



# Housing Acceleration

## Mesa Grande



CORDOBA CORPORATION

Making a Difference

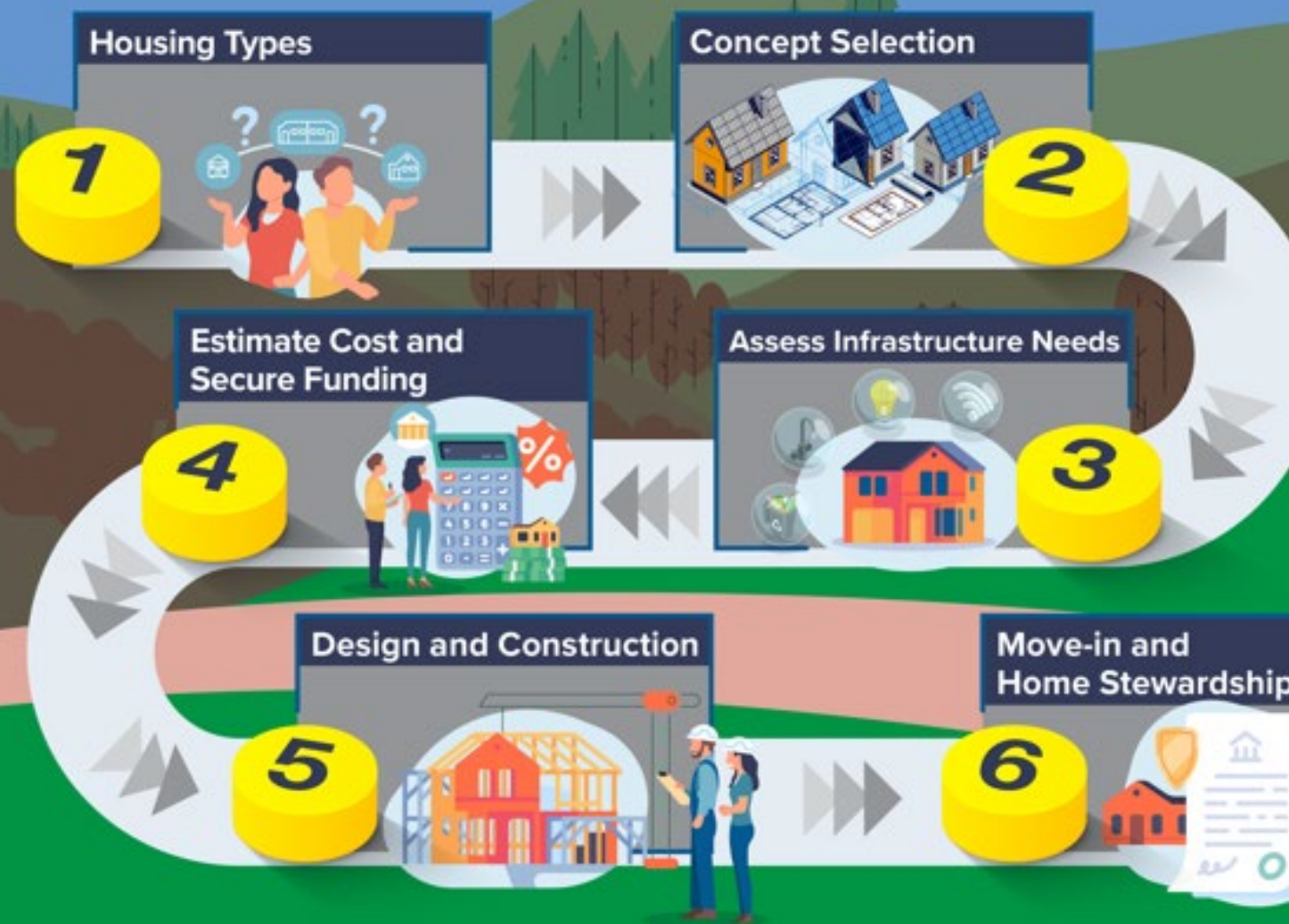
**Community Meeting #4**  
**Mesa Grande Band of Mission Indians**  
January 25, 2026







# Housing Acceleration



## Purpose of Today's Presentation

- Why housing is the Tribe's top priority
- What the Housing Master Plan does
- What decisions and direction are needed from General Council

Key Message: This plan is about bringing members home and building a sustainable future



# Why Housing Is Urgent

- Severe shortage of safe, affordable housing on the reservation
- No new housing built since 2005
- Membership growing toward 1,500 members
- Elders, families, and returning members most impacted

Key Message: Without action, housing barriers will continue to limit cultural continuity, health, and economic stability



# Mesa Grande Band of Mission Indians

## Housing Master Plan

January 2026

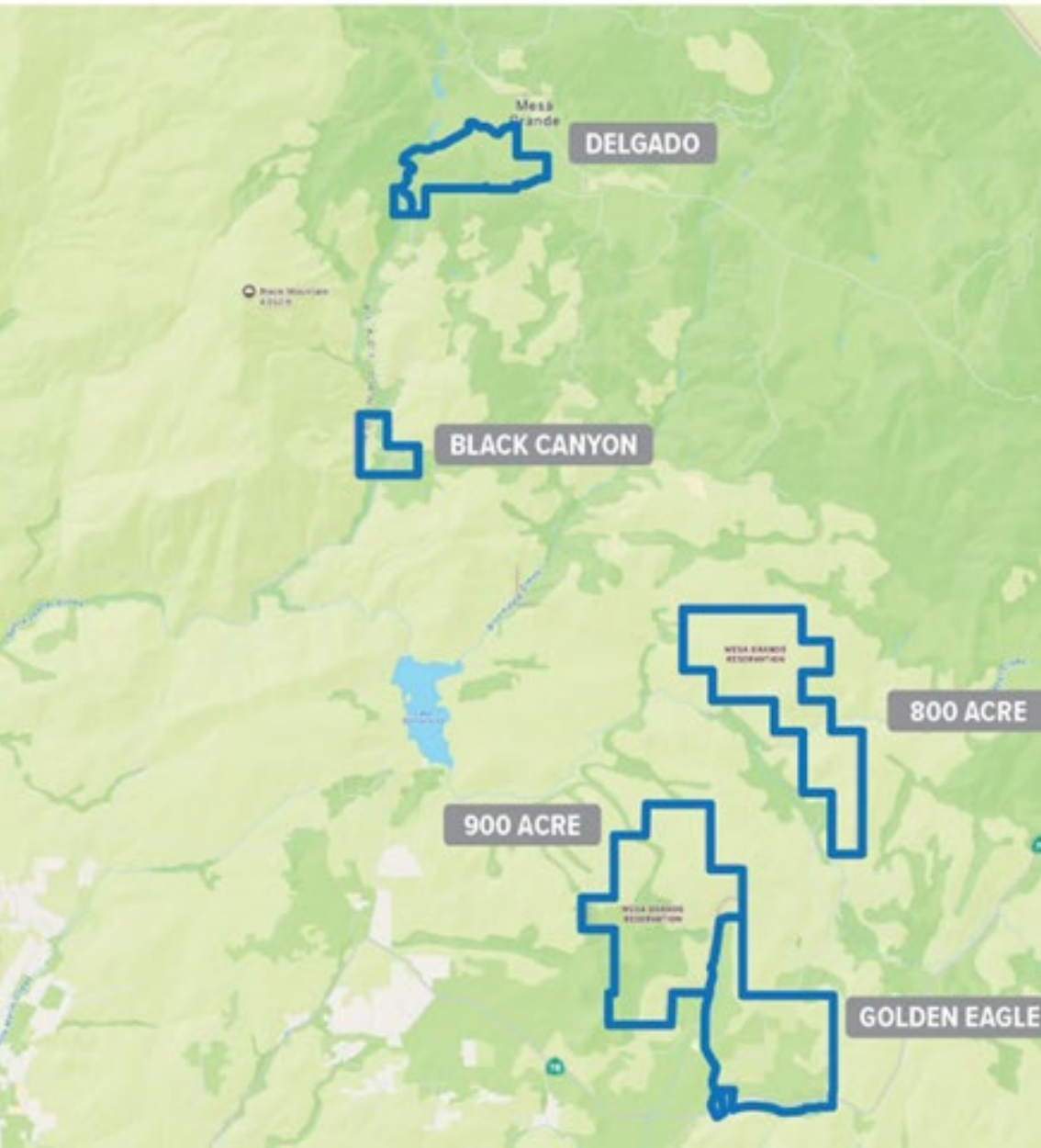
*Building a welcoming community to sustain and  
grow the Mission Indian culture*

## Why a Housing Master Plan?

- First comprehensive housing plan for the entire reservation
- Guides where, how, and when housing is developed
- Integrates:
  - Housing
  - Infrastructure
  - Land use & zoning
  - Cultural and environmental protection
- Developed with community workshops, Housing Authority, Public Works, Business Development Corporation, and Tribal Council

Key Message: This is a long-term program, not just a single project

# Mesa Grande Tracts



## Mesa Grande Lands Overview

Five distinct tracts with very different characteristics:

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

Key Message: Not all land can or should be managed the same way





# Guiding Principles from the Community

- Housing for elders, families, disabled members, and those in need
- Respect for cultural and environmentally sensitive areas
- Sustainable design (water, energy, land stewardship)
- Walkable, bikeable connected neighborhoods
- Ongoing General Council involvement and transparency

Key Message: Housing must reflect Mesa Grande values



# How Much Housing Is Needed

Community goal: 600–700 homes over time

- Mix of housing types:
  - Single-family homes (3-4 bedroom)
  - Multi-family housing (apartments, duplexes, quadplexes)
  - Casitas (1-2 bedroom) for elders, single persons, and disabled members

Key Message: One housing type will not meet member's diverse needs



# Golden Eagle Tract



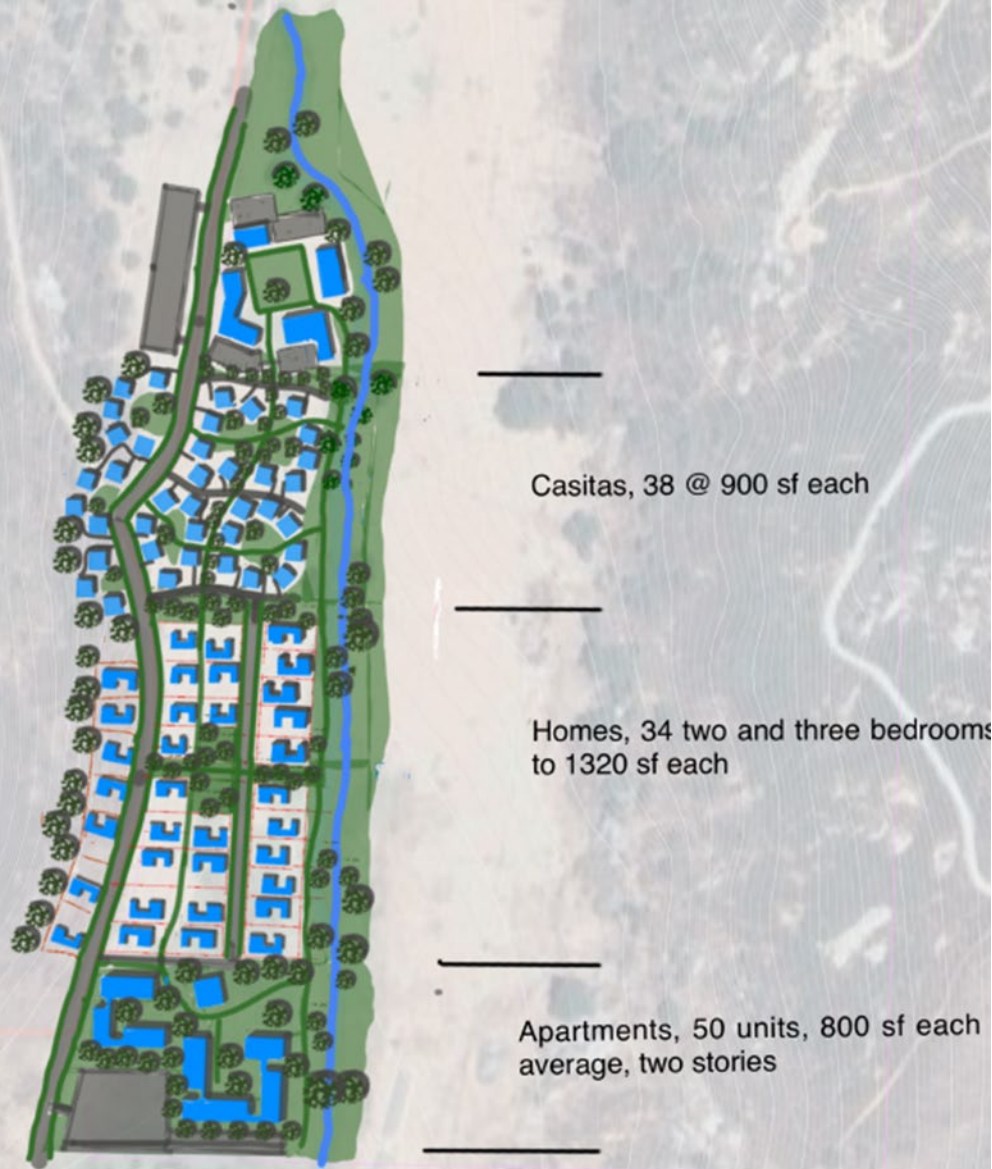
## Near-Term Priority: North Field (Golden Eagle Tract)

- Best near-term site:
  - Flat, disturbed land
  - Good access
  - Near utilities
- Planned as a rental community
- Focus of community workshops

Key Message: North Field allows the Tribe to accelerate housing quickly



# North Field Phase 1A

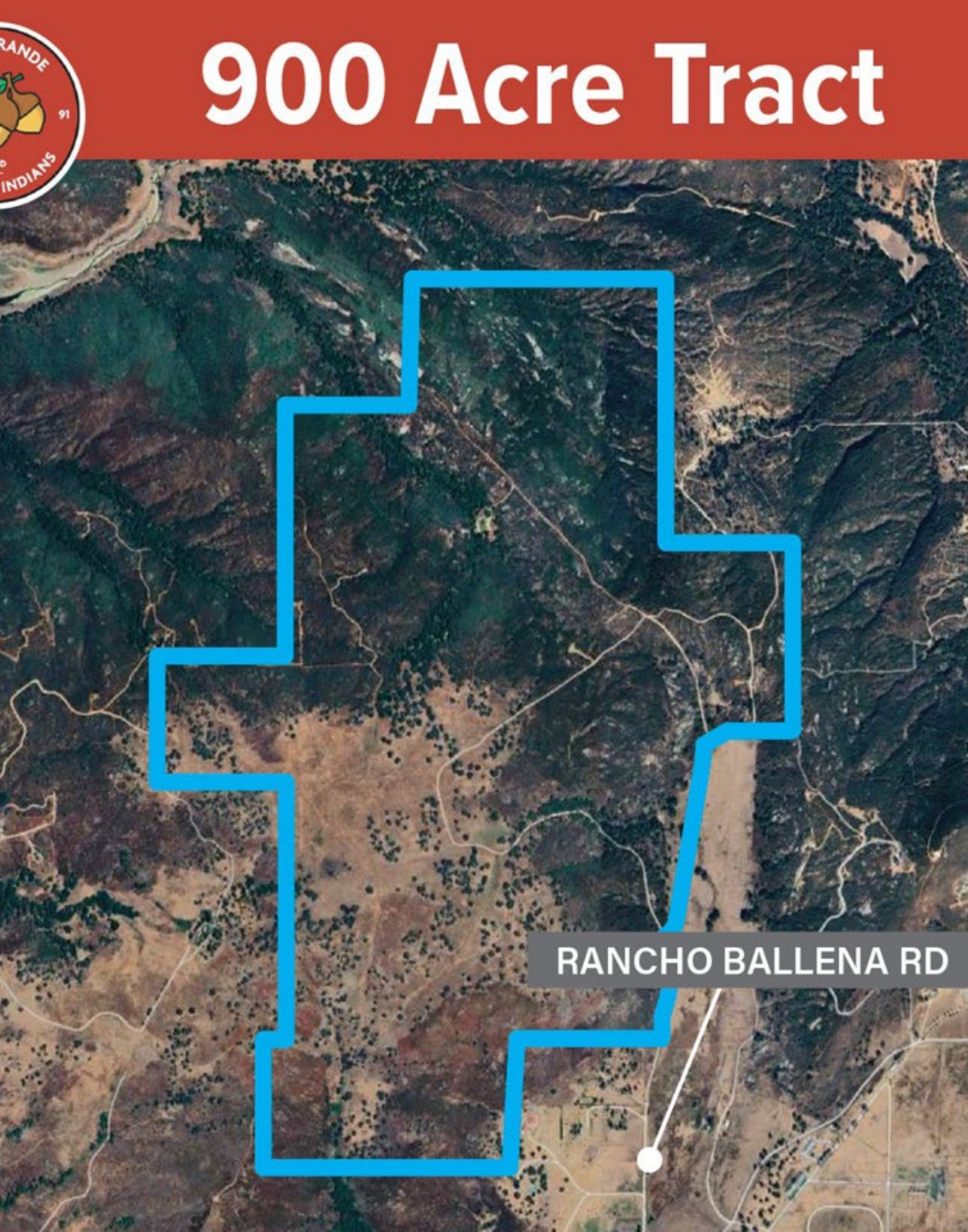


North Field Phase 1, Concept Only  
Phase 1A would be a portion of Phase 1

- Awarded \$12 million from California Housing and Community Development
- At least:
  - 12+ multi-family apartment units
  - Small community room
- Major investment in infrastructure
  - Water & wastewater
  - Power & communications
- Target occupancy: early 2028

Key Message: This funding jump-starts housing and future phases





# 900 Acre Tract

## Longer-Term Housing: 900 Acre Tract

- Planned as homeownership on leased land
- Members own homes, lease land from the Tribe
- Requires:
  - HEARTH Act leasing regulations
  - Infrastructure planning
  - Environmental studies
- Leasing regulations expected in 2026/2027

Key Message: This creates long-term homeownership opportunities



# Other Housing Opportunities



- Black Canyon/Tract 2
  - 48 homes, all occupied
  - Ongoing rehabilitation
- Golden Eagle
  - Scattered homes
  - Used for economic development and to house workforce
- Delgado Tract:
  - Cultural site
  - Existing homes need major repair
  - Potential for infill housing
  - Future of tract undecided

Key Message: The Tribe has a robust housing portfolio



# Infrastructure is a Limiting Factor

Housing depends on:

- Water supply & quality
- Wastewater systems
- Roads & emergency access
- Power, solar, backup systems
- Internet and communications

Key Message: Infrastructure investment needed to realize housing goals





**GOOD GOVERNANCE**

# Governance & Responsibilities

- General Council: Land authority and major decisions
- Tribal Council: Policy direction and implementation
- Housing Authority: Housing development and management
- Business Development Corp: Economic Development & Golden Eagle assets
- Public Works: Infrastructure operations
- Roads Committee: transportation planning and development

Key Message: Clear roles and efficient coordination are essential for success, exploring options to increase capacity



# What the Tribe Has Already Achieved

- Housing Master Plan available for review and comment
- Two large community workshops held
- State and regional grant funding secured
- General Council authorized Housing Authority to initiate housing construction at the North Field

Key Message: Significant progress was made in 2025, sustaining this momentum remains a strategic priority





# Key Decisions Ahead

- Housing Master Plan – Review and Comment
- Support development of additional housing at North Field
- Support development of housing on the 900 Acre Tract
- Support funding opportunities for additional housing and infrastructure

Key Message: General Council support enables housing acceleration



# Closing Message

Housing is foundational to:

- Culture
- Health
- Economic opportunity

Closing Thought:

*“Mesa Grande is accelerating housing to build a welcoming community and bring back our members to preserve and grow the Mission Indian culture.”*

*~ Chairman Curtis La Chusa*