings will foster a sense of ownership, transparency, and collaboration. This inclusive approach helps strengthen community bonds and ensures that housing development aligns with the collective vision.

# Chapter 3 | Infrastructure and Facilities

## Infrastructure and Phasing

Development will be phased based on infrastructure readiness and community needs. Initial phases will focus on areas with the highest development potential, while planning will guide future expansion as resources and capacity grow.

## Infrastructure

Infrastructure is the foundation of a thriving community. To support the growing population and new housing development, the Housing Master Plan includes goals for expanding and maintaining essential infrastructure systems, such as roads, water supply, waste management, and public transportation.

Existing infrastructure will need to be assessed and upgraded as needed, while new systems will be developed to meet future demands. Planning and engineering for each infrastructure component will be carried out as needs arise, ensuring timely and efficient implementation.

The Mesa Grande Public Works Department has an established framework to operate, maintain, and sustain the expanded infrastructure systems envisioned under the Housing Master Plan. The Department currently employs certified water operators responsible for water production, treatment, and distribution, ensuring compliance with applicable water quality and public health standards. Housing maintenance crews provide routine and corrective maintenance for existing residential units and facilities, supporting safe and habitable living conditions for Tribal members. In addition, the Tribe's Roads Committee provides oversight and coordination for roadway maintenance, access improvements, and long-term transportation planning. Together, these in-house capabilities provide Mesa Grande with a strong foundation for managing new infrastructure investments, while allowing the Tribe to strategically scale staffing, training, and resources as housing development and infrastructure systems expand over time. Planned infrastructure improvements include:

- 1) Water Supply
  - Well water system
  - Water quality preservation
  - Sustainable allocation

- Conservation initiatives (rainwater harvesting, graywater systems)

2) Transportation

- Roadways
- Bicycle and pedestrian paths
- Public transit

3) Emergency & Safety Services

- Fire and police protection
- Disaster preparedness and emergency response

4) Communications

- High-speed, reliable Internet for homes and businesses
- Reliable cell phone connectivity

5) Power

- Connection to the electrical power grid
- Solar power systems
- Backup power systems

6) Waste

- Wastewater treatment system
- Trash storage and transfer

## Public Transportation

As public transportation planning is mainly conducted by SANDAG and Metropolitan Transit System (MTS), Mesa Grande will strive to engage with SANDAG and MTS on a yearly basis to discuss public transportation needs and opportunities. Currently, the 891/892 MTS bus route between Borrego Springs and El Cajon stops at Highway 78 and Golden Eagle Road. However, the bus only runs once a day on Thursday's, providing limited opportunities.

## Sustainable Energy Solutions

Mesa Grande is committed to promoting long-term environmental sustainability and energy resilience by integrating innovative energy strategies that reduce greenhouse gas emissions and support a clean energy future. The Tribe will pursue a comprehensive energy planning

approach that emphasizes renewable energy adoption, energy-efficient building practices, and the advancement of green technologies to support reliable, cost-effective, and resilient community infrastructure.

## Renewable Energy Integration

Mesa Grande has historically been involved with the development and use of renewable energy sources such as solar. Key initiatives include:

- Community Solar Projects: installing shared solar arrays to provide clean energy access to residents.
- On-Site Renewable Generation: encouraging rooftop solar installations on homes, community buildings, and commercial properties.
- Microgrids and Battery Storage: supporting localized energy systems that enhance grid reliability and provide backup power during outages.

## Energy Efficiency in Buildings

Improving the energy performance of buildings is essential to reducing overall consumption. Techniques to improve energy efficiency in buildings include:

- Support green building standards for new construction and major renovations.
- Promote retrofitting existing structures with high-efficiency HVAC systems.
- insulation, and smart energy management systems.

## Green Technology and Innovation

Mesa Grande fosters a culture of innovation by:

- Supporting the deployment of smart grid technologies and real-time energy monitoring tools.
- Encouraging the use of electric vehicles (EVs) and expanding EV charging infrastructure.
- Partnering with regional utilities and clean tech companies to pilot emerging energy solutions.

## Community Education and Engagement

Public awareness and participation are vital to the success of sustainable energy initiatives. The plan includes:

- Hosting energy literacy workshops and green job training programs.
- Creating a community energy dashboard to track progress and promote transparency.
- Engaging youth and schools in STEM-based sustainability projects.

## Community and Cultural Amenities

### Tribal Office

The Tribal Office is the heart of the Mesa Grande community, serving as a versatile and welcoming space for various activities. This multi-purpose facility, located at 26000 Mesa Grande Road, provides office space for staff, hosts events and tribal governance meetings, providing a space for community interaction, community leadership, and decision-making. As the Mesa Grande reservation consists of discontinuous land tracts, over a large area, additional community centers are envisioned.

### Healthcare & Wellness Center

A Healthcare & Wellness Center is a future cornerstone of the community's health and well-being. It can house a primary care clinic staffed with healthcare professionals who provide medical services, preventive care, and health education. A health center can include elder care services, providing specialized care and support to the elder community.

### Education & Childcare

Education is a cornerstone of community development, cultural continuity, and long-term economic self-sufficiency at Mesa Grande. The Tribe's strategy is to utilize existing public and private schools in the region to meet K-12 educational needs, while providing comprehensive, on-reservation educational and enrichment programs for children of all ages. These programs will include early childhood education, after-school enrichment and academic support, college and career preparation, and Kumeyaay language and cultural education to strengthen identity and intergenerational knowledge transfer. These wrap-around educational services will also function as structured after-school childcare, with additional specialized childcare services

provided as needed to support working families and caregivers.

## Recreation & Green Spaces

Recreation and green spaces are vital for the physical and mental well-being of the community. Parks, playgrounds, and shared community gardens, providing spaces for outdoor activities, social interaction, and relaxation are envisioned. These areas will be designed to be accessible and inclusive, catering to people of all ages and abilities.

Walking trails and outdoor gathering spaces encourage physical activity and provide opportunities for community members to connect with nature and each other. Sports fields and indoor fitness centers can offer facilities for exercise, recreational sports, and fitness classes, promoting a healthy and active lifestyle.

## Employment & Business Development

Mesa Grande will strive to integrate workforce development and entrepreneurship training into its education and economic development strategy to support long-term community self-sufficiency. Education facilities and programs will be designed to support job readiness, vocational training, apprenticeships, and small-business incubation, aligning educational pathways with employment opportunities in construction, public works, renewable energy, healthcare, administration, agriculture, Tribal enterprise development, and traditional cultural arts. Building on existing Tribal operations such as Golden Eagle Farms, past solar installation initiatives, and the Tribe's cultural knowledge base, Mesa Grande will support training and enterprise development in artwork, basket weaving, and other traditional crafts that preserve cultural practices while creating income-generating opportunities.

Economic empowerment is a core objective of this strategy. The Tribe will strive to establish a small-business incubator programs that provide aspiring entrepreneurs with access to mentorship, technical assistance, business planning support, funding resources, and professional networks. Comprehensive workforce development programs, including career counseling, skills certification, and apprenticeship opportunities, will equip community members with the tools needed to secure stable employment, launch businesses, sustain cultural enterprises, and build long-term economic resilience for both individual households and the Tribe as a whole.

# Chapter 4 | Land Use and Zoning Strategy

## Land Assessment

An initial, non-formal assessment of Mesa Grande lands was conducted to understand opportunities for future housing development and the infrastructure and community facilities needed to support growth. This assessment was not a technical or regulatory study, but rather a planning-level evaluation informed by map reviews, aerial imagery, site familiarity, community workshops, and ongoing discussions with Tribal members, staff, and leadership. The purpose of this effort was to identify areas with the greatest potential for near- and long-term housing while respecting environmental, cultural, and operational considerations.

Through this planning-level assessment, the following key factors were evaluated:

- Topography: identifying relatively flat areas with gentle slopes that would require minimal grading and reduce construction complexity and cost.
- Proximity to Utilities: favoring sites near existing roads, water systems, and power infrastructure to improve feasibility, reduce extension costs, and minimize environmental disturbance.
- Environmental Sensitivity: avoiding ecologically sensitive areas such as biological habitats, wetlands, and culturally significant sites, and prioritizing grassland areas that have been previously disturbed by grazing or other historic activities.

## Land Use and Zoning

The land use and zoning strategy was developed during the first half of 2025 through close collaboration with Tribal leadership and active participation from community members. To ensure the plan reflects the needs and values of the Mesa Grande Tribe, two community workshops were held. Summaries of these workshops are provided in Appendix A.

## Strategies for Optimal Land Utilization

Because land is a limited resource, it is essential to use it wisely. This section outlines strategies to make the most of available land while protecting cultural and environmental resources. The goal is to create vibrant, connected communities that reflect the Tribe's values and long-term vision.

## *Land Use and Zoning*

Zoning is a key tool for organizing land use to support orderly growth and foster community cohesion. To ensure zoning regulations do not hinder the goals of the Housing Acceleration Program, a flexible, high-level land use zoning approach is recommended during this initial phase of development at Mesa Grande.

This strategy will help identify near-term housing opportunity areas, establish general land use categories, and maintain adaptability to meet future community needs. The recommended zoning categories include:

- Agriculture/Commercial: areas designated for commercial and economic development activities including agriculture and food production.
- Environmentally Sensitive: areas designated for environmental preservation including areas used for cultural activities and ceremonies.
- Public Works: areas designated for public works activities including power, water, wastewater, trash-transfer, internet, and road maintenance equipment and operations.
- Residential: areas designated for single-family homes, apartments (multi-family homes), and casitas, small one- and two-bedroom homes, ideal for elders, individuals with disabilities, and individuals living alone. Residential areas include common areas, parks, and community centers.

## *Land Conservation Efforts*

Preserving environmentally sensitive areas is essential to maintaining cultural resources and the biodiversity that currently exists on reservation and surrounding lands.

Conservation strategies include:

- Buffer Zones: establishing natural buffers around cultural sites, water sources, and wildlife habitats.
- Low-Impact Development: encouraging building practices that minimize soil disturbance, reduce runoff, and protect native vegetation.
- Green Infrastructure: integrating features such as rain gardens and native landscaping to enhance sustainability.
- Sustainable Development: plan development with the future in mind, ensure that meeting current needs does not come at the expense of future generation's

ability to meet their needs, preserving the land's ecological and cultural value.

### *Development Plans for Interconnected Communities*

To foster a sense of unity and accessibility, the plan emphasizes the development of

interconnected neighborhoods. Key strategies include:

- Clustered Housing: grouping homes to create a close-knit community, minimize land use, preserve open space, and reduce infrastructure costs.
- Dispersed Housing: scattering home sites to preserve the natural characteristics of the land.
- Complete Streets: designing roads that accommodate pedestrians, cyclists, and vehicles safely.
- Cultural Centers: preserving cultural lands for ceremonies and community events.
- Community Hubs: creating central areas where residents can access services, attend events, and engage in recreational activities.

### **Zoning Guidelines**

Based on input gathered through discussions with Tribal leadership, site visits, geographic analysis, and community workshops, the following zoning guidelines have been developed. These guidelines reflect community priorities and support the goals of the housing acceleration by guiding land use in a way that is culturally respectful, environmentally sustainable, and adaptable to future needs.

A flyover video has been created showing the geography of the Mesa Grande tracts of land and their zoning. The video is available for viewing on the Mesa Grande Housing Authority webpage.

### **Golden Eagle Tract**

The Golden Eagle Tract offers excellent housing opportunities. The North Field Parcel, within the Golden Eagle Tract, provides an excellent opportunity for near-term housing. The North Field Parcel is relatively flat, has good road access, and is mostly disturbed land, previously used for horse grazing. The North Field Parcel is envisioned as a vibrant rental community. Housing and community development concepts were discussed and developed at community

workshops held in 2025, summarized in Appendix A.

Housing at the North Field will require infrastructure including roads, power, water, wastewater, and internet systems. While much of the infrastructure will be located directly on the North Field, some of the infrastructure like power lines, water, wastewater, and internet support systems will need to be located on and through the Golden Eagle Tract.

The Golden Eagle Tract provides important opportunities for continued agricultural production as well as future commercial development. Golden Eagle Farms currently operates active food production on-site, supporting Tribal economic development and local agriculture. Historically, portions of the Golden Eagle Tract were enrolled in California's Williamson Act, which limited land uses primarily to agriculture in exchange for reduced property tax assessments. As a result, agricultural uses were prioritized on much of the site, while commercial activities were planned only in areas not subject to Williamson Act contracts, including the proposed gas station and convenience store near the intersection of Golden Eagle Road and Highway 78.

The Williamson Act is a State of California program designed to encourage the long-term preservation of agricultural land by offering property tax relief to landowners who agree to restrict their land to agricultural and related uses. Contracts under the Williamson Act typically operate on a rolling ten-year basis and automatically renew each year unless a Notice of Non-Renewal is filed. During the term of a contract, land is generally restricted from residential, commercial, or other non-agricultural development. For Mesa Grande, participation in the Williamson Act historically supported ongoing agricultural operations at Golden Eagle Farms while reducing annual tax obligations during the period when the land was held in fee status.

With the transfer of the Golden Eagle Tract into federal trust for the Mesa Grande Band of Mission Indians, the land is no longer subject to state and county land use controls, including the Williamson Act. As trust land, the Golden Eagle Tract is governed by Tribal and federal law rather than California land use programs. Accordingly, Williamson Act restrictions no longer apply, and future land use decisions, including agricultural continuation, commercial development, and housing-supportive infrastructure, will be determined through Tribal planning, governance processes, and federal requirements rather than state agricultural contracting provisions.

There are a few scattered home sites at Golden Eagle. Some of the homes are used to house farm workers, others are planned for use as vacation rentals.

In the future, the Golden Eagle Tract will be zoned as a combination of:

- Residential
- Agricultural/Commercial
- Public Works

Exhibit 3: Map of the Golden Eagle Tract, located adjacent to Highway 78



## 900 Acre Tract

The 900 Acre Tract offers excellent longer-term housing opportunities. The 900 Acre Tract is characterized by rolling hills, mature woodlands, and spectacular views of the neighboring mountains. It was previously used as a grazing area for a buffalo herd owned by the Tribe and consists of numerous relatively flat areas with disturbed grasslands. Road access is poor and improvements will need to be made. There is the potential for numerous environmentally sensitive areas and extensive survey work will likely be required.

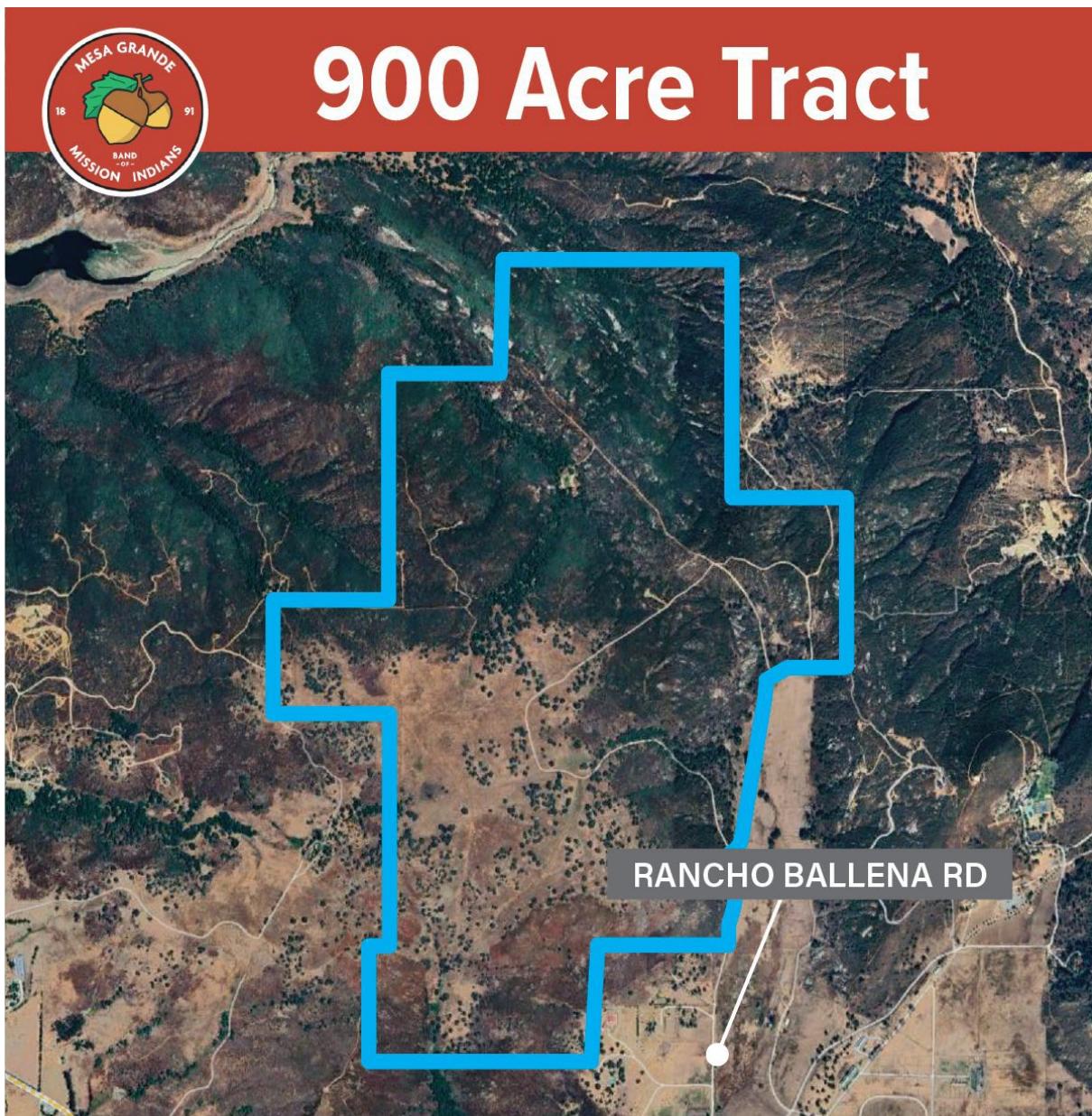
Portions of the 900 Acre Tract are envisioned as a leased-land housing community where members can lease land from the Tribe and build their own homes on site or have a manufactured home delivered to their site. This way, Tribal members can own their home while leasing land from the Tribe. Establishing regulations for home construction or purchase from approved home manufacturers will need to be established.

According to the HEARTH Act, Helping Expedite and Advance Responsible Tribal Home Ownership Act, of 2012, the Tribe will need to develop leasing regulations, approved by the Bureau of Indian Affairs (BIA), before lands can be leased. Tribal leadership is in the process of developing these regulations and submitting them to BIA for approval. These regulations are expected to be in place in 2026.

The Tribe will set aside the 900 Acre Tract to be zoned as a combination of:

- Residential
- Environmentally Sensitive

Exhibit 4: Map of the 900 Acre Tract, located adjacent to Rancho Ballena Road



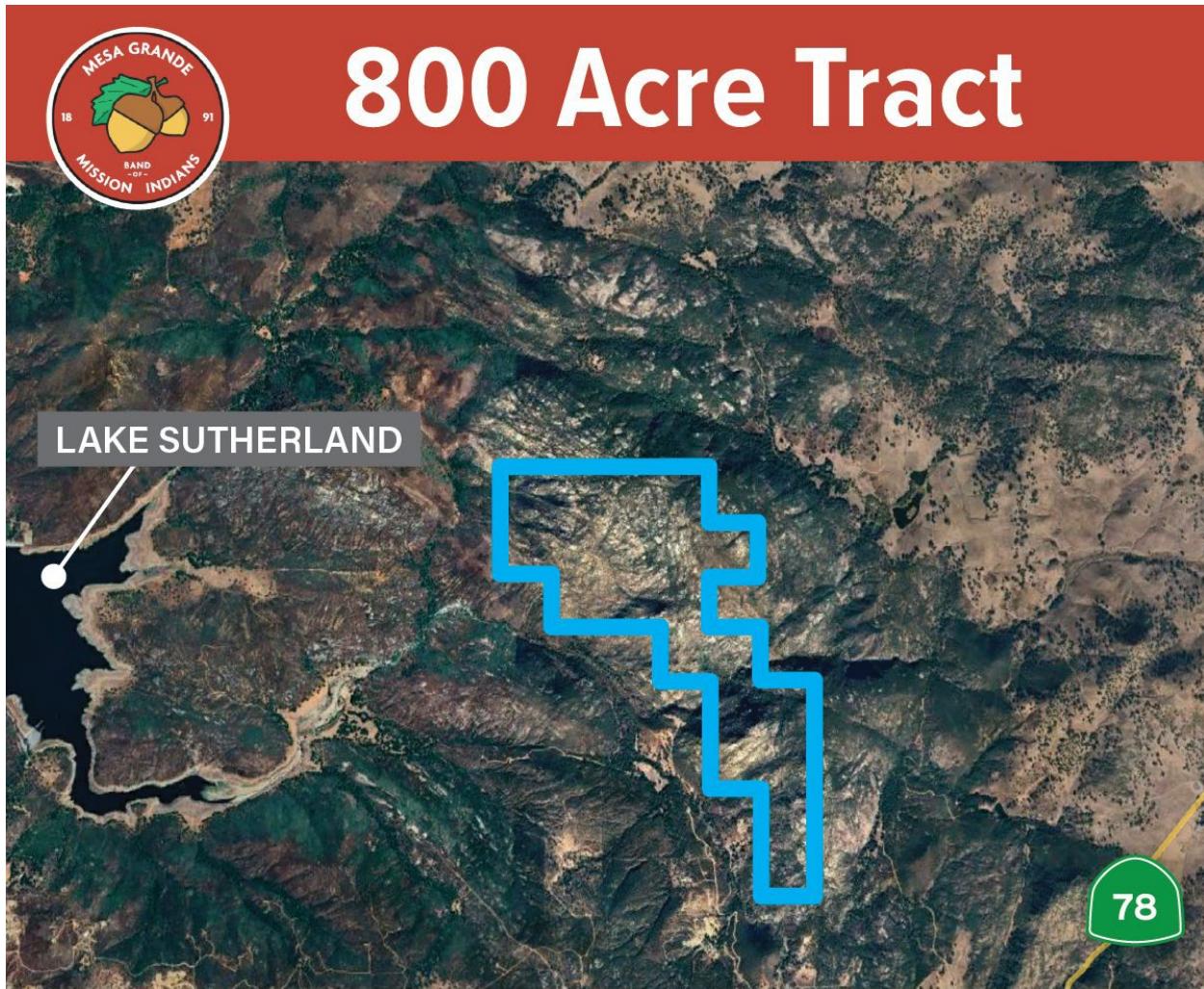
## 800 Acre Tract

The 800-acre tract is characterized by rugged, steep, and rocky terrain. It primarily consists of granite mountain ridge formations, which present significant limitations for development. Due to its challenging topography and geological features, this area offers extremely limited opportunities for housing or infrastructure expansion.

The 800 Acre Tract will be zoned as:

- Environmentally Sensitive

Exhibit 5: Map of the 800 Acre Tract, located east of Lake Sutherland



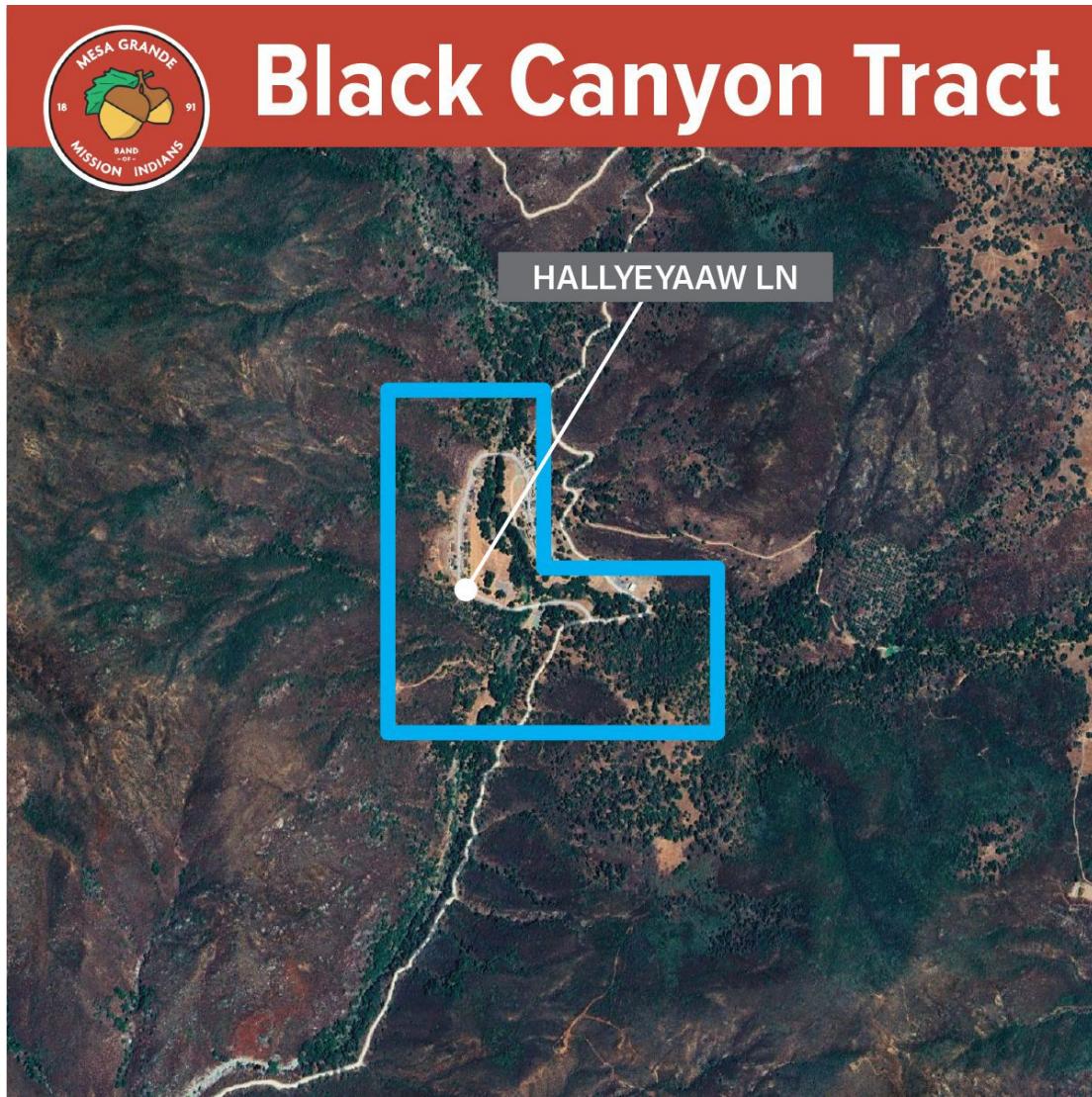
## Black Canyon Tract

Black Canyon currently includes 22 homes, a community park, and a public works facility. The available developable land in this area has been fully utilized, leaving very limited opportunity for additional infill housing. Future housing expansion will likely need to occur in other designated areas with greater development potential.

The Black Canyon Tract will be zoned as a combination of:

- Residential
- Public Works

Exhibit 6: Map of the Black Canyon Tract, located at Hallyeyaaw Lane



### Delgado Tract

The Delgado Tract serves as an important cultural site where Tribal ceremonies and events are held. In addition, there are a few scattered home sites located on the east side of the tract. These homes are currently in poor condition and are not habitable. However, there is potential to restore these existing structures and develop infill housing nearby, creating opportunities for revitalization while respecting the cultural significance of the area.

The Delgado Tract may be zoned as a combination of:

- Environmentally Sensitive
- Residential

Exhibit 7: Map of the Delgado Tract, located at Mesa Grande and Black Canyon Roads



## Other Lands

Mesa Grande is currently working with the California Department of Fish and Wildlife on the acquisition of a 219-acre property located adjacent to San Diego County Fire Station 85 along Highway 78. Funding could be provided by California's Proposition 4, approved by California voters in November 2024. Proposition 4 is a \$10 billion Climate Bond aimed at enhancing climate resilience and protecting natural resources. Funds are allocated to various environmental improvement projects, including land acquisitions and conservation projects that benefit Tribal nations. If acquired, the 2019 Acre Tract will be zoned as Environmentally Sensitive.

# Chapter 5 | Housing Options

## Housing Types

Mesa Grande's current Tribal membership is approximately 1,072 members and is projected to grow to approximately 1,500 members over the coming years. In anticipation of this growth, and to ensure the Tribe is prepared to meet future housing demand in a thoughtful and coordinated manner, the Housing Master Plan is being developed to plan for an on-reservation population of up to 1,500 residents. Many Tribal members currently live off the reservation due to the limited availability of existing housing and infrastructure. Community engagement conducted as part of this planning effort has consistently confirmed that many of these members wish to return to live on their ancestral lands if adequate, safe, and affordable housing options become available.

Mesa Grande's long-term goal is to build a sustainable, self-sufficient community capable of supporting approximately 1,500 residents on Tribal lands. Based on projected household sizes, demographic trends, and community input, achieving this goal will require the development of an estimated 600 to 700 housing units over time. This level of housing production is necessary to address existing overcrowding, support returning Tribal members, and accommodate future population growth in a planned and orderly manner.

A diverse mix of housing types will be essential to meet the needs of a community of this size and complexity. Tribal members represent a wide range of ages, household sizes, incomes, and support needs, including families with children, elders, individuals with disabilities, young adults, and workforce households. Providing only a single housing type would not adequately serve these varied needs or support long-term community stability. Consistent with the objectives of this planning effort and associated grant applications, Mesa Grande is pursuing a balanced housing strategy that includes rental and ownership opportunities, smaller units for elders and individuals living alone, and family-sized homes that support multigenerational living. Housing such as duplexes, townhomes, and small apartment buildings will provide flexible, affordable living options that promote long-term community stability and efficient use of land and infrastructure.

## Single-Family Homes

- **2–4-bedroom homes for families:** These homes cater to various family sizes and

their needs. They provide space for living, recreation, and home-based businesses.

- **Located on larger lots:** Ideal for young families, providing private yard space for play, gardening, and outdoor activities.
- **Live work:** Suitable for home-based businesses, offering flexibility and convenience. These homes can accommodate small offices, allowing residents to work from home.

## Multi-Family Housing

- **Duplexes, townhomes, and small apartment buildings:** Designed for young adults, small families, and those with special needs. These units can offer a range of living options to suit different lifestyles.
- **Mixed-income approach:** Offers an efficient and affordable housing option. This approach ensures that housing is accessible to all Tribal members of varying income levels.
- **Supportive housing:** Provides housing solutions for families and individuals in need. This housing type can be equipped with support services to help residents with life challenges. Common areas can be designed for the intended residents.

## Casitas

- **1-2 bedroom homes:** These homes cater to elders, single people, and persons with disabilities. They provide space for living and recreation. Two-bedroom units contain room for a caregiver.
- **Accessible housing:** Provides safety and convenience for people with limited mobility and disabilities. These units are designed to be easily navigable and can include features such as grab bars, ramps, and emergency call systems.
- **Independent and communal living:** Casitas promote an independent, self-sufficient lifestyle, while common areas provide the opportunity to gather with fellow residents in a peaceful setting.

## Stick-build Construction

Traditional stick-build construction offers opportunities for fully customized home designs and the use of locally sourced labor and materials, which can support workforce development and on-reservation employment. However, stick-build construction also presents significant challenges for Mesa Grande due to its remote location, limited

contractor availability, longer construction timelines, and exposure to cost escalation from fluctuating labor and material prices. These factors can make budgeting unpredictable and increase the risk of delays and cost overruns. Stick-build homes also require extended on-site construction activity and oversight, which can increase impacts to land, infrastructure, and neighboring uses.

## Manufactured Homes

Manufactured homes offer a cost-effective and flexible housing solution that helps address many of the challenges associated with stick-build construction. They are customizable, durable, energy efficient, and can be installed relatively quickly once sites and utilities are prepared. The use of manufactured homes reduces exposure to construction cost volatility, shortens delivery schedules, and allows the Tribe to scale housing production more efficiently as infrastructure becomes available.

## Homeownership Options

During the community workshops, as detailed in Appendix A, Mesa Grande members expressed interest in exploring homeownership opportunities. Various ownership and lease options are presented, each accompanied by an overview of their respective advantages and disadvantages. These options provide flexibility to meet diverse housing needs within the community. Recommendations are also presented for consideration, helping guide future decisions on housing development and policy at Mesa Grande.

### Own Home - Own Land

- **Description:** ownership model with an individual, couple, family, or partners owning the home and land, often financed through a mortgage.
- **Application:** as reservation lands are held in fee or trust by and for the Tribe, this model does not apply to reservation lands but can apply to reservation-adjacent lands acquired by members.
- **Pros:**
  - Autonomy: within the boundaries of local, state, and federal laws, owners have the right to use and modify home and land.
  - Wealth Building: potential to build home and land equity over time.
  - Resale Flexibility: owner may resell home and land on the open market.

- **Cons:**
  - High Entry Price: reservation adjacent lands are expensive and would require a substantial down payment, typically up to 20% of the property's value.
  - Availability: opportunities to purchase reservation-adjacent lands are limited.
  - Responsibility: Owners are responsible for all maintenance, taxes, and unforeseen expenses.
- **Recommendation:** monitor reservation-adjacent lands that become available for sale, provide regular updates to interested members.

## Own Home – Lease Land

- **Description:** partial ownership model with members owning the home and leasing the land.
- **Application:** can apply to reservation lands with U.S. Bureau of Indian Affairs approval of leasing regulations per the HEARTH Act.
- **Pros:**
  - Availability: once leasing regulations and infrastructure are developed, members can proceed on the timeline of their choosing.
  - Customizable: ability to tailor home to suit the needs of the owner.
  - Lower Entry Price: the cost of purchasing a home is relatively affordable compared to the cost of purchasing a home and land, financing is typically available from private lenders.
- **Cons:**
  - Resale Restrictions: due to covenant restrictions, members would likely only be able to resell homes to other members, limiting the pool of potential buyers.
  - Maintenance: homeowners would be responsible for all foreseen and unforeseen maintenance of the home.
  - Depreciation: depending on the care of maintenance, weather events, and wear-and-tear, the value of the home could depreciate significantly over time, a poorly maintained home can become a liability instead of an asset.

- **Recommendation:** develop covenant and leasing regulations and pursue approval of leasing regulations.

## Lease Home – Lease Land (Rent)

- **Description:** leasing model with members renting the home on Tribal land.
- **Application:** immediately applies to all reservation lands with administration provided by Mesa Grande Indian Housing Authority (MGIHA).
- **Pros:**
  - Maintenance: the Tribe would be responsible for providing routine home care and maintenance.
  - Flexibility: members would have the ability to move in and out, per the terms of the lease agreement, without needing to buy or sell property.
  - Affordable: no large upfront down payment or financing would be required; members would pay monthly rent.
- **Cons:**
  - Availability: currently, there are no homes available for rent, availability will improve with the construction of new homes.
  - Wealth Building Opportunity Lost: since renting does not build equity or ownership, members would need to save and invest elsewhere.
- **Recommendation:** continue to advance plans for rental community at the North Field, investigate opportunities to rent or repurpose existing homes on the Golden Eagle and Delgado Tracts, detailed rental agreements would be needed for homes needing repair, rehabilitation, and reconstruction.

## Other Models

- **Rent to Own:** similar to the “Own Home – Lease Land” model except that the Tribe would act as the private lender. This could be an option if private lender rates or terms are unfavorable and Tribe is willing and able to take on this responsibility.
- **Cooperative Housing:** similar to the “Own Home – Own Land” model except participating members would collectively purchase, own, and manage the property. Ownership is shared, and decisions are made democratically by cooperative members.

## Grant Opportunities

To support the implementation of the Housing Master Plan, the Tribe is actively pursuing local, state, and federal grant opportunities. These grants provide resources for the planning, design, and construction needed to advance housing opportunities at Mesa Grande. Applications for grant opportunities are approved by the Mesa Grande Tribal Council and administered by the Mesa Grande Indian Housing Authority.

# Chapter 6 | Housing Implementation & Phasing

There are numerous opportunities for implementing a housing acceleration strategy at Mesa Grande. Below is the recommended implementation plan.

## North Field (Rental Community)

The North Field parcel within the Golden Eagle Tract has been identified as an excellent near-term housing site due to its physical characteristics and infrastructure readiness. The site consists of disturbed grasslands previously used for horse pasture, includes relatively flat terrain that minimizes grading and construction costs, and is naturally protected by surrounding hills. These features, combined with proximity to existing access and utilities, make North Field well suited for early housing development and the initial phase of a larger, multi-phase community.

Developing a housing concept for North Field was the primary focus of two community workshops, which resulted in a community-supported plan that envisions housing for approximately 700 to 1,000 people at full buildout. Community input emphasized the importance of providing a mix of housing types and shared amenities that support residents of different ages, household sizes, and needs. As a result, the overall North Field concept includes single-family homes, multi-family housing, and casitas designed for elders, individuals with disabilities, and persons living alone. A summary of desired community amenities, including gathering spaces and services, is provided in Appendix A - Community Workshops.

Phase 1 of North Field is intentionally configured to establish the framework for future phases while immediately addressing urgent housing needs. The Phase 1 concept includes a balanced mix of single-family homes, multi-family housing, and casitas, along with a community center. The community center is positioned at the northern edge of Phase 1 so that it will function as a shared, central focal point not only for Phase 1 residents, but also for future phases of North Field development. Locating this facility early ensures that community services, gatherings, and support functions are accessible as the neighborhood grows over time.

Casitas are clustered adjacent to the community center to support elders and persons with disabilities by providing convenient access to community services, social activities, and on-site

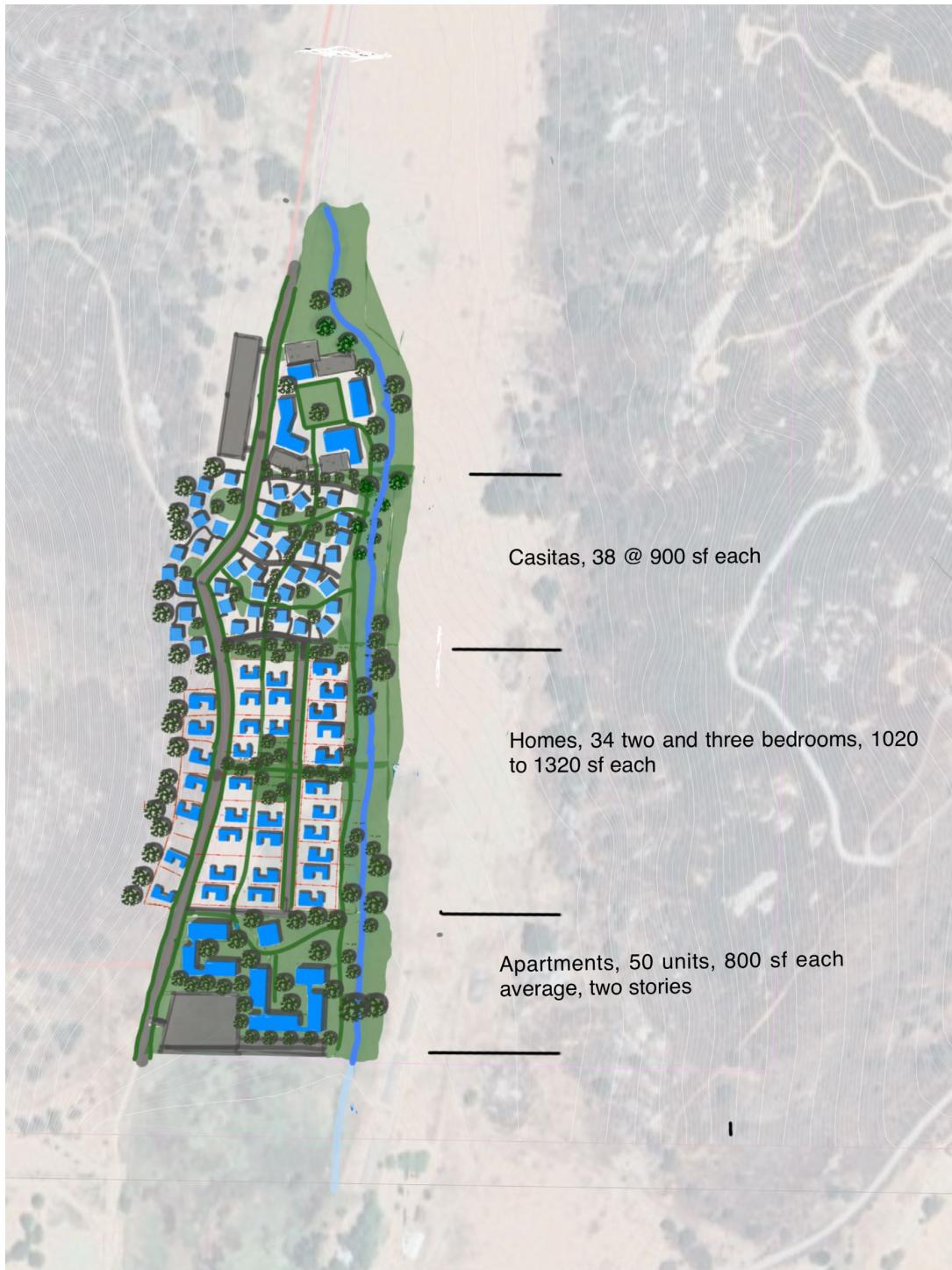
support functions. This proximity reduces travel distances, enhances safety and independence, and supports aging in place. Single-family homes and multi-family housing will create a mixed and inclusive community that balances privacy with connectivity. The North Field is envisioned as a rental community, providing an immediate and affordable housing option for Tribal members in need while establishing a strong foundation for long-term, phased housing development at Mesa Grande.

It is important to note that the Phase 1 site configuration shown below in Exhibit 8 is conceptual and represents a planning-level framework rather than a final design. Detailed technical studies, including biological resource assessments, cultural resource evaluations, and environmental review, have not yet been completed and will inform future refinement of the site layout. In addition, grading, drainage, and engineering analyses will be required to optimize site functionality, minimize environmental impacts, and enhance the visual character of the housing community.

As these studies are completed, the layout, number, and specific locations of housing units, roads, open spaces, and supporting infrastructure may be adjusted to respond to site constraints, regulatory requirements, and community priorities. Any modifications to the initial concept will be guided by the goals of providing safe, accessible, and affordable housing while preserving cultural resources, respecting environmental conditions, and ensuring efficient long-term operation and maintenance of the North Field community.

In May 2025, the California Department of Housing and Community Development notified Mesa Grande that it was a finalist to receive a \$12 million grant from the Tribal Homekey program to support a portion of Phase 1 construction and rental housing at the North Field. This Tribal Homekey funded construction is called North Field - Phase 1A. The funding, expected to be available in April 2026, will enable the development of at least 12 multi-family housing units and a small approximately 1,000-square-foot community room. This community room is intended to serve the immediate needs of Phase 1A residents by providing a modest indoor space for meetings, gatherings, resident services, and community programming associated with the initial 12 units and the Tribal Homekey program.

Exhibit 8: Housing concept for the North Field – Phase 1 including a mixture of single-family (“Homes”), multi-family housing (“Apartments”), and housing for elders, single persons, and persons with disabilities (“Casitas”). The community center is positioned at the northern edge of Phase 1. Future phases will be constructed to the east and north.



As North Field development progresses beyond Phase 1A, this initial community room is planned to be a flexible, interim facility. Once additional housing phases are constructed and the larger community center is developed, the Phase 1A community room may be relocated or repurposed to support expanded community needs, ensuring efficient use of grant-funded facilities over time. A significant portion of the grant will also be allocated to constructing essential infrastructure, including roads, water, electrical, and communication systems. These early infrastructure investments will reduce costs and improve feasibility for future housing phases at North Field. The Phase 1A homes are projected to be ready for occupancy by early 2028.

Developing infrastructure will be essential for supporting the new residential community at North Field.

- **Water Supply:** installing a well water system to provide reliable access to clean water for residents.
- **Wastewater System:** installing a wastewater treatment system to reduce environmental impacts and preserve existing clean water sources.
- **Paths and Roads:** upgrading existing roads and constructing new roads and pathways to facilitate safe and efficient movement within the community by walking, biking, truck, and automobiles.
- **Power:** connecting to the electrical power grid and distribution system, with integrated solar systems configured to prioritize solar energy usage when available, and backup generator systems for critical infrastructure such as water supply and wastewater systems.
- **Communications:** enhancing cell phone coverage and internet access within the community to ensure residents have reliable infrastructure for communication, remote work, and online learning.

## Existing Housing

**Black Canyon Tract:** all 22 existing homes are currently occupied. Restoration and rehabilitation efforts are underway to improve the condition of these homes and ensure their continued habitability.

**Golden Eagle Tract:** several scattered home sites are currently either vacant or being used for workforce housing. The vacant homes require modest repairs. There are plans to use the vacant homes as short-term vacation rentals

**Delgado Tract:** the three existing home sites on the eastern side of the tract would require extensive repairs and rehabilitation before they could be safely occupied. Members with experience in home construction and rehabilitation may be well-suited to assist with this work. To support renovation activities, temporary housing solutions such as mobile homes or trailers could be installed on-site during the repair period. Additionally, there is potential for limited infill housing development adjacent to the current home sites, which could create additional housing opportunities for members. Further coordination and discussion with the General Council, Tribal Council, Mesa Grande Indian Housing Authority, and Public Works will be required before decisions are made regarding the scope, timing, and approach to any housing improvements or occupancy on the Delgado Tract.

## 900 Acre Tract (Home Ownership Community)

A portion of the 900 Acre Tract is planned as a residential community where tribal members can lease individual lots from the Tribe, self-finance and purchase homes from approved manufactured home dealers. These homes would be purchased by tribal members and delivered to the leased lot, where they would be connected to on-site utilities. The Tribe would charge monthly rent for the lot, along with utility fees for services such as water, electricity, and trash collection.

Leased land covenants will be developed to include leasing terms related to land use, maintenance responsibilities, architectural standards, utility access, and other community or environmental requirements.

To guide development, comprehensive planning should be completed to determine appropriate lot sizes and locations. The design of home sites, roadways, infrastructure, and community amenities should be carefully considered to harmonize with the natural landscape and preserve the area's scenic beauty.

Per the HEARTH Act, the Tribe must first develop formal land leasing guidelines, which must be approved by the U.S. Bureau of Indian Affairs. While efforts to create these guidelines are underway, the process will take time to complete.

# Chapter 7 | Governance

Effective governance will be essential to the successful implementation of the Housing Master Plan. Key entities are presented for understanding of the various roles and responsibilities needed for successful implementation of the Housing Master Plan.

## General Council

The General Council is the governing body of Mesa Grande and consists of all adult members eighteen years or older. Current membership is approximately 1,000 members, expected to grow to 1,500 over the next five years. The General Council makes all major decisions regarding the Tribe's overall direction and has jurisdiction over reservation lands.

## Tribal Council

The Tribal Council consists of five members who are elected and serve four-year terms. The Tribal Council is responsible for setting strategic priorities, presiding over General Council meetings, and implementing resolutions enacted by the General Council.

## Mesa Grande Indian Housing Authority (MGIHA)

MGIHA consists of a five-member Board of Commissioners and a small staff that manages the existing 22 rental homes in Black Canyon. MGIHA is currently responsible for the implementation of North Field - Phase 1 housing, shown in Exhibit 8, and will likely be responsible for managing housing on the Delgado Tract and implementing future housing planned for the North Field and the 900 Acre Tract. With these added responsibilities, additional training and resources for the MGIHA team will be needed.

## Mesa Grande Business Development Corporation (MGBDC)

The MGBDC operates business enterprises, including Golden Eagle Farms, to generate revenue for the Tribe. It is governed by a five-person Board of Directors, three of whom are tribal members. MGBDC's mission is to, "promote the economic self-sufficiency of the Mesa Grande Band of Mission Indians by building and managing a diverse portfolio of profitable, sustainable enterprises for the benefit of tribal members and the community." The MGBDC is responsible for managing the existing homes on the Golden Eagle Tract.

## Public Works

Public Works monitors and maintains water quality, delivers water to residents, and responds to water supply issues. It also maintains the reservation roadway system and the solar power system on the Black Canyon Tract. Public Works would be responsible for the maintenance and operation of future planned infrastructure needed to support planned housing including a new wastewater treatment system, backup power systems, and expanded roadway and water system for residents. With these added responsibilities, additional training and resources for the Public Works team will be needed.

# Chapter 8 | Next Steps

The following is a summary of the next steps needed for successful implementation of the Housing Master Plan. The summary provides a guide to the important and impactful steps that can be taken to build a welcoming community at Mesa Grande to preserve and grow the Mission Indian culture.

## 1) Governance and Coordination

- **Empower Mesa Grande Indian Housing Authority (MGIHA):**  
Expand staff and Board of Commissioners capacity and training to manage existing homes and oversee new housing on the North Field and 900 Acre Tracts.
- **Strengthen coordination between Tribal Council, MGIHA, MGBDC, and Public Works:**  
Ensure clear communication and role definition across housing, business, and infrastructure operations.
- **Ongoing community engagement:**  
Continue General Council meetings and workshops for transparency, feedback, and shared decision-making.

## 2) Infrastructure Development

- **North Field Infrastructure (Immediate Priority):**  
Install systems for roads, water (well system), wastewater treatment, power (including grid, solar, and backup generators), and reliable communications/internet.
- **Public Works capacity:**  
Provide additional training and resources for maintenance of expanded systems, including water, wastewater, solar, and roads.

## 3) Housing Implementation

- **North Field – Rental Community (Phase 1):**  
Use the \$12 million state grant to construct the first 12 multi-family units, community room, and supporting infrastructure. Target occupancy by early 2028. Continue planning for additional homes and amenities (e.g., community rooms, playgrounds, and green

spaces).

- 900 Acre Tract – Homeownership Community:  
Complete leasing regulations under the HEARTH Act and obtain U.S. Bureau of Indian Affairs approval to enable “own home–lease land” housing opportunities.
- Delgado Tract – Rehabilitation and Infill Potential:  
Continue discussions to repair existing homes and develop infill housing while protecting the site’s cultural importance.
- Golden Eagle Tract – Mixed Use:  
Continue agricultural operations and initiate planned commercial projects (gas station, store), repair existing homes.

#### 4) Policy and Legal Framework

- Finalize leasing and covenant regulations:  
Define terms for homeownership, land use, maintenance, and community standards.
- Develop detailed rental and maintenance agreements for MGIHA administered properties.
- Align with environmental and cultural preservation guidelines to protect sensitive areas during development.

#### 5) Financial and Grant Strategy

- Leverage grant funding:  
Continue applying for federal, state, and regional programs to fund infrastructure, housing, and housing-supportive projects.
- Explore alternative financing:  
Consider “rent-to-own” or cooperative models if private lending options are limited or unfavorable.

#### 6) Sustainability and Resilience

- Adopt renewable energy systems:  
Expand solar systems for improved energy resilience.

- Promote green building standards:  
Select manufactured home dealers who incorporate energy efficiency and sustainable materials in their housing construction.
- Integrate water conservation and wastewater recycling into infrastructure systems

# Appendix A – Community Workshops

Two community workshops were held to discuss housing options at Mesa Grande. In-person and virtual options were held on the following dates.

- Workshop 1 – February 9, 2025
- Workshop 2 – April 13, 2025

These workshops served as collaborative forums where tribal members came together to share insights, voice concerns, and shape the future of housing, infrastructure, sustainability, and cultural preservation on tribal lands.

Below is a summary of each workshop:

## Workshop 1 – February 9, 2025

A community workshop was held to discuss housing acceleration at Mesa Grande. A simultaneous, in-person and virtual workshop was held. The workshop was started by Curtis La Chusa, Chairman, who introduced the concept of housing acceleration and suggested that North Field parcel within the Golder Eagle Tract presented an immediate opportunity for housing. Curtis introduced Danielle La Chusa, Housing Director, who introduced Richard Chavez, Cordoba Corporation, who gave a presentation on the scope and schedule for the housing acceleration study, the slides shown are presented below. Funding for the study is being provided by a grant from the San Diego Association of Governments (SANDAG) and the Southern California Tribal Chairmans Association (SCTCA).

The housing acceleration study scope includes two main components, first to develop a Master Housing Plan for the entire reservation, second, to develop a specific housing plan for the North Field. The study needs to be completed by the end of 2025. In addition to the housing plan, ideas for complimentary uses for the Golden Eagle Tract would be discussed. A quality study will make Mesa Grande more competitive for future housing acceleration grant opportunities for housing construction. Richard introduced Jason Wells, Cordoba Corporation, who would be facilitating the workshop and Larry Schlossberg, Gruen Associates, who would be developing architectural concepts. Richard encouraged members to participate in the workshops fully to provide Larry with as much information as possible to facilitate the development of the architectural concepts.

A question-and-answer session followed the presentation. A question was asked about why the focus on housing at the North Field. Curtis responded because North Field has good access, is relatively flat, is setback from Highway 78, has access to power and water, and is a great candidate for near-term housing. A question was asked if there will be the opportunity to look at housing opportunities on the 900 Acre Tract. Curtis said there would be, as part of the housing plan for the entire reservation. A number of comments were made about the need for housing and the need for the Tribe to work together on the planning effort.

Jason kicked off the workshop with approximately 33 members participating. Jason created five teams to review available mapping, discuss uses for the Golden Eagle Tract, and discuss housing concepts for the North Field. Each team was provided with mapping and cut-out squares representing elder housing, multifamily housing, single-family housing, and parks. Each team developed a concept for the North Field. Each team to present their concept and summary of their discussion to the larger group. Images of the workshop, concepts, and key discussion topics are shown below.

Farveh Makhssous, Cordoba Corporation, conducted the simultaneous virtual workshop with approximately 8 members participating. Farveh presented a draft concept for housing at North Field. The draft concept, see below, was developed by Cordoba as a discussion starter. Farveh led a discussion on housing concepts for North Field.

A spokesperson from each team presented a summary of the team's discussion. All of the teams showed support for housing and parks at North Field. Some of the teams expressed support for multi-family homes, other teams felt that multi-family housing should not be included. One team felt that the focus should be solely on multi-family housing, and different types of multi-family like duplex, town homes, and patio homes, to accommodate future growth. All teams supported housing for elders. One team expressed support for housing for veterans. One team suggested separating family housing from elder housing to keep the elder housing areas more peaceful and to create common areas for elders. One team suggested that elder housing should be integrated with the other housing for a more interwoven community. Some expressed desire for casitas style housing with large common-areas and courtyards. Others expressed a desire for maximizing housing, while maintaining privacy for members by providing yards, front, back, and side-yards. One team stated that housing development was positive but should be accompanied by business development initiatives. Some expressed a desire for shared community amenities like a community garden for crop sharing and socialization and an indoor community recreation center and gymnasium. Additional written comments can be seen in the images below.

Jason and Farveh conducted an additional part of the workshop to look at potential uses for the Golden Eagle Tract. A summary of the ranking of previously identified uses is shown below. Jason asked a representative from each team to talk about uses they thought should be a high priority. A common high priority discussed by members was the need for a gas station and convenience store.

#### Ranking Summary of Previously Identified Uses for Golden Eagle Tract

Rank		High	Medium	Low	Total	High Weighted	Medium Weighted	Low Weighted	Total Weighted
1	Gas Station and Convenience Store	26	5	2	33	78	10	2	90
2	Native Wellness Center	18	13	2	33	54	26	2	82
3	Solar Company	19	9	5	33	57	18	5	80
4	Native Crops and Botanical Center	17	9	7	33	51	18	7	76
5	Native Retail	9	20	4	33	27	40	4	71
6	Resort/Hotel/Spa	10	11	12	33	30	22	12	64
7	Property Management and Leasing	6	11	16	33	18	22	16	56
8	Mitigation Banking	2	14	17	33	6	28	17	51

Weighting Factors: high scores multiplied by three, medium scores by two, low scores by one

Other uses for the Golden Eagle Tract were discussed, these included:

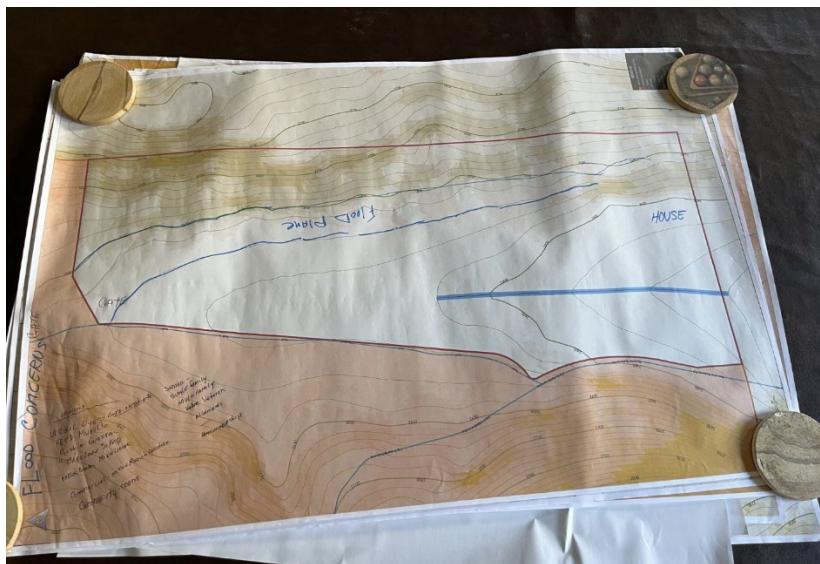
- Animal hospital
- Area for pow wows
- Bee sanctuary
- Chicken eggs for members
- Campgrounds/pumpkin patch/ petting zoo
- Community cultural center for storytelling, night sky education, Kumeyaay history/songs
  - Dog park
  - Education center
  - Event center for concerts/rodeo/horse arena
  - Laundry mat
  - Library
  - Native coffee roasting
  - Prefabricated home construction business

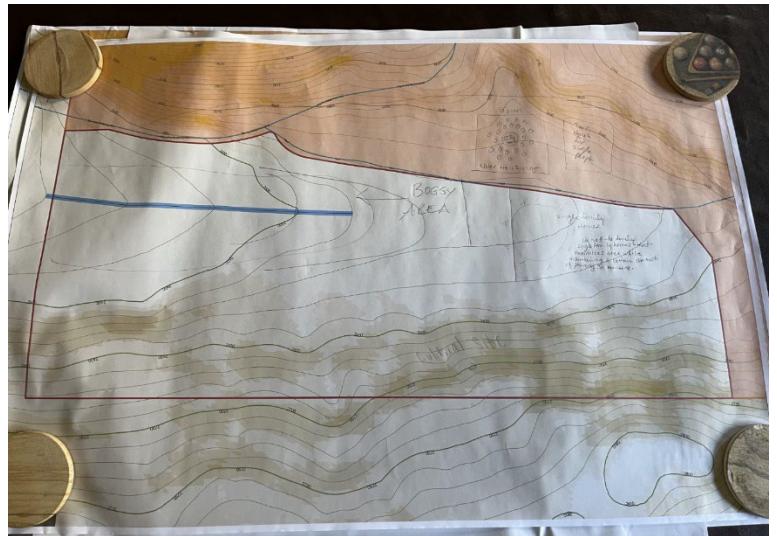
- RV park
- Sports complex for baseball, soccer, football
- Towing company/ car storage
- Trucker showers/ parking
- Winery
- Youth training center for park rangers

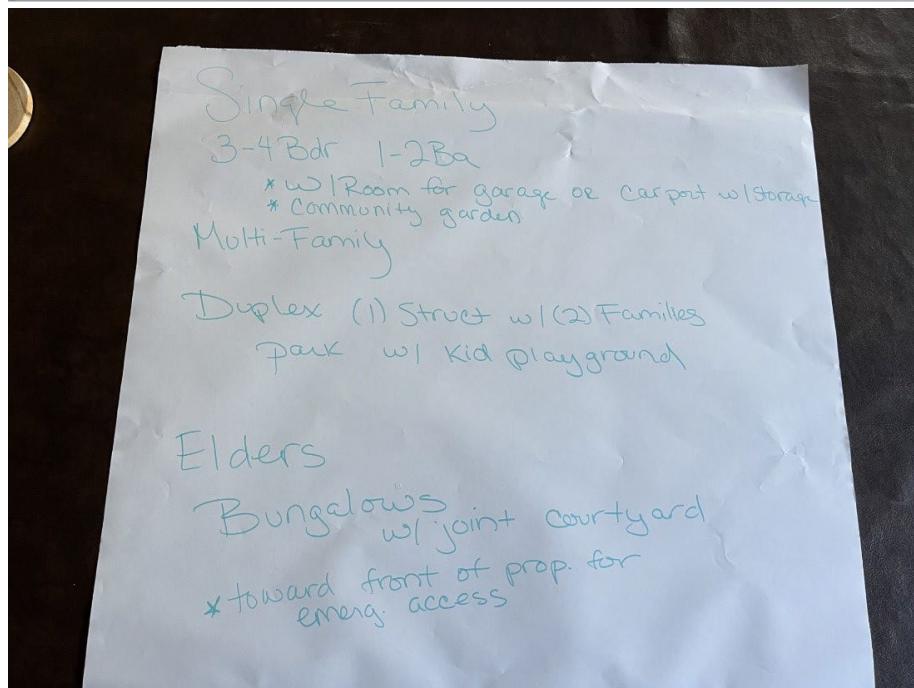
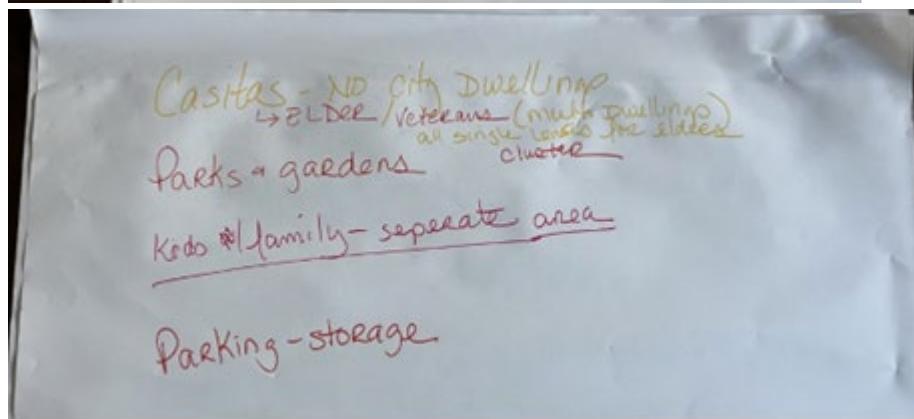
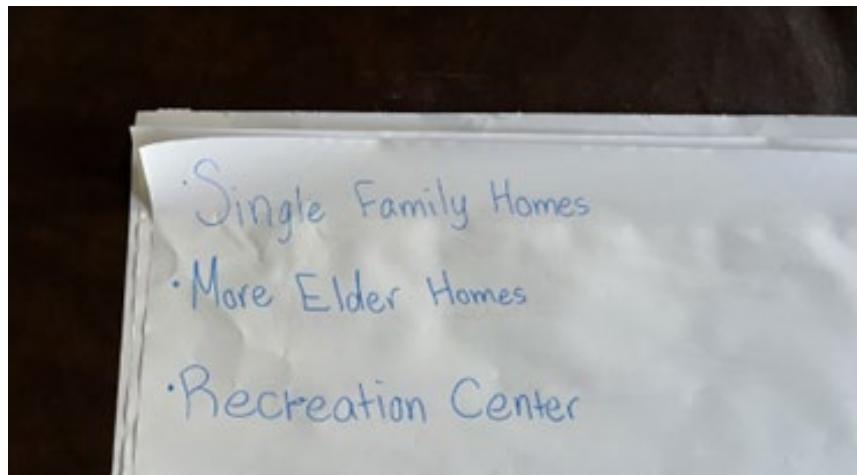
Overall, the energy at the workshop was positive with good member participation in the activities and excellent idea generation. Curtis concluded the workshop and stated that architectural concepts would be presented at the next community workshop for member discussion and input.

## Images from Workshop 1

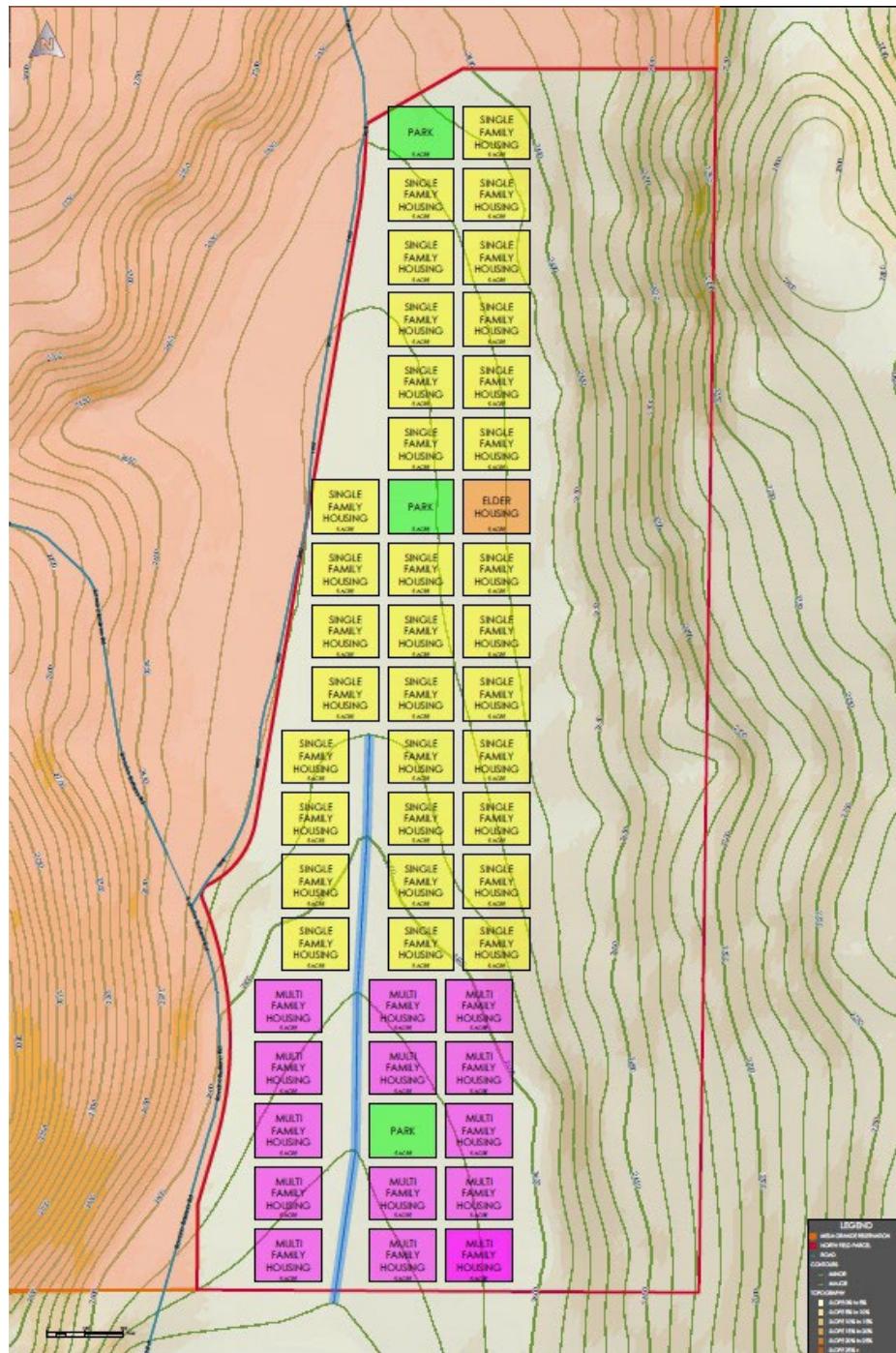








Draft housing concept developed by Cordoba for discussion purposes at virtual workshop

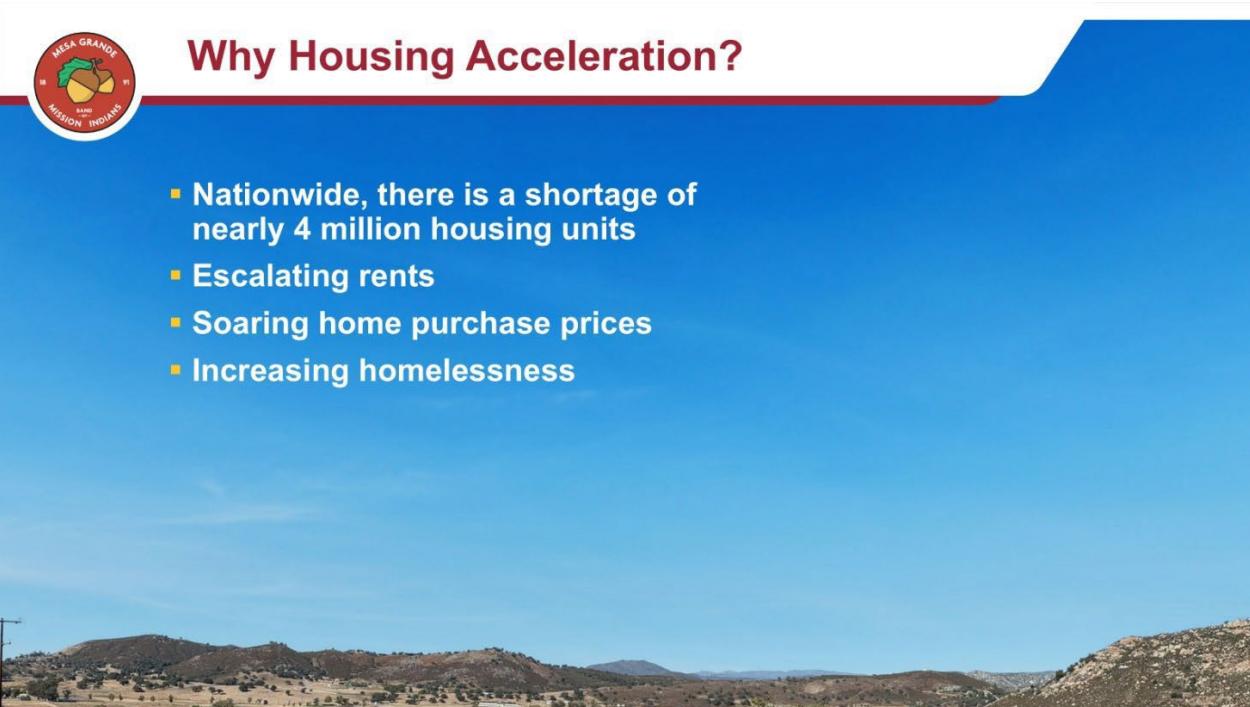


Slides presented at Workshop 1



# Housing Acceleration

## Mesa Grande



### Why Housing Acceleration?

- Nationwide, there is a shortage of nearly 4 million housing units
- Escalating rents
- Soaring home purchase prices
- Increasing homelessness

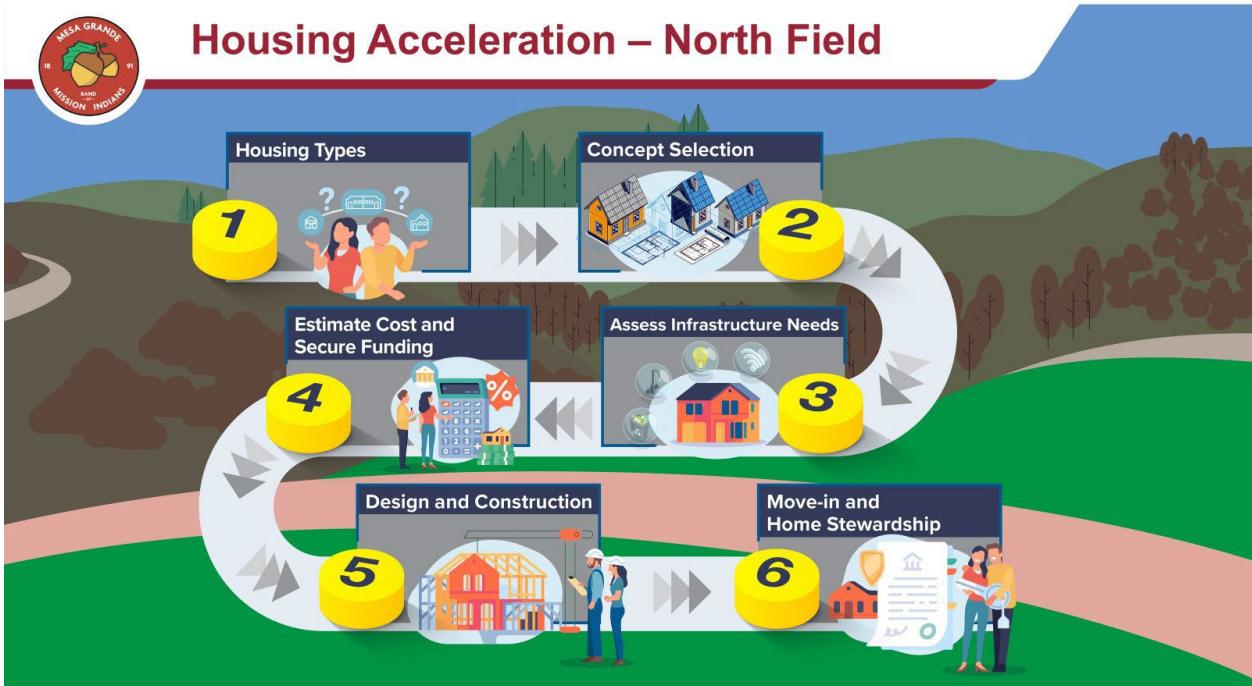
## Housing Acceleration



- **Housing Master Plan**
- **Golden Eagle Tract Uses**
- **North Field Housing Plan**



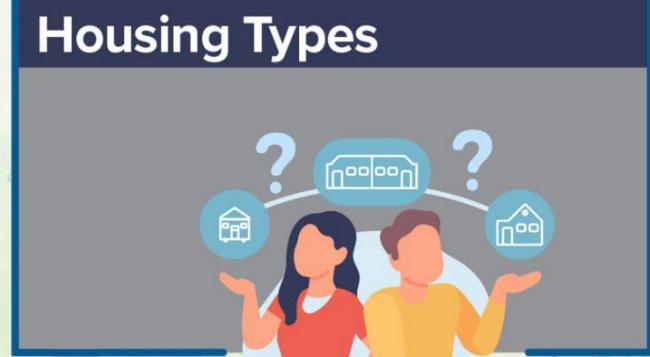
## Housing Acceleration – North Field





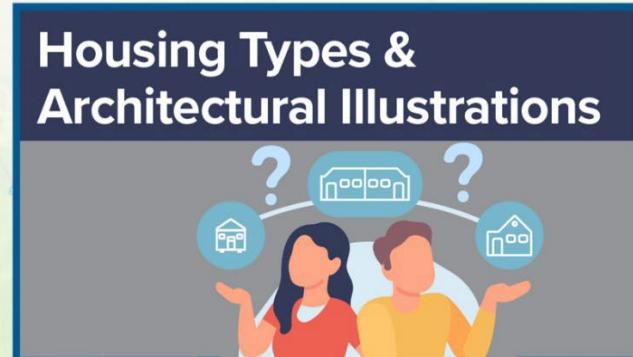
## Housing Types

- **Community Workshop**
- **Develop housing concepts for North Field**



## Housing Types

- **Assisted Living**
- **Bungalow**
- **Multi-family**
- **Single-family**





## Housing Types

- Community Workshop
- Review and Discuss Architectural Concepts

### Concept Selection



## Assess Infrastructure Needs

- Site visits
- Road access
- Utility needs: water, wastewater, power, internet
- Environmental stewardship: avoid, minimize impacts, mitigate

### Assess Infrastructure Needs





## Estimate Costs and Secure Funding

- Estimate cost of construction, utilities, and homes
- Prepare and submit grant applications

### Estimate Cost and Secure Funding



## Design and Construction

- Specific site design based on hydrologic and geotechnical conditions (home foundation design)
- Grading plan – balance earthwork
- Utilities plan – overhead electric or underground, water well and tank design, individual leach fields or small wastewater system, internet access
- Construction – mobilization, staging, delivery, hookup, erosion control, landscaping, cleanup

### Design and Construction





## Step 6 - Move In and Home Stewardship

- Ready for occupancy
- Maintenance, preservation, restoration

### Move-in and Home Stewardship



## Schedule

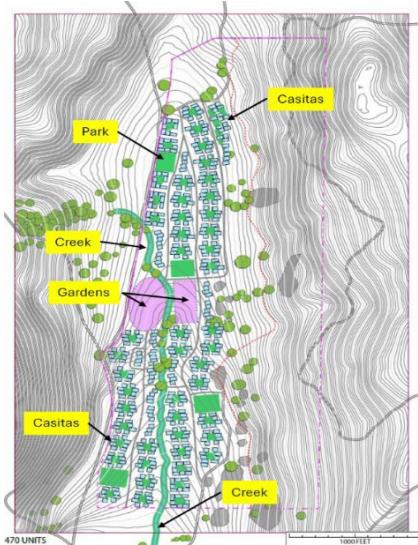
Task	2025											
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
1 Project Management												
2 Identify Funding Source												
3 Housing Master Plan												
4 North Field Housing Plan												
5 Community Engagement – First Round												
6 Environmental and Infrastructure Report												
7 Community Engagement – Second Round												
8 Scope Design and Construction												

## Workshop 2 – April 13, 2025

A community workshop was held to discuss housing acceleration at Mesa Grande. A simultaneous, in-person and virtual workshop was held. The workshop was started by Curtis La Chusa, Chairman, who introduced the focus of the workshop to discuss the architectural concepts developed for the North Field. The concepts were developed based on input from Workshop 1. Approximately 35 members participated in the in-person workshop and 8 in the virtual workshop. Curtis introduced Richard Chavez, Cordoba Corporation, who gave a presentation on the characteristics of the North Field, housing type options, and the architectural concepts, the slides shown are presented below. A question was asked about the ability to own homes at North Field. Richard stated that the North Field was being planned as a rental community but that home ownerships options were being investigated. Curtis stated that the Tribe needed to work through home ownership options with the Bureau of Indian Affairs and that was going to take some time.

Richard introduced Jason Wells, Cordoba Corporation, who would be facilitating the in-person workshop and Farveh Makhssous, Cordoba Corporation, who would be facilitating the virtual workshop. The groups discussed the three draft concepts, sharing their ideas, likes and dislikes about each concept.

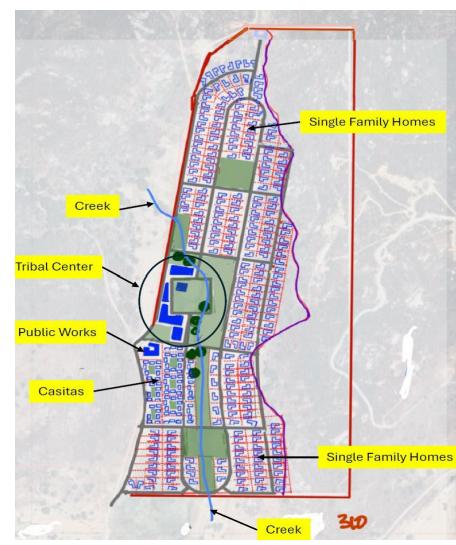
Concept 1



Concept 2



Concept 3



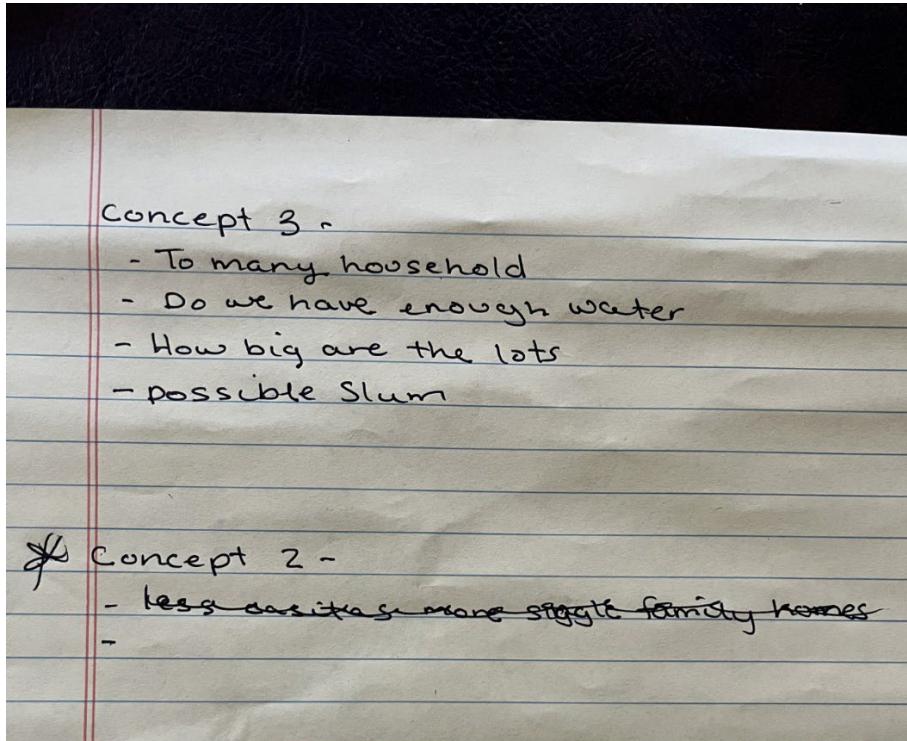
A spokesperson from each team presented a summary of the team's discussion. The overall consensus was that Concept 2 was the preferred concept. It provides a mix of housing types and villages to fit a diversity of family and individual living styles and income levels. Comments are summarized here and in the images from the workshop below.

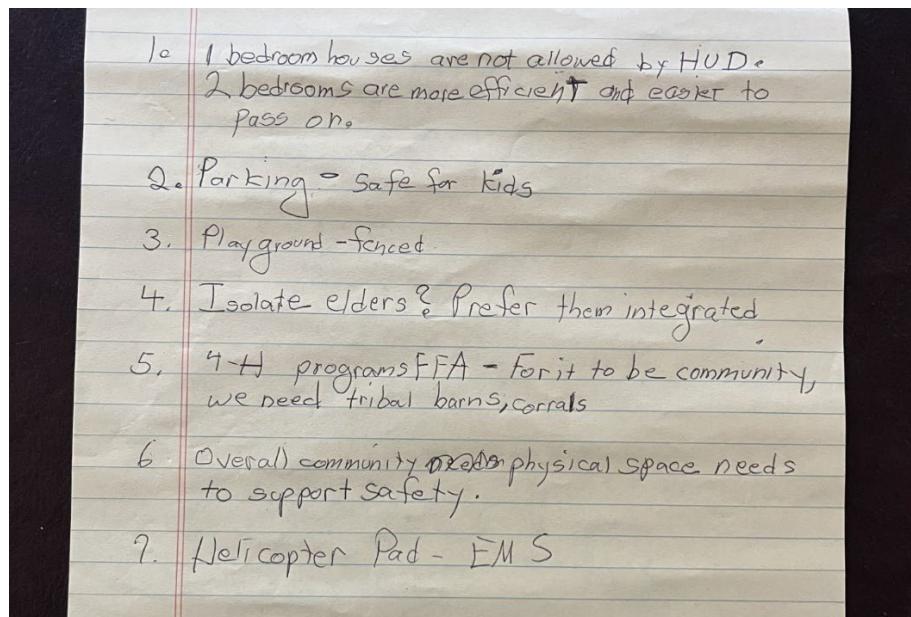
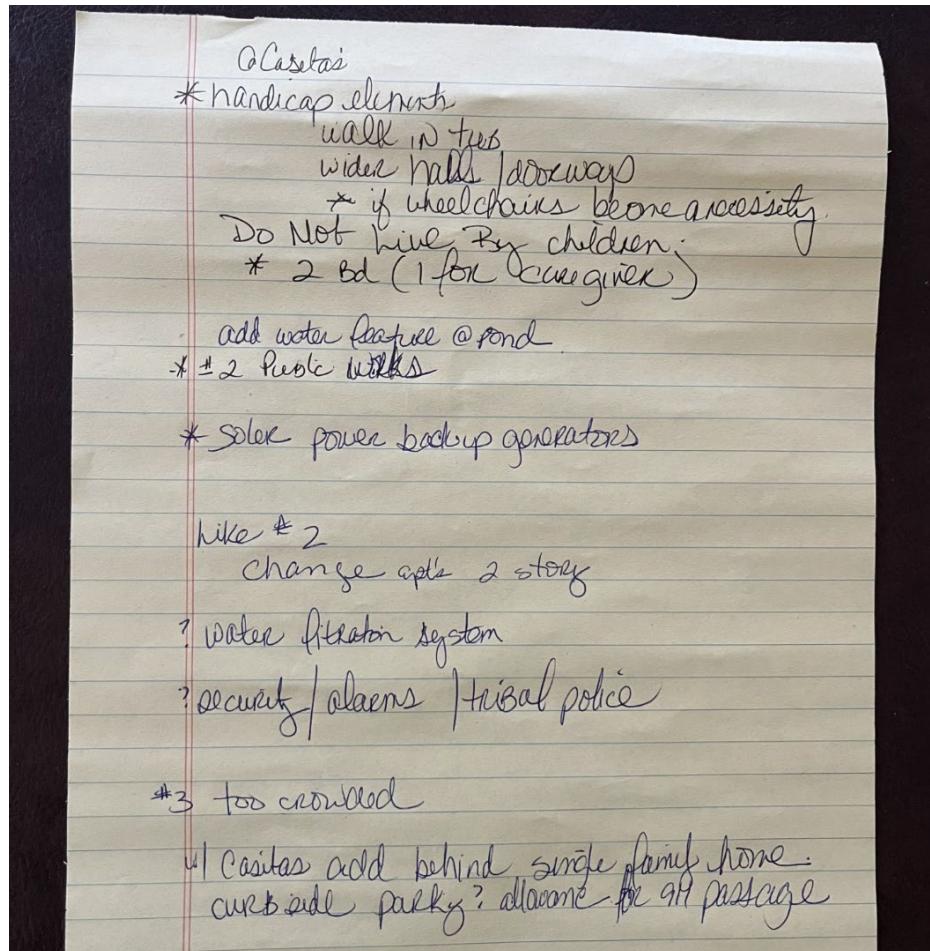
- Housing should be provided for elders as a priority
- Housing should be provided for those on the waiting list as a priority
- The apartment buildings should be two stories
- The community should be gated
- Casitas housing for elders should be two-bedroom in case a live-in caregiver is needed
- Casitas should be designed for elders and persons with disabilities, with amenities like walk in tubs and intercom systems to contact medical professionals in case of emergency
- Roads should be designed for children to walk and ride bicycles
- Speed bumps should be provided on the roads
- Playgrounds should be fenced
- For more tranquil and peaceful living, elders should have their own village
- To better socialize and learn from elders, housing for elders should be integrated into the larger community
- The community should be designed with horse corrals and barns to support 4H programs
- Some of the villages should allow livestock like chickens, geese, and goats
- Pets should be allowed in some of the villages, a pet park should be provided
- Storage areas for boats and RVs should be provided
- To prevent overcrowding, increase privacy, and promote a rural lifestyle, large lot sizes should be designed, and no apartments should be provided
- To maximize the amount of affordable housing for members in need of housing, only apartments should be provided
- Instead of apartments, consider duplexes and quadplexes
- Housing should be integrated into a thoughtful layout, aligned with the natural landscape and with ample green space
- A medical transport station or part-time community clinic should be provided given the remote location and aging population
- A tribal center should provide parks, ball fields, a swimming pool, and an indoor gymnasium

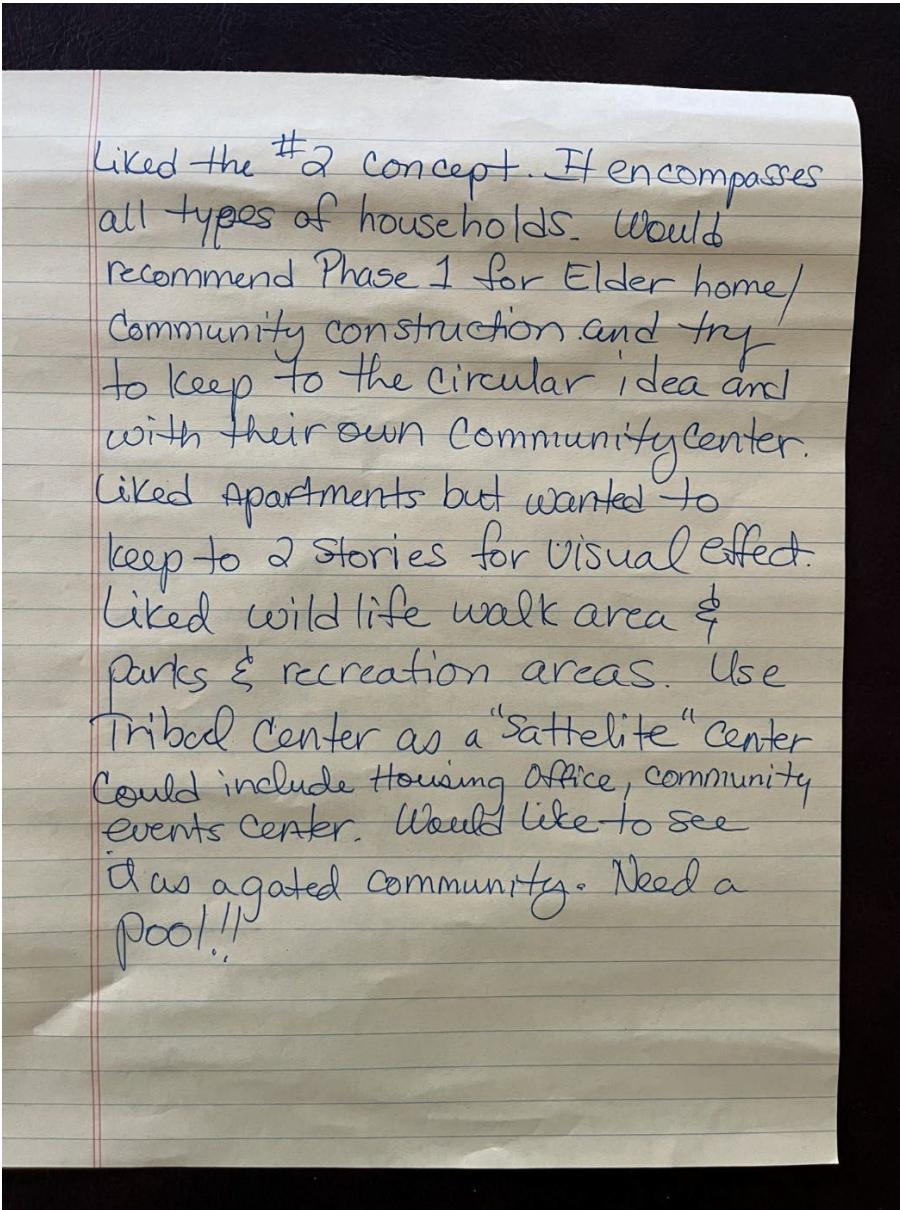
- Groundwater availability and the sustainability of the water source may limit the amount of housing that can be provided
- Minimize the environmental impact of roadways and supportive infrastructure
- Maintain the creek as a key neighborhood feature
- Fire suppression and emergency response services should be provided
- A helipad should be provided for fire and emergency services
- Address the need for transportation solutions, especially for elders accessing off-site healthcare
- Ample parking should be provided with a visitor lot adjacent to casitas villages
- A solar panel, battery storage, micro-grid power system should be provided for primary and backup power during outages

Curtis concluded the workshop and stated that comments would be incorporated into the plans moving forward, and as funds would be limited, in an effort to get the, “most bang for the buck.”

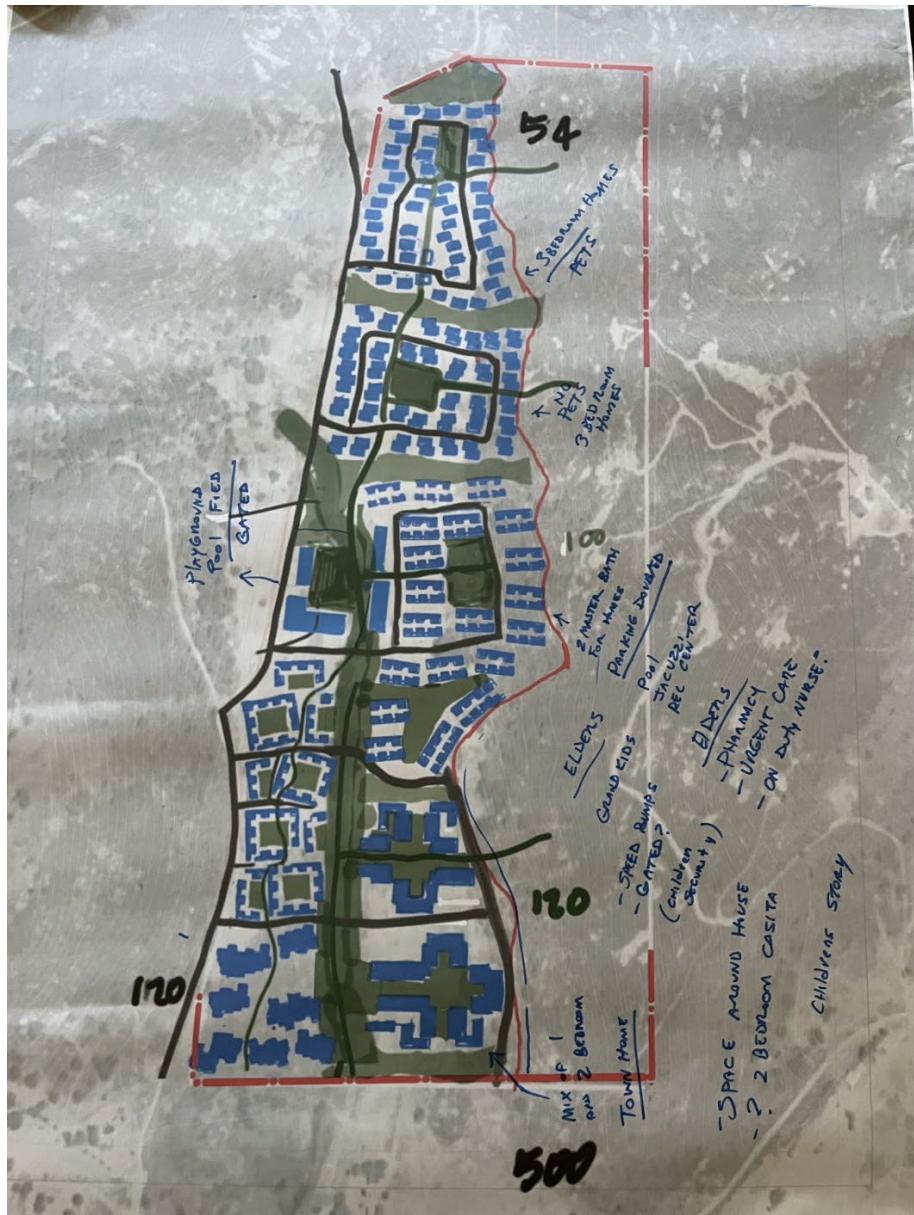
## Images from Workshop 2





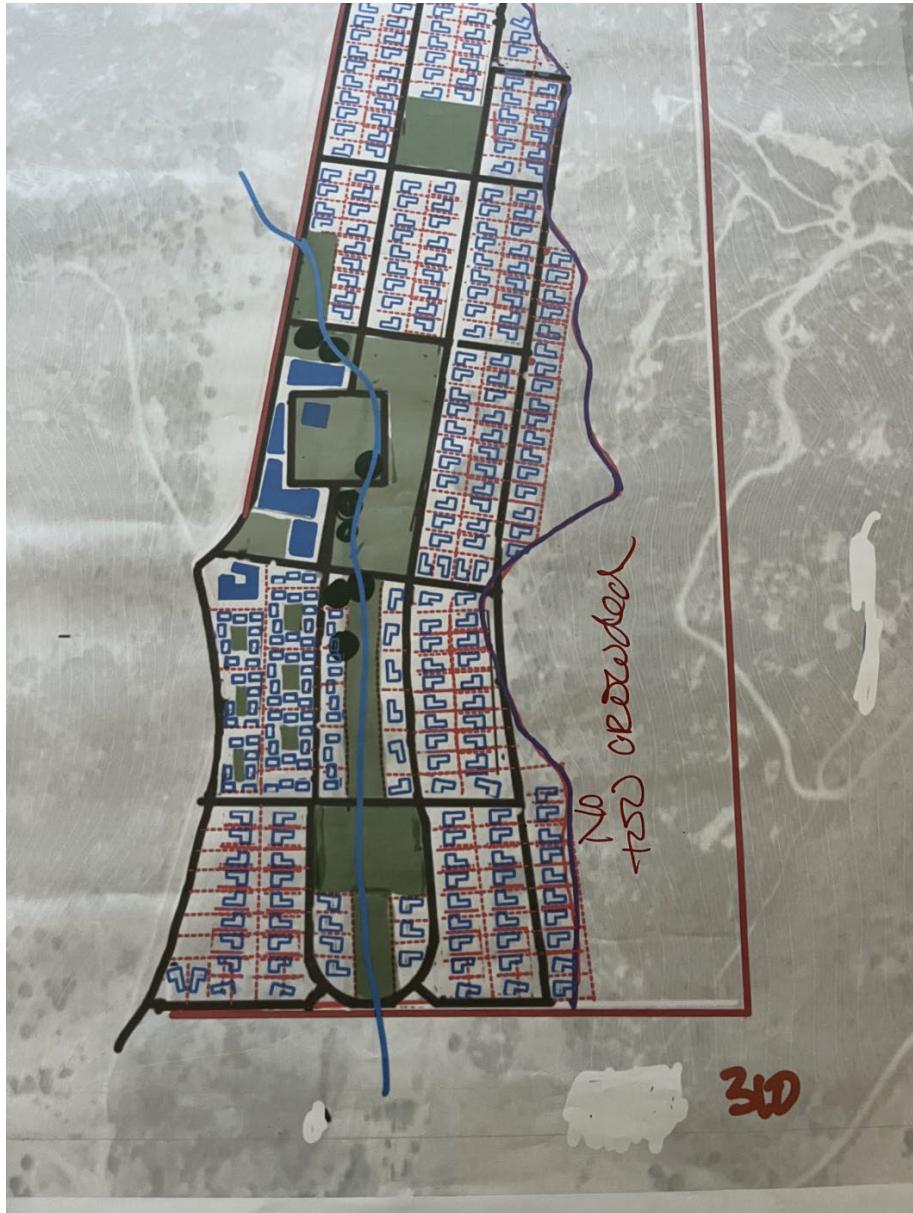






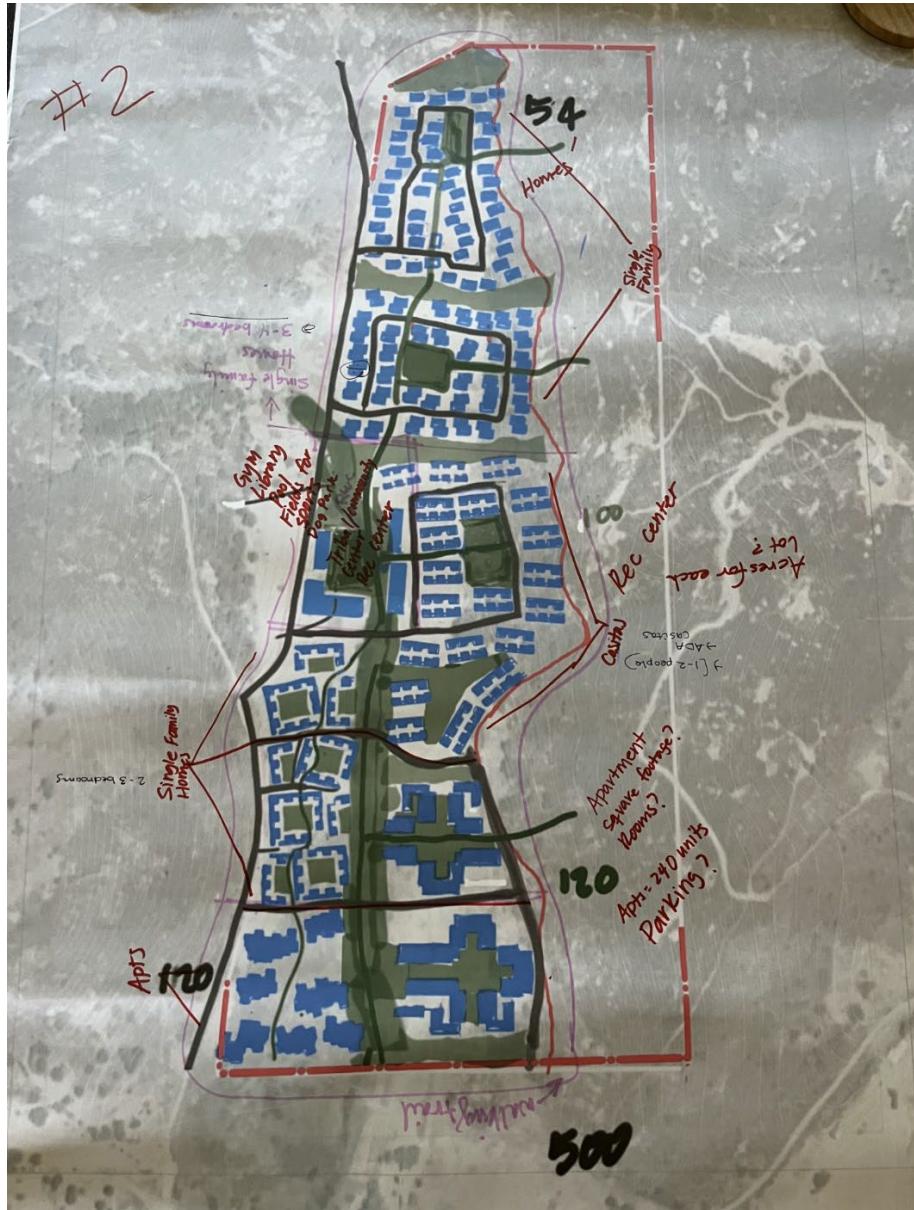






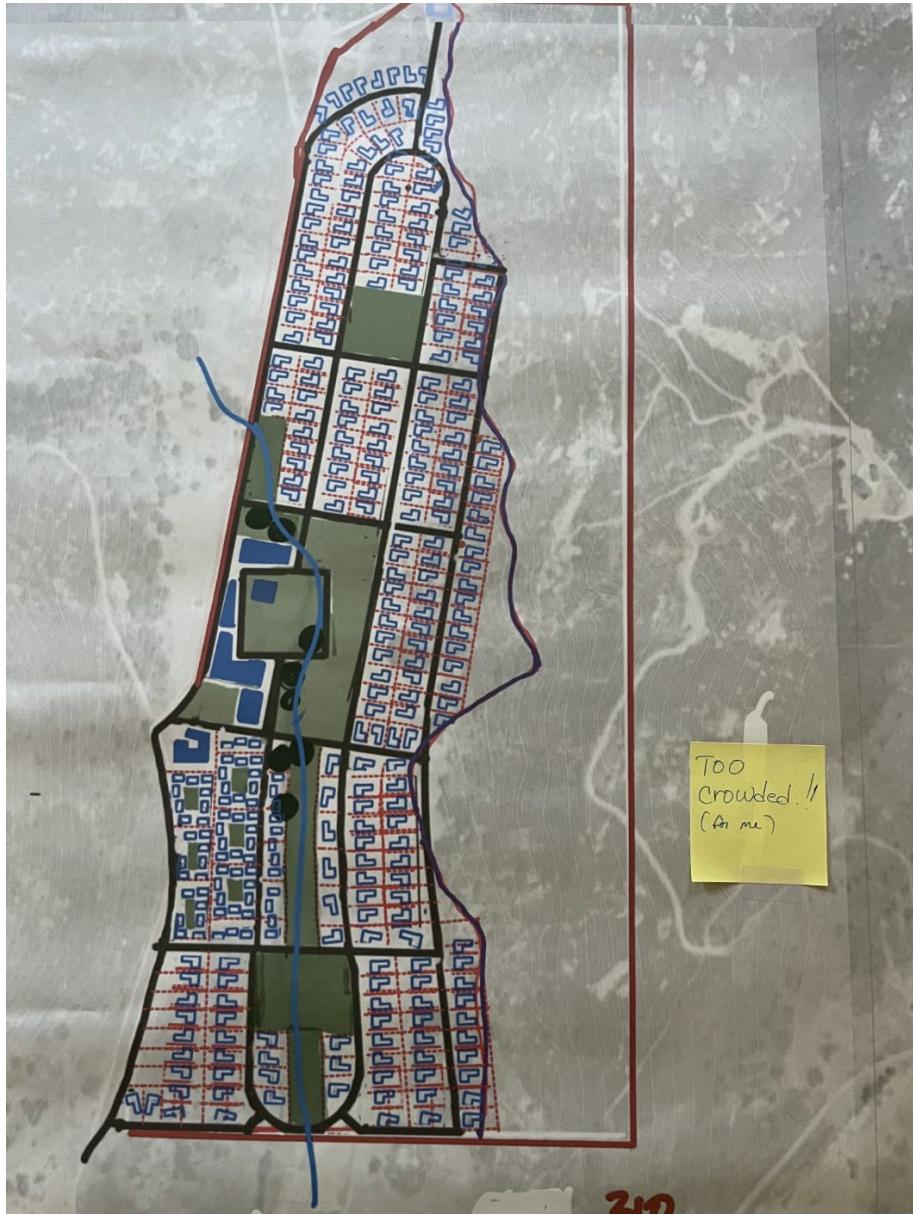














## Slides presented at Workshop 2



**Housing Acceleration**  
**Mesa Grande**

**Community Workshop #2**  
**Mesa Grande Band of Mission Indians**  
April 13, 2025

**CORDOBA CORPORATION**  
Making a Difference



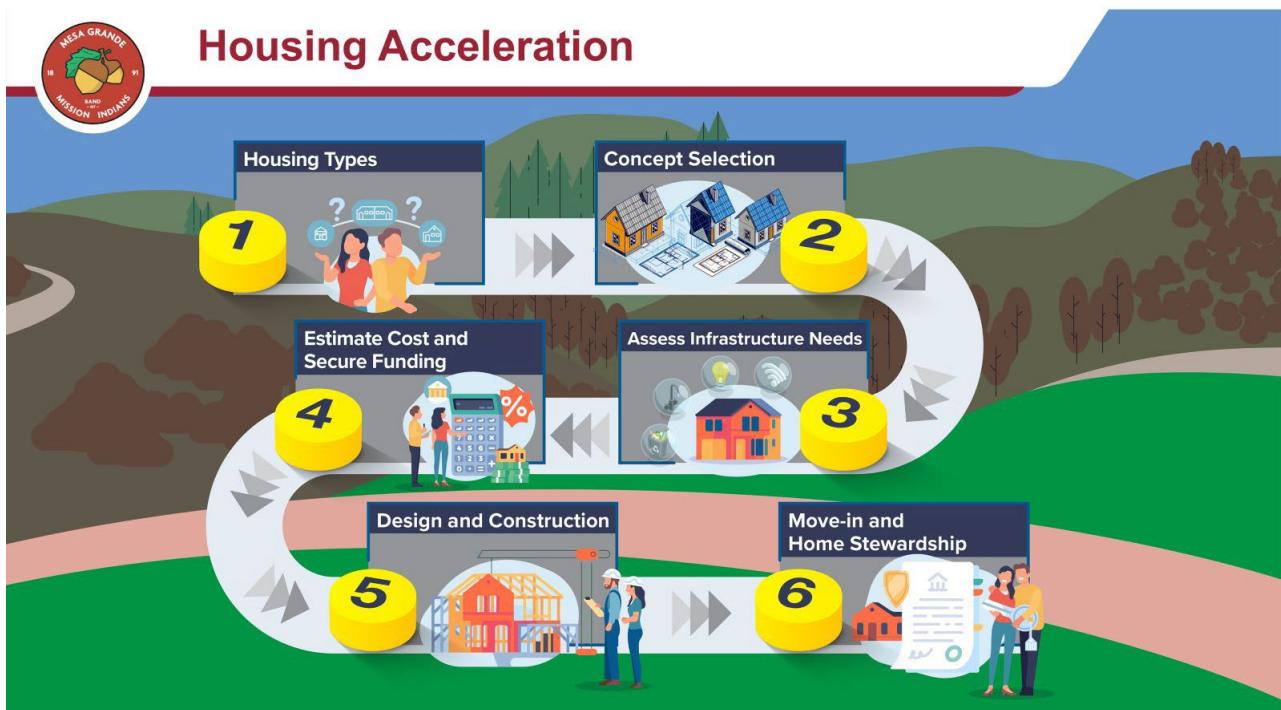
“

Mesa Grande is accelerating housing to build a welcoming community and bring back our 1,500 members to preserve and grow the Mission Indian culture.

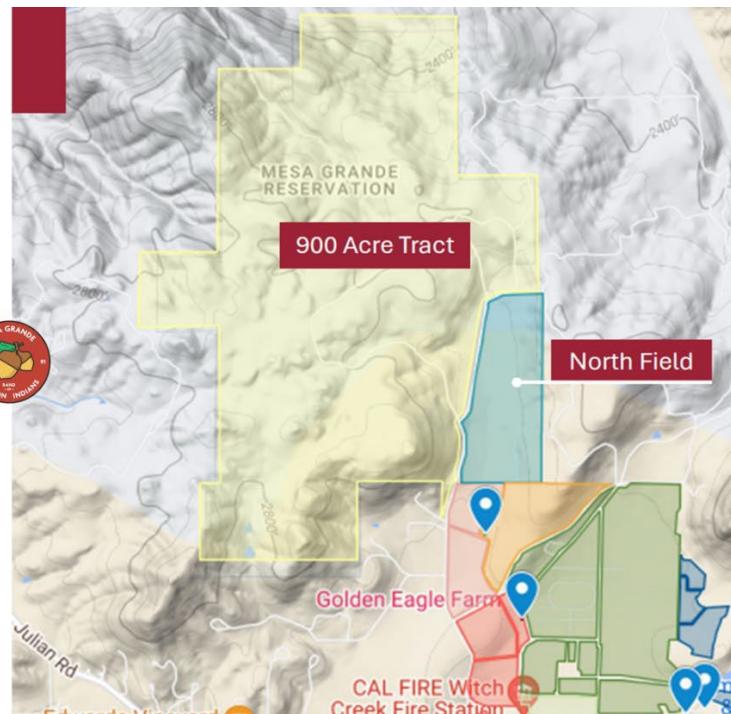
*-Chairman Curtis La Chusa*

**MESA GRANDE  
BAND OF  
MISSION INDIANS**





The North Field Parcel provides an excellent opportunity to accelerate housing for members who need affordable housing. North Field is located just north of the Golden Eagle Farm owned and operated by Mesa Grande.



There is a boggy area (wetland) just south of the North Field. Mesa Grande is in the process of restoring this wetland by removing invasive species and improving the biological value of this wetland resource.



**View of the wetland area from the south looking north.  
The North Field is in the distance.**



**View of the wetland area from the west looking east.  
Golden Eagle Farm grow houses can be seen in the distance.**



The North Field is a former horse grazing field, easily accessible, and relatively flat, providing an excellent location for new housing



**View of North Field from north looking south.**



A community workshop was held on February 9, 2025, to discuss housing concepts for the North Field



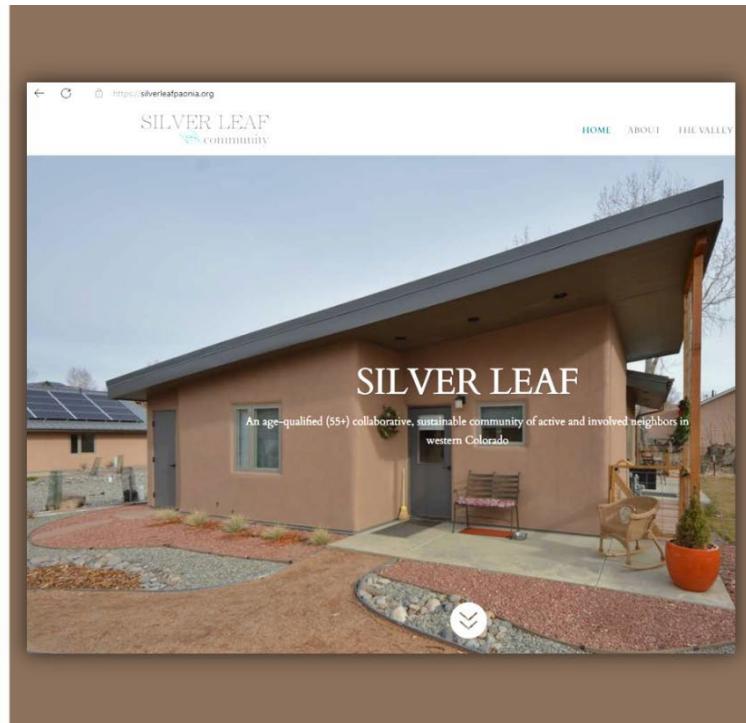
## Key Takeaways from February 9, 2025, Workshop

- Casitas (cottages, bungalows, tiny homes) for elders, veterans, and singles
- 3+ bedroom homes for families (single-family homes)
- Commons living with parks and community gardens
- Key characteristics include the creek, cultural resources, parking, storage, and maintaining a certain amount of privacy for members
- Investigate options for homeownership



## Casitas

- Silver Leaf in Paonia, Colorado is a community for elders (55+) that uses a casita design that is simple and efficient



## Commons Living

- Greyrock Commons in Fort Collins, Colorado is a, “group of people seeking to build a cohesive, cooperative community based on respect, responsibility, and shared human and material resources.”

**Welcome!**

Greyrock Commons was completed in 1997. A resident-driven development, it began with a small group of six families who shared the desire for a supportive, multigenerational neighborhood. Using Cohousing as our model, we planned a community that prioritized people, human connection, and nature. Over four years, we grew from 6 to 30 households working together to make a multitude of decisions using consensus. We purchased land, secured financing, hired professionals, designed buildings, navigated county permitting, oversaw construction, installed landscaping, and watched our vision become reality! What had been a depleted 16-acre cornfield slowly grew into what is now Greyrock Commons: a thriving, friendly, and inclusive neighborhood on the rural edge of Fort Collins.

Greyrock Commons is located three miles northwest of "Old Town" Fort Collins. With spectacular views of the foothills of the Rocky Mountains rising one mile to the west. We enjoy easy access to biking and hiking trails, proximity to the Poudre River, and a [City of Fort Collins Natural Area](#) right next door! Greyrock includes 30 energy efficient townhomes of various sizes clustered on six acres, each with its own front porch and small yard or garden. The homes surround a central green, perennial gardens, a play area, and a much loved Common House.

The remaining 10 acres includes a large community garden, a community composting system, outbuildings (including a chicken coop and flock of laying hens), and a passive solar shop/studio with an adjoining garage for short term equipment repairs. A carefully restored Natural Area occupies the furthest north 5 acres and offers a beautiful and rich haven for wildlife and people.

Since the very beginning, the Greyrock community has valued the diverse experiences, talents, ages, and perspectives of its members. Vibrant and dynamic, Greyrock's continued evolution reflects the principles of respect, responsibility, and consensus decision-making. Our mission statement helps us remain focused and informs community processes and decisions.



## Single-family Homes

- Some of the benefits of manufactured homes
- Affordable
- Customizable
- Strong
- Energy Efficient
- Fast Installation
- Construction risks are mitigated



- Apartments are an efficient use of space and a way to quickly house many people.



## Concept 1

- Three concepts have been developed for members to discuss. Tell us what you like and do not like. Concept 1 shows the creek in green, ball fields in purple, parks in green, and casita style homes in blue. A total of 470 casitas could be provided with this concept housing an estimated 700 people.



## Concept 2

- Concept 2 shows the creek in green, parks in green, homes and community buildings in blue. This concept provides a mix of housing types including single-family homes, casitas, and apartments. It also includes an area for a community center with a tribal hall and other community buildings. A total of 500 homes could be provided with this concept housing an estimated 950 people. This concept would house the most people.



## Concept 3

- Concept 3 shows the creek in blue, parks in green, homes and community buildings in blue. This concept provides mostly single-family homes and some casitas. It also includes an area for a community center with a tribal hall and other community buildings. Fewer but larger parks are included with this concept with a linear park running the length of the creek. A total of 310 homes could be provided with this concept housing an estimated 620 people. This concept would house the fewest people.



## On average, how many people live in homes?

Single Family Home	2.6
Apartment	2.1
Casita	1.5

	Option 1		Option 2		Option 3	
	Homes	People	Homes	People	Homes	People
Single Family Home			54	140	260	545
Apartment			240	500		
Casita	470	700	206	310	50	75
<b>Totals</b>	<b>470</b>	<b>700</b>	<b>500</b>	<b>950</b>	<b>310</b>	<b>620</b>

