



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

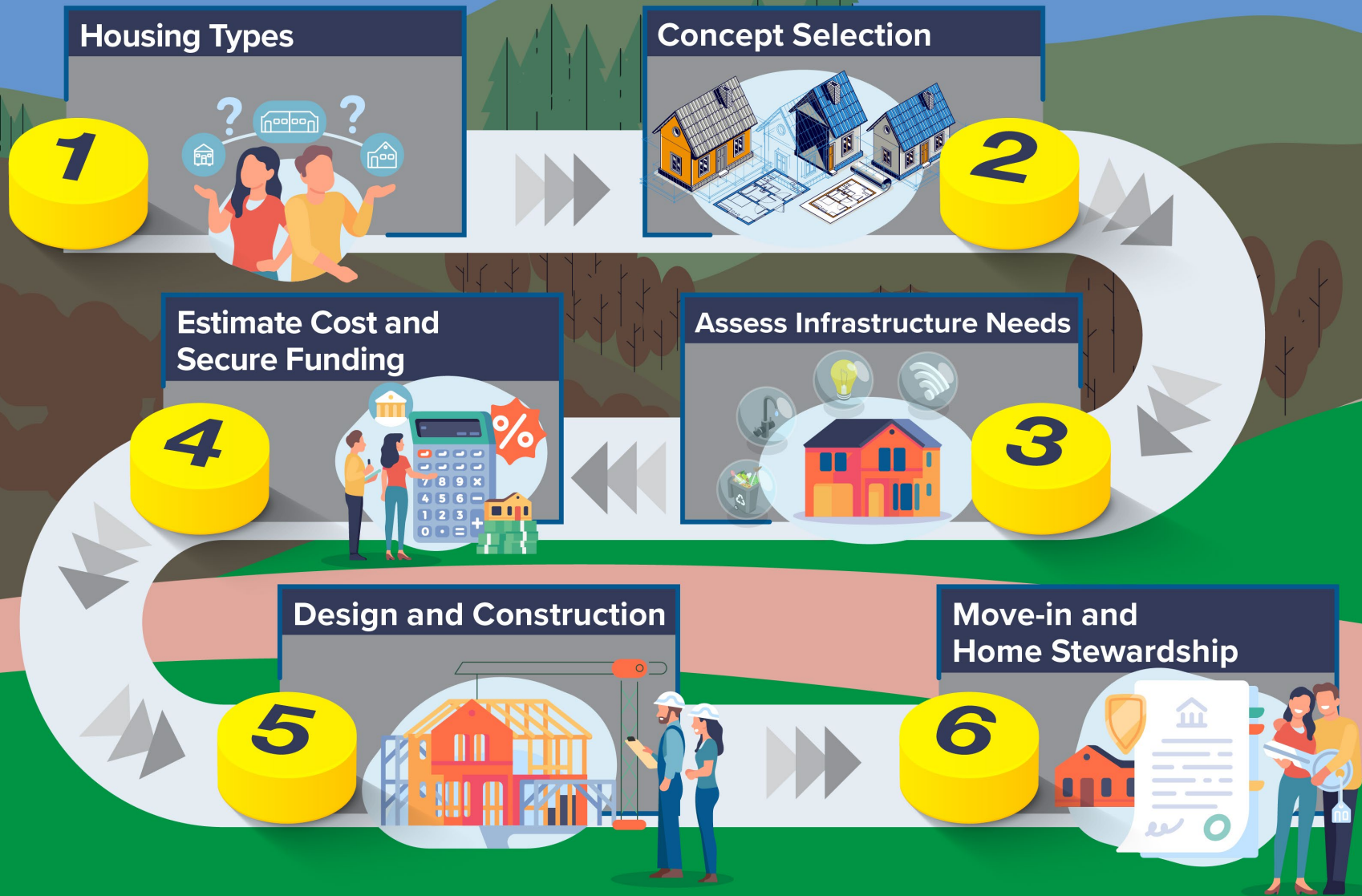


View of Golden Eagle from SR 78





Housing Acceleration

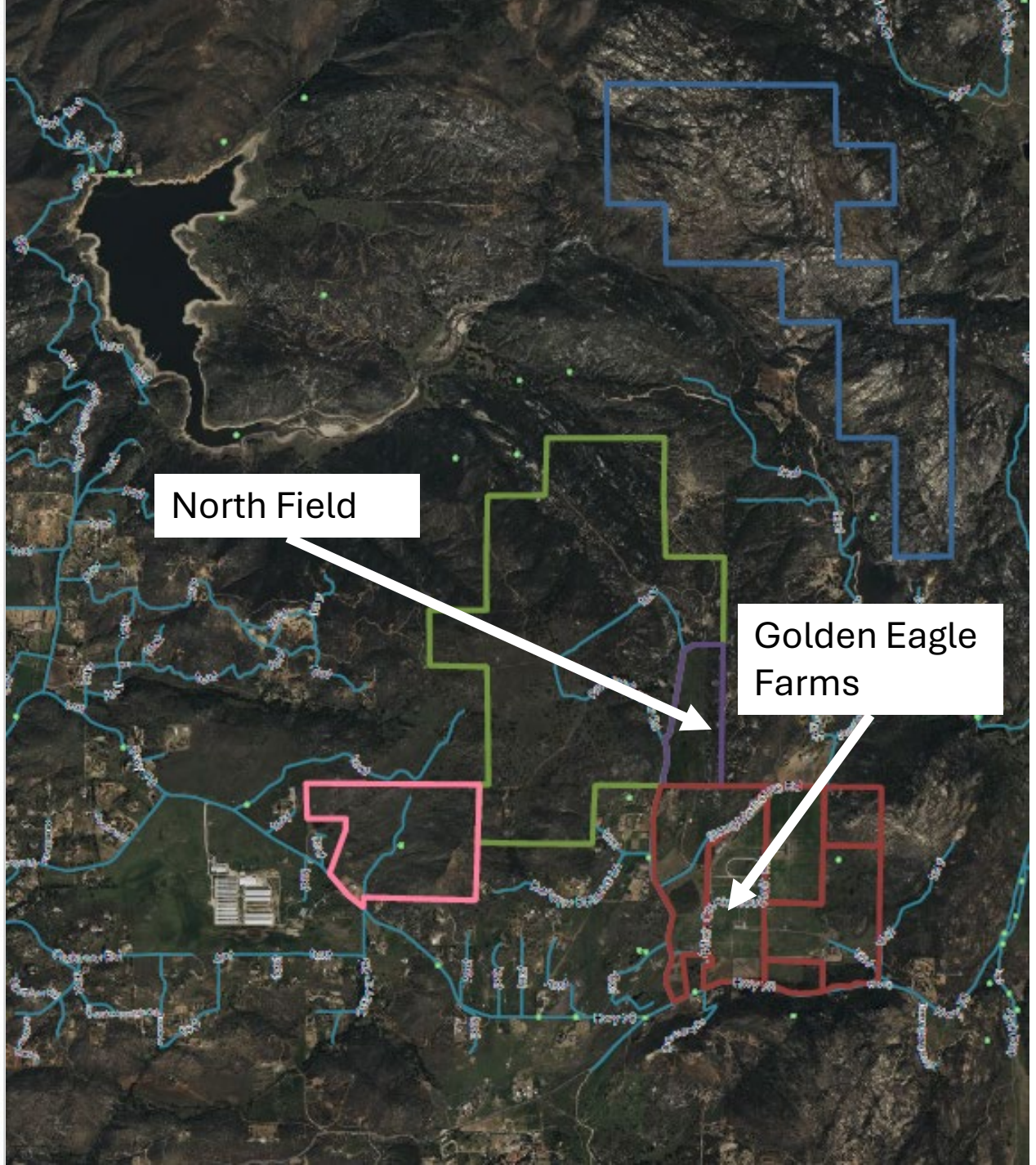
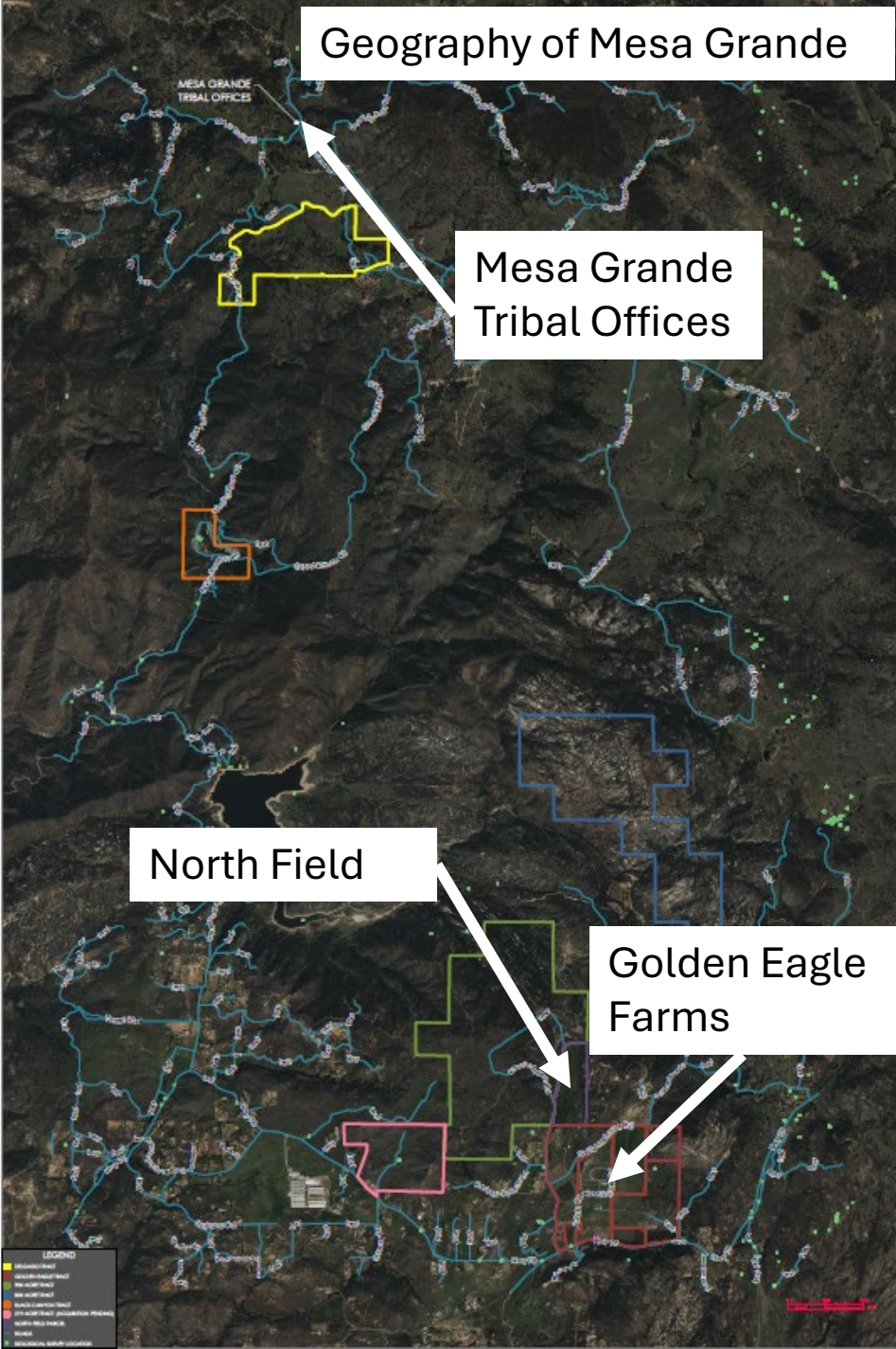


Key Takeaways from April 13, 2025, Workshop

- 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.

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California Department of
**Housing and Community
Development**

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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.

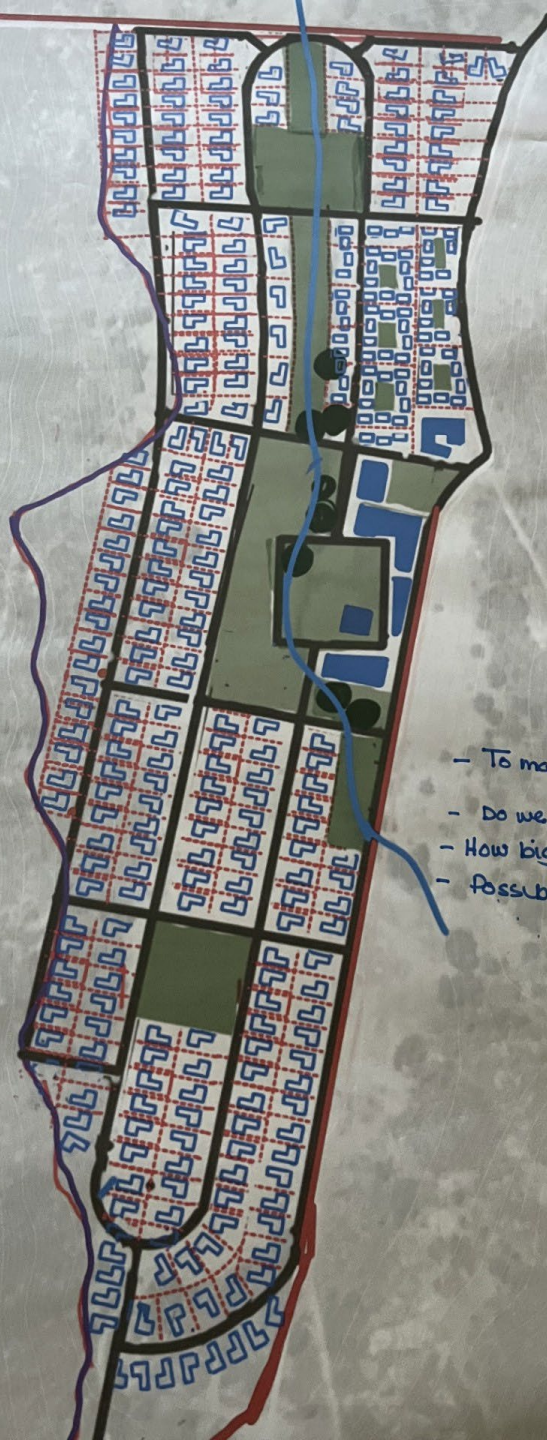


PRE-DEVELOPMENT COSTS	
Administration	\$ 88,920.00
Project Management	\$ 212,000.00
Architecture	\$ 250,000.00
Environmental Planning	\$ 50,000.00
Engineering	\$ 350,000.00
DEVELOPMENT COSTS	
Administration	\$ 148,200.00
Project Management	\$ 103,000.00
Construction Management	\$ 359,220.66
Construction	
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





- Too many households
- Do we have enough water
- How big are the lots
- Possible slum

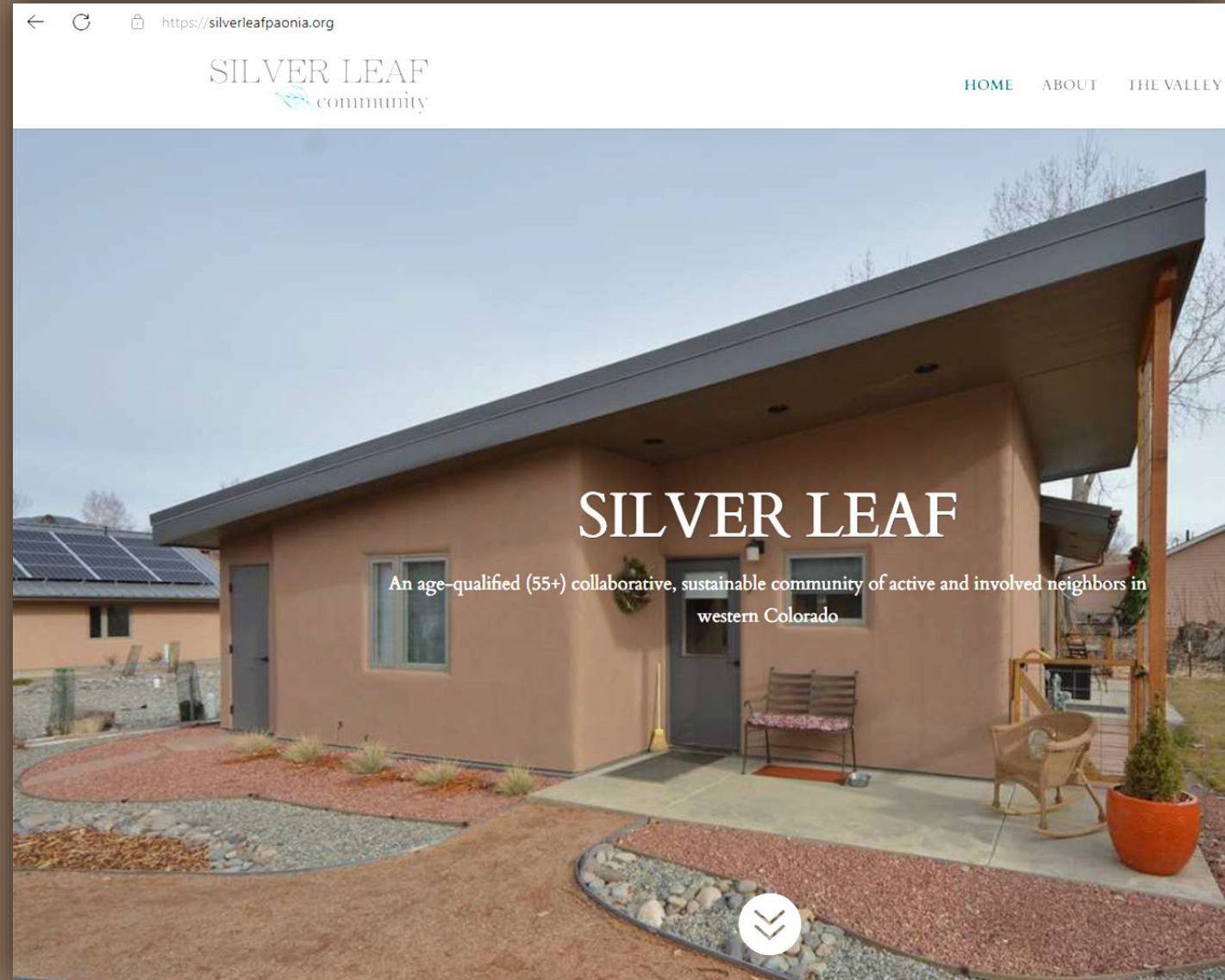
X



Too crowded!!
(for me)

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.”

<https://www.greyrock.org/home>

Bring Us Your Leaves in October and November [Directions & Instructions](#)

[Living Community](#) [Greyrock Commons](#) [Home](#) [Living at Greyrock](#) [Conceptualizing Consensus](#) [Leaves Wanted](#) [Visitor Parking](#) [What Do You](#)

Greyrock Commons




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.



Common House



Greyrock chickens



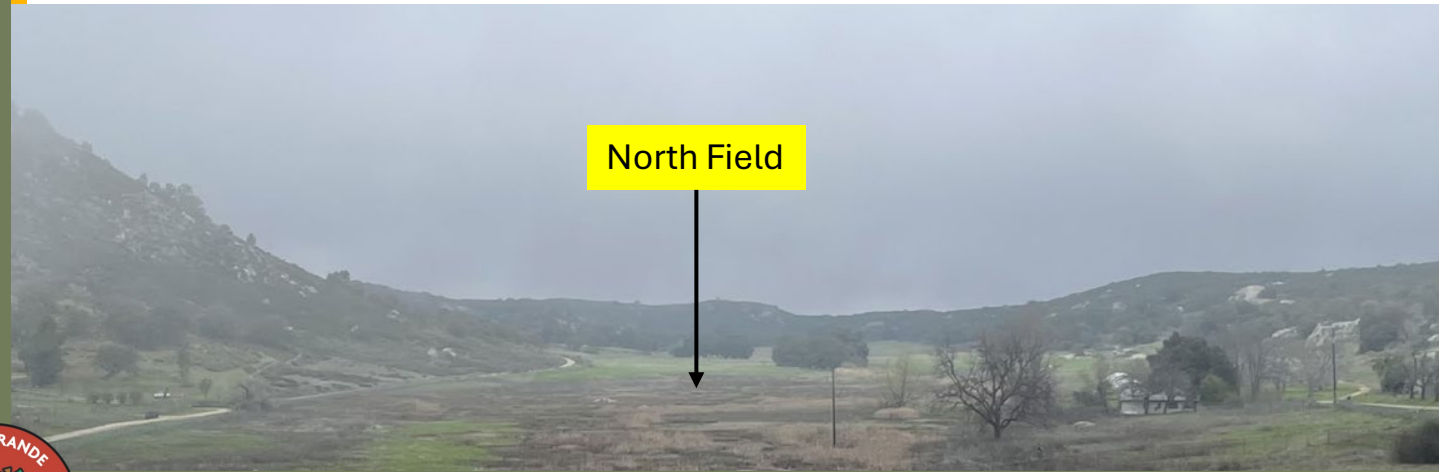
Winter light



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.



Single-family Homes

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

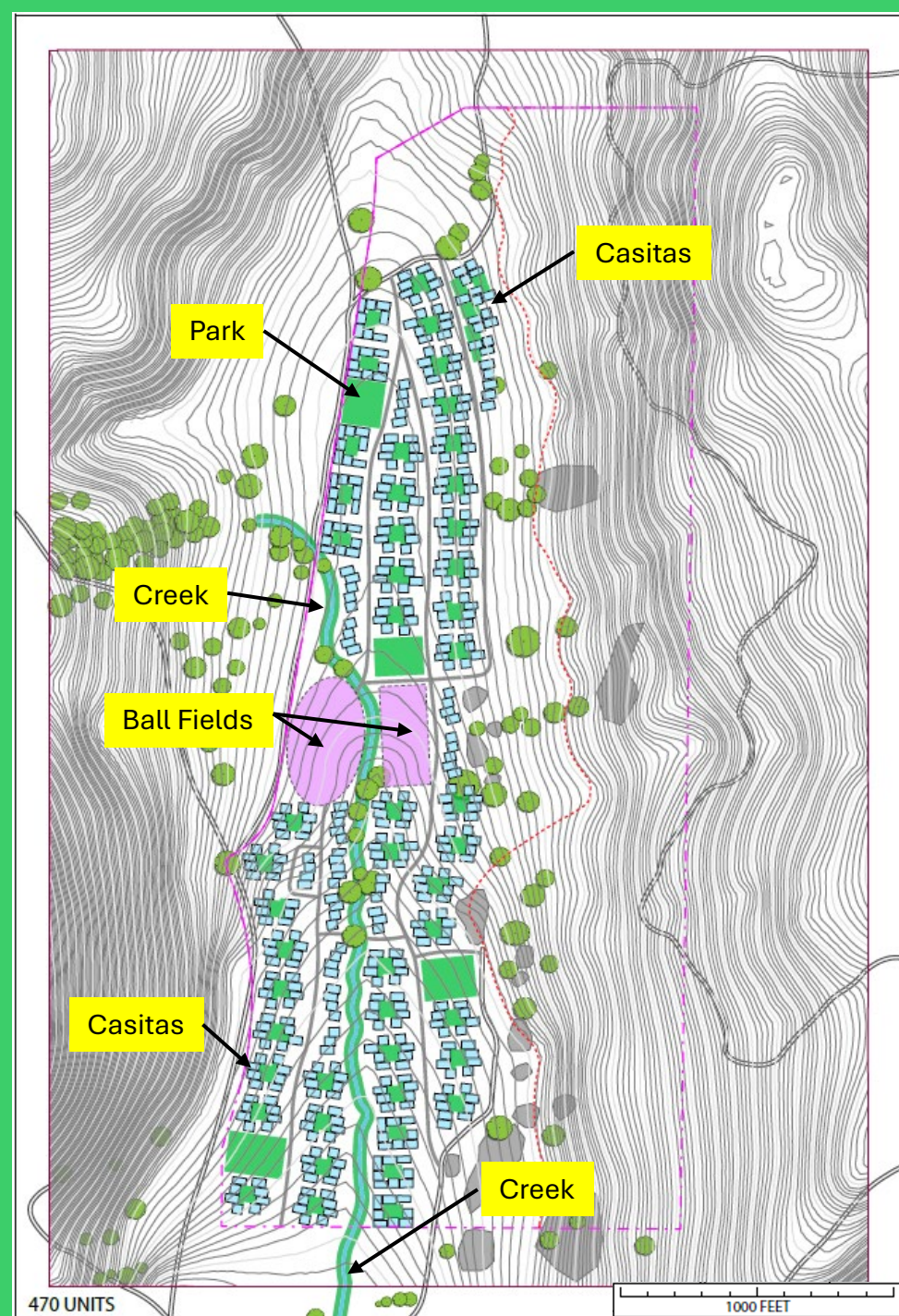


- Apartments are an efficient use of space and a way to quickly house many people.



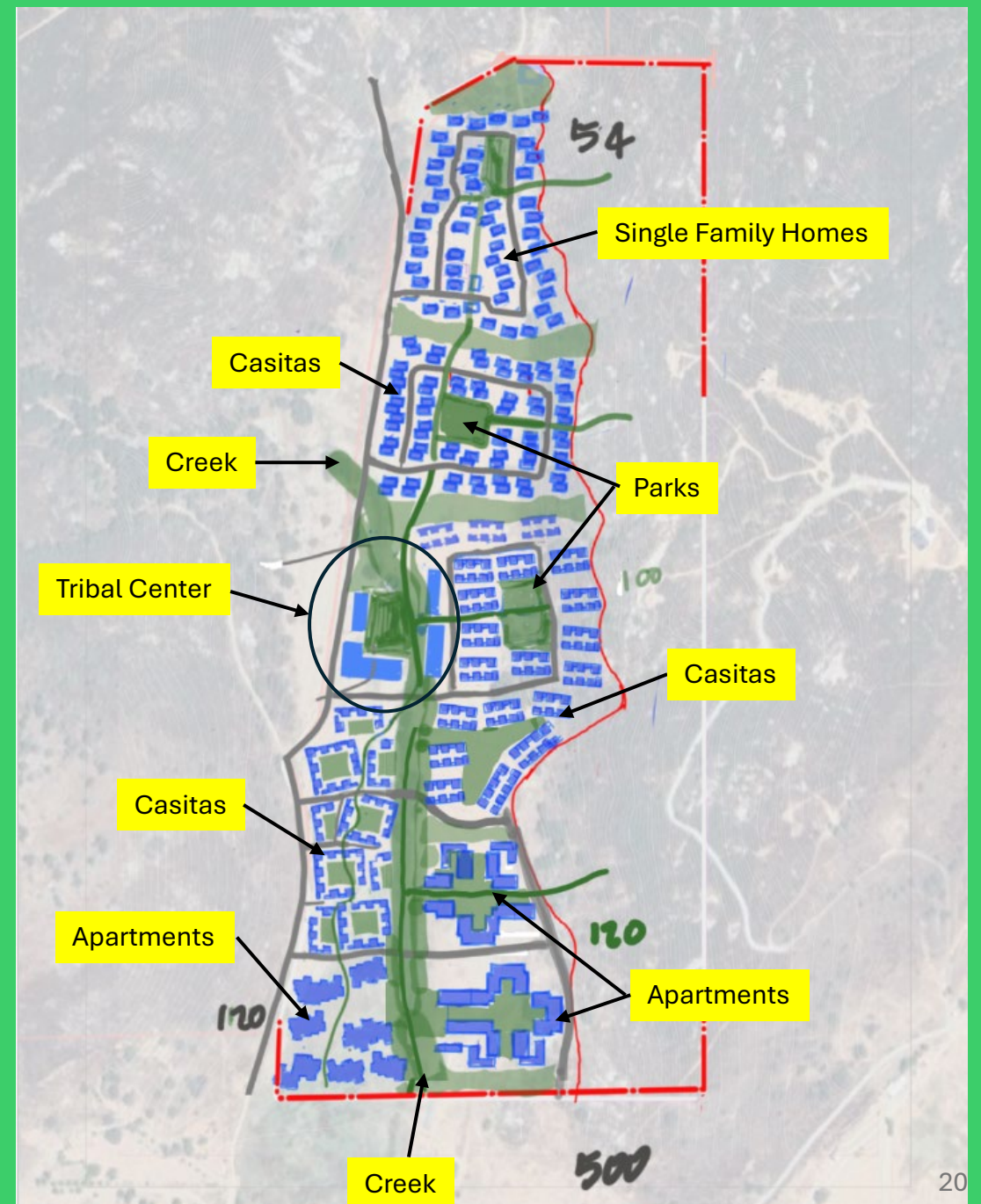
Concept 1

- 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.



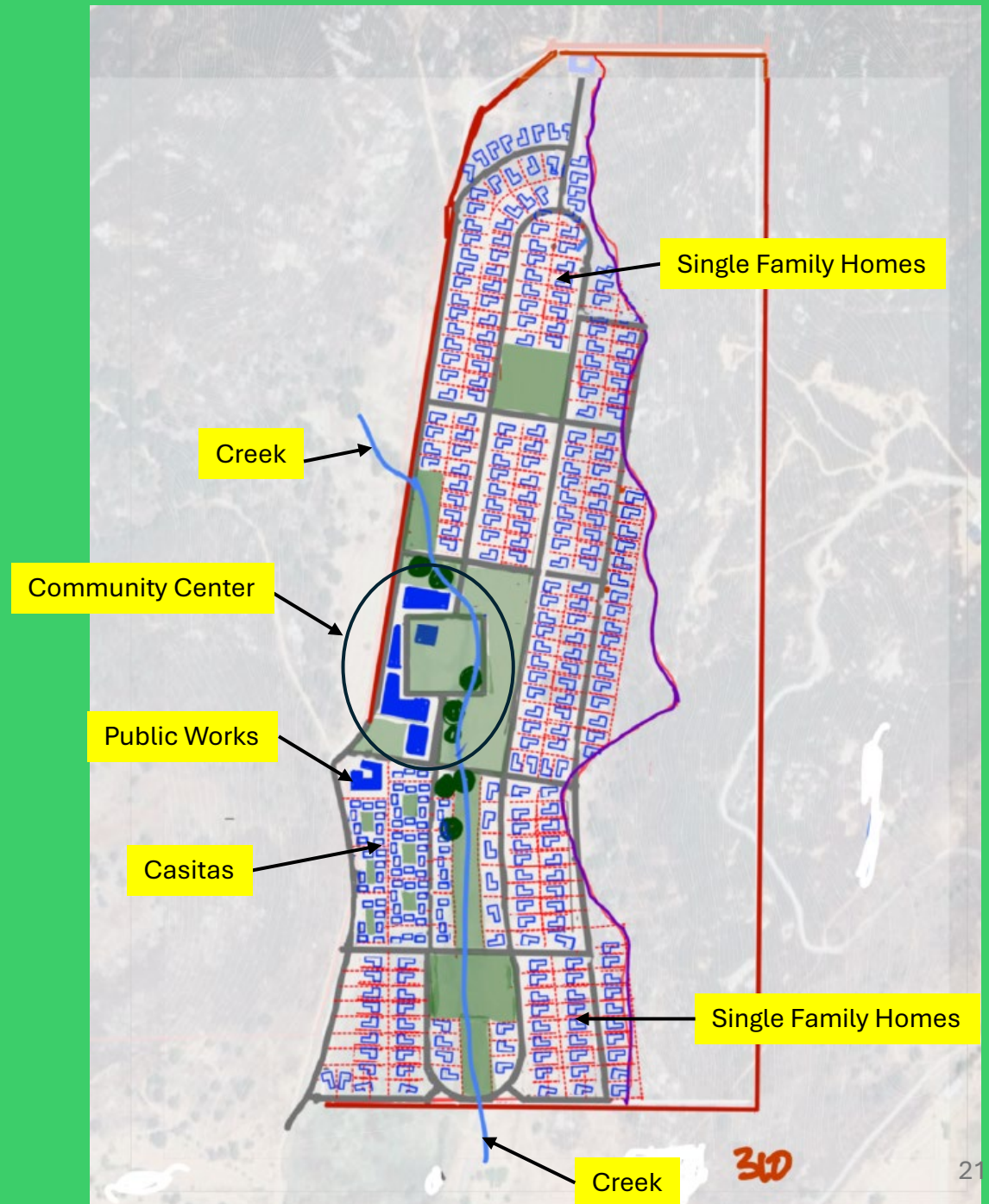
Concept 2

- 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?

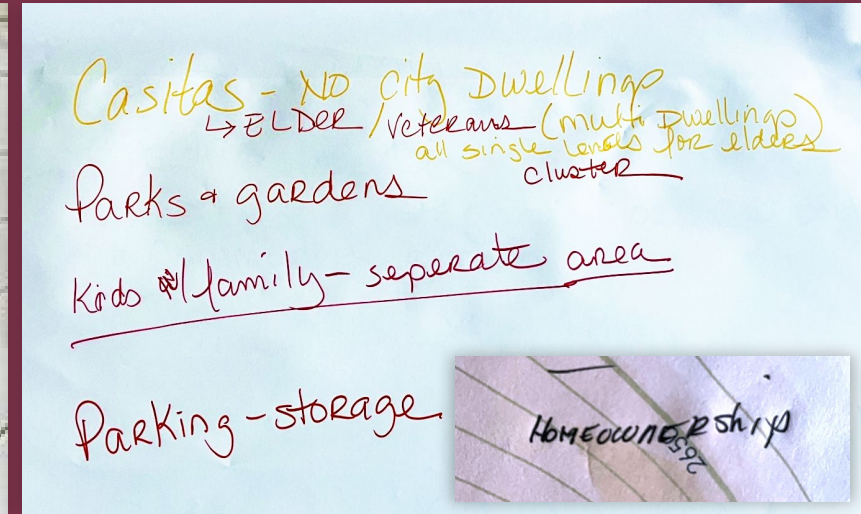
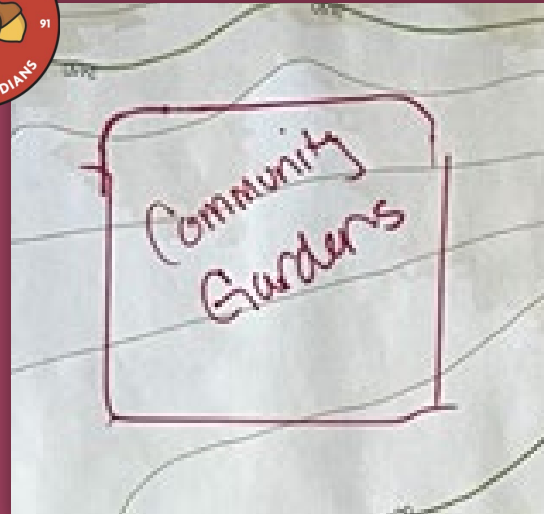
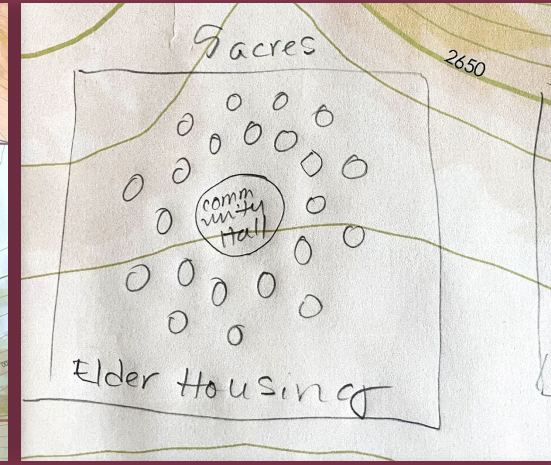
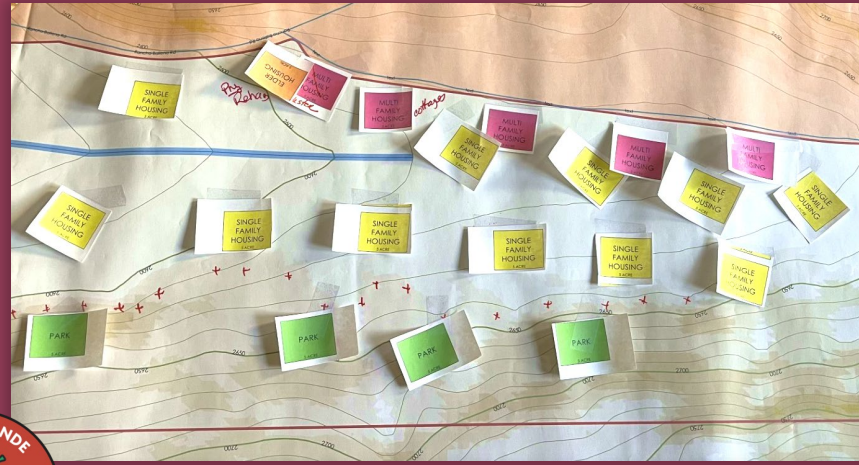
Single Family Home	2.6
Apartment	2.1
Casita	1.5

	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
Totals	470	700	500	950	310	620



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



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.

