



Housing Acceleration

Mesa Grande



CORDOBA CORPORATION

Making a Difference

Community Workshop #3

Mesa Grande Band of Mission Indians

July 13, 2025





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

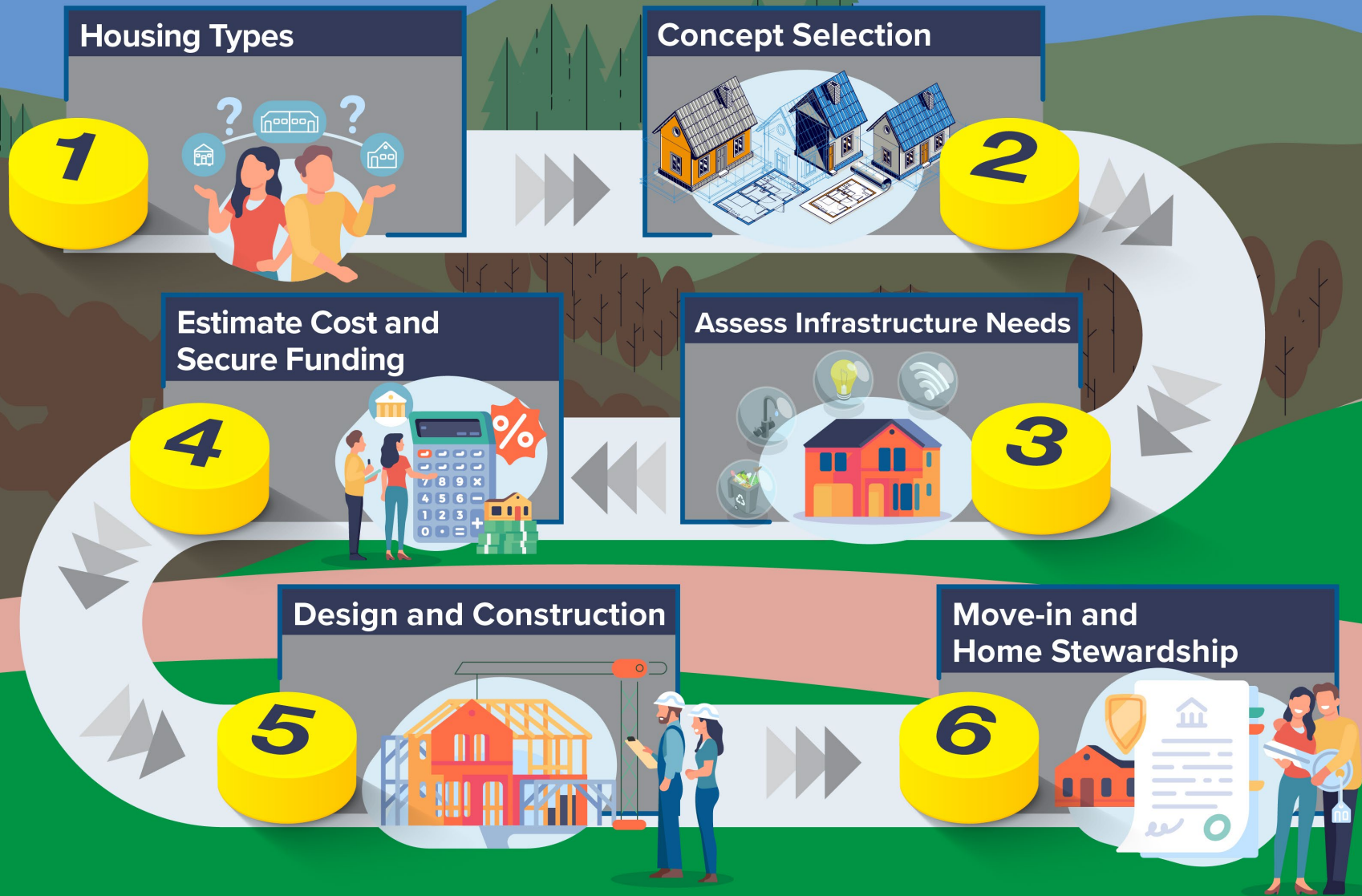


View of Golden Eagle from SR 78





Housing Acceleration

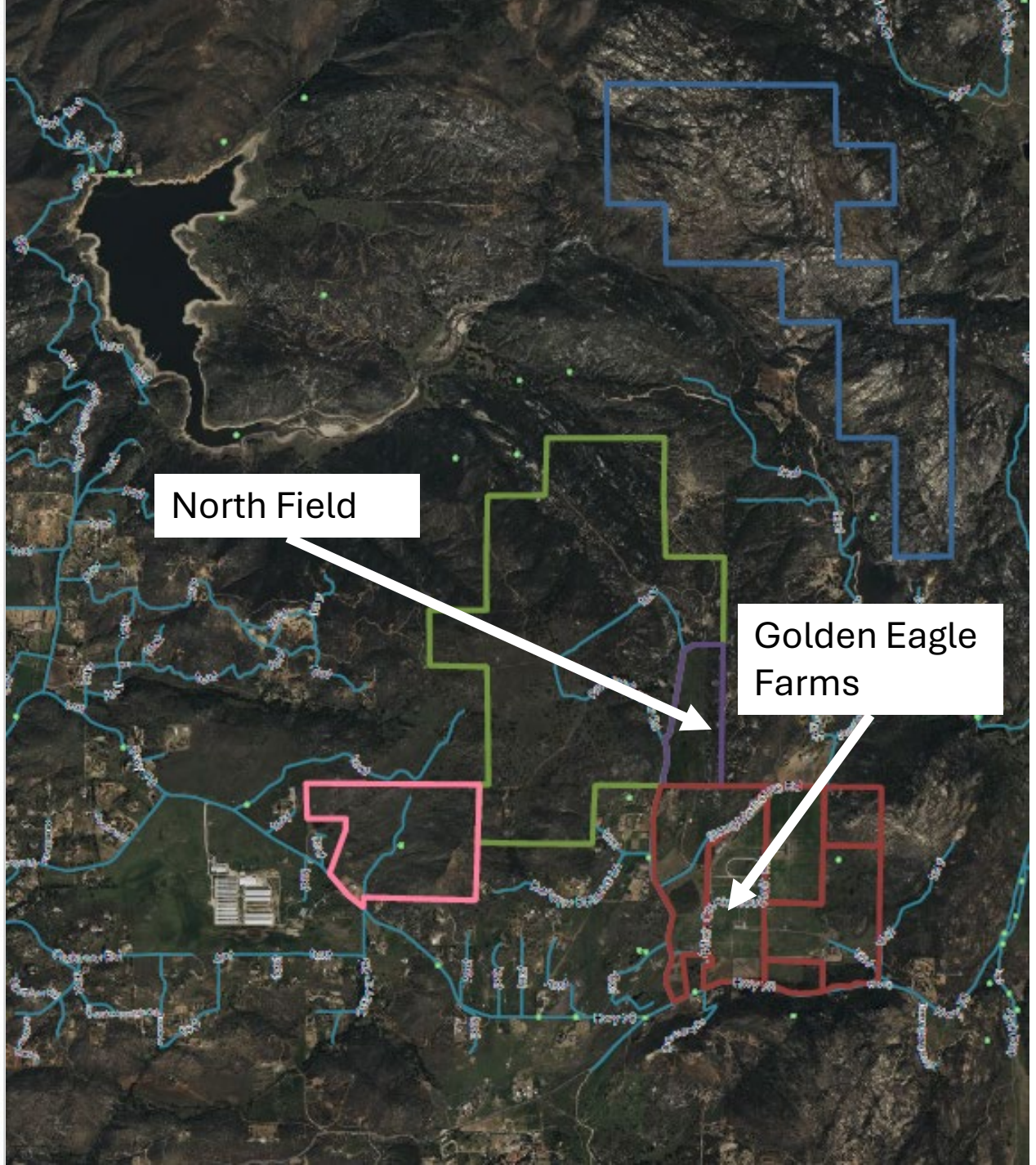
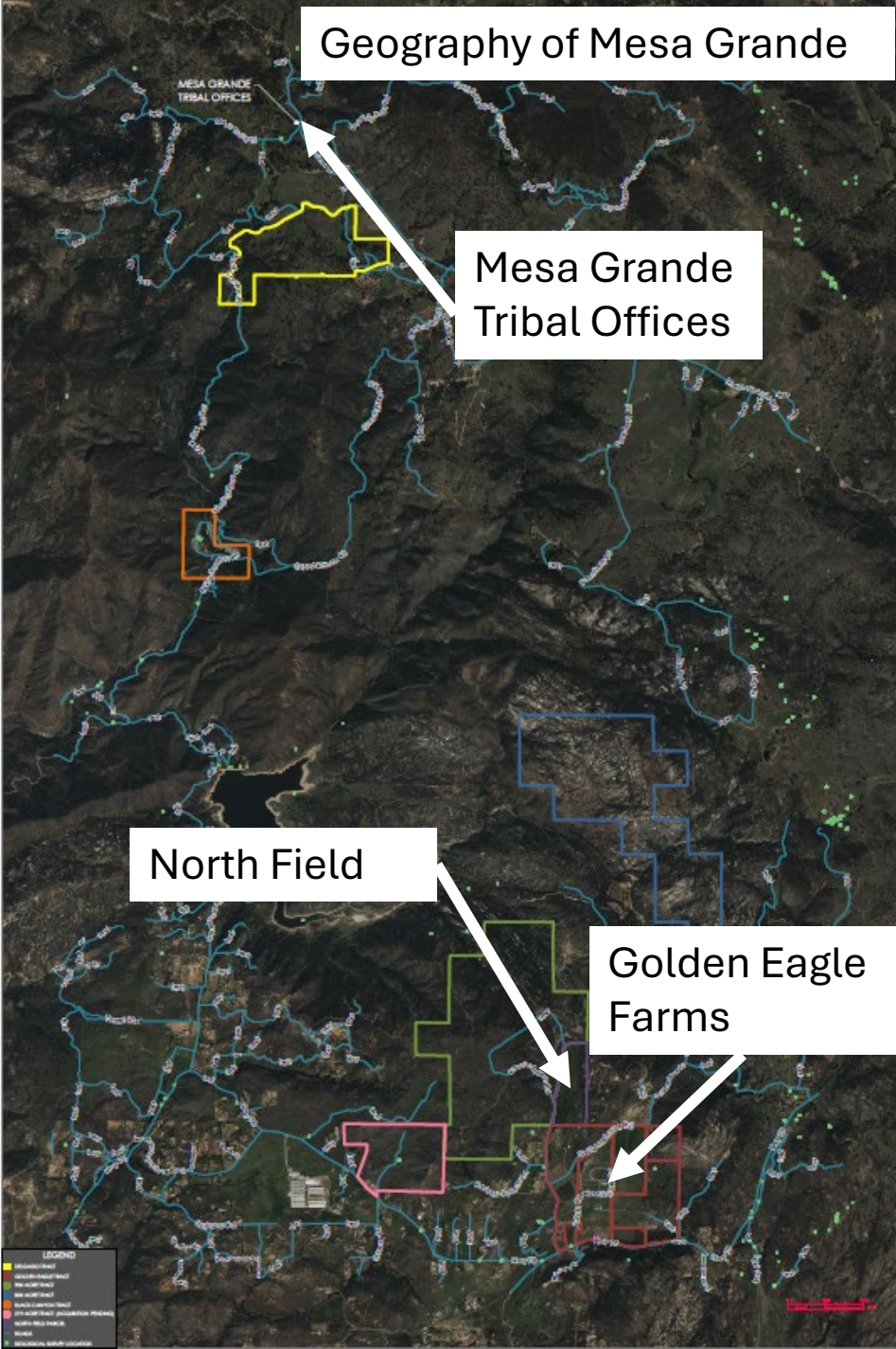


Key Takeaways from April 13, 2025, Workshop

- Mix of housing types preferred
- Plan for a community center with multiple recreational opportunities and community services
- Make the most of available resources, “biggest bang for the buck”
- Geography of Mesa Grande lands



Geography of Mesa Grande



Flyover Video



Tribal Homekey Grant – Mesa Grande invited to resubmit it's 2023 application.
This could mean \$12 million for the construction of new homes at North Field.

[f](#) [X](#) [v](#) [in](#) [b](#) [@](#)

Contact Us Email Signup Careers G-Translate 



California Department of
**Housing and Community
Development**

Grants & FundingManufactured & MobilehomesBuilding StandardsPlanning & Community DevelopmentPolicy & ResearchAbout HCD

Homekey Tribal Program

A statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness.



Homekey HomeProgram BackgroundFAQTribal ProgramContact Homekey

The grant will provide for the building 12 new homes at North Field. A significant portion of the cost will go toward constructing water, wastewater, and energy infrastructure. This initial investment will benefit future phases, as future homes can connect to the existing systems, reducing per-home costs.



PRE-DEVELOPMENT COSTS	
Administration	\$ 88,920.00
Project Management	\$ 212,000.00
Architecture	\$ 250,000.00
Environmental Planning	\$ 50,000.00
Engineering	\$ 350,000.00
DEVELOPMENT COSTS	
Administration	\$ 148,200.00
Project Management	\$ 103,000.00
Construction Management	\$ 359,220.66
Construction	
Grading and Drainage	\$ 2,200,000.00
Foundations and Driveways	\$ 1,000,000.00
Homes	\$ 1,978,710.00
Home Transport, etc.	\$ 296,806.50
Community Room	\$ 210,000.00
Landscaping/Irrigation/Stormwater	\$ 400,000.00
Utilities	
Well Water System	\$ 420,000.00
Waste Water System	\$ 850,000.00
Energy System	\$ 1,200,000.00
Internet	\$ 400,000.00
Hook ups	\$ 25,000.00
Support Services	\$ 180,000.00
Contingency	\$ 528,142.84
Developer Fee	\$ 750,000.00
TOTAL	\$ 12,000,000.00
OPERATIONS 4-YEARS	
Home maintenance	\$ 144,000.00
Infrastructure O&M	\$ 289,500.00

Next Steps

- North Field site survey
- Water-wastewater and power system design
- Continue planning

