



Housing Acceleration

Mesa Grande



Community Meeting #4

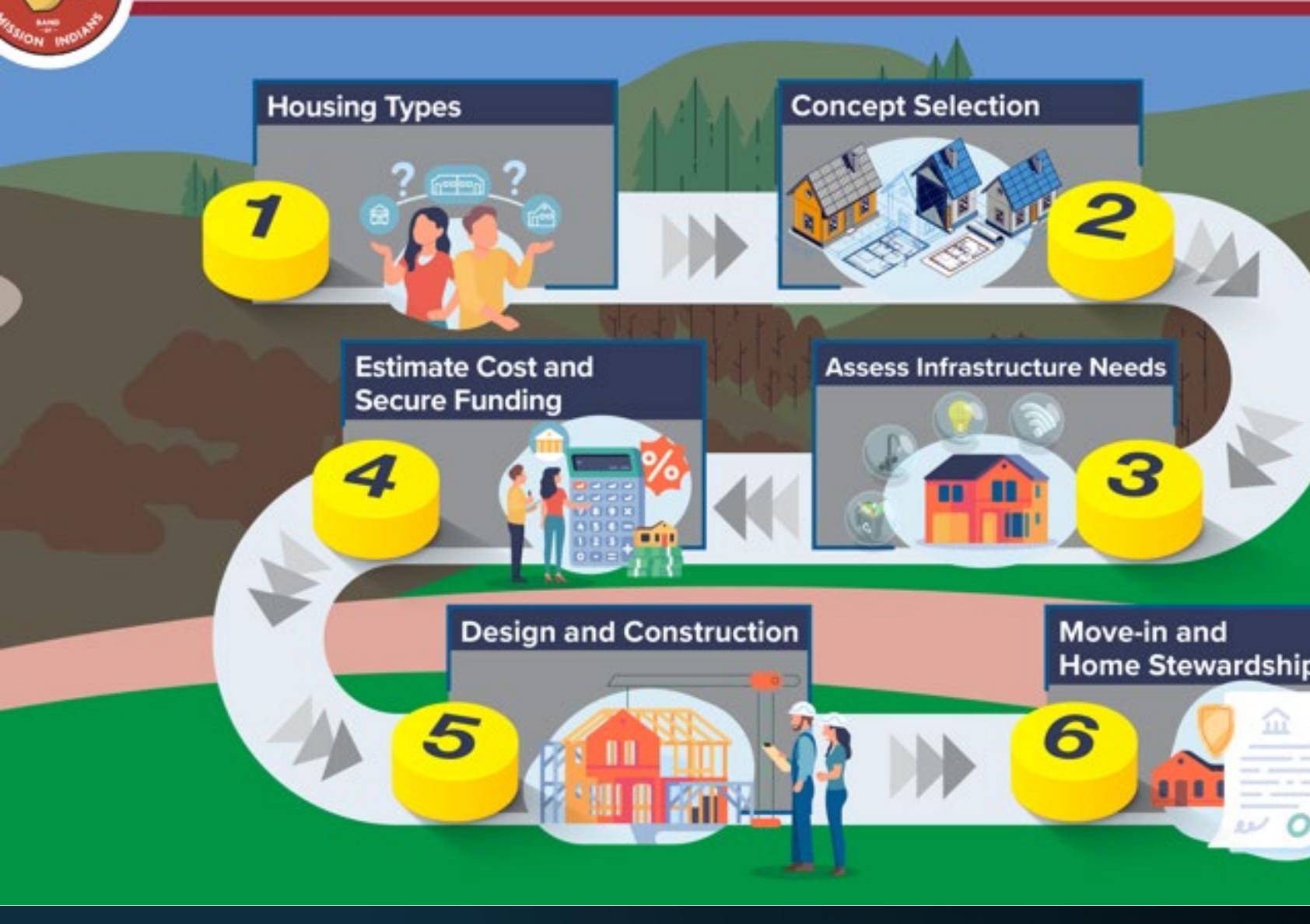
Mesa Grande Band of Mission Indians

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



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Mesa Grande Band of Mission Indians

Housing Master Plan

January 2026

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

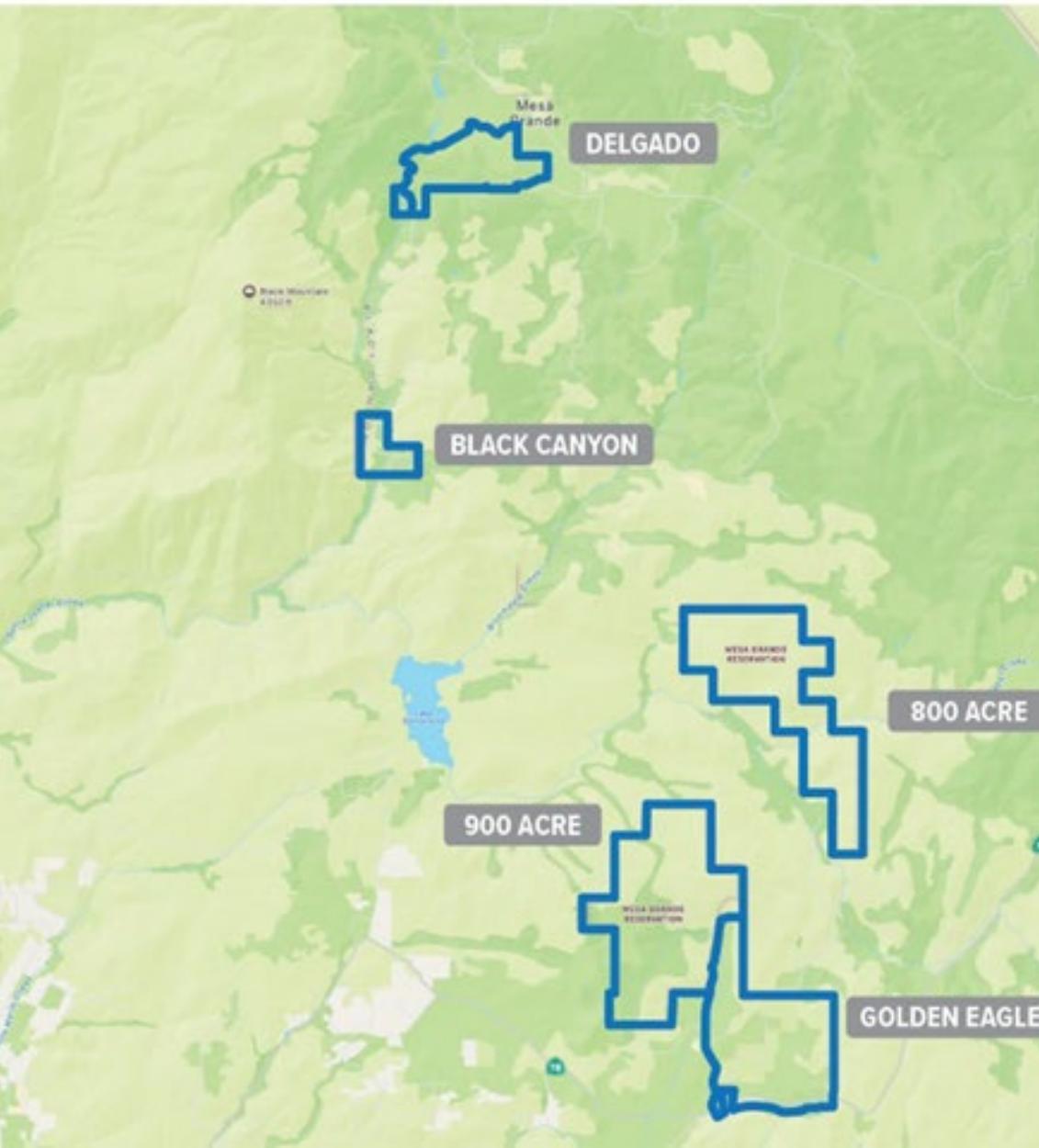


Why a Housing Master Plan?

- 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

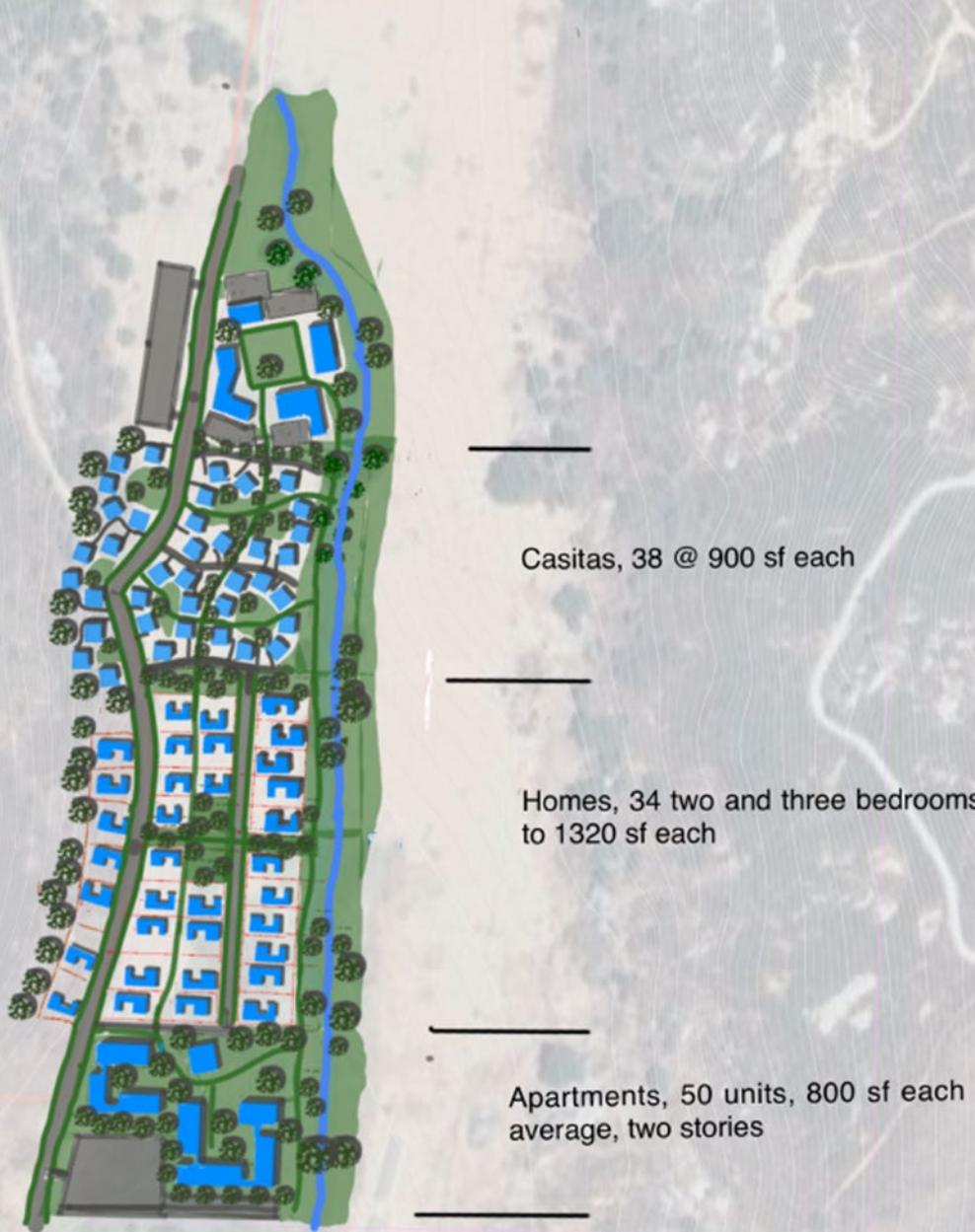
Golden Eagle Tract



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

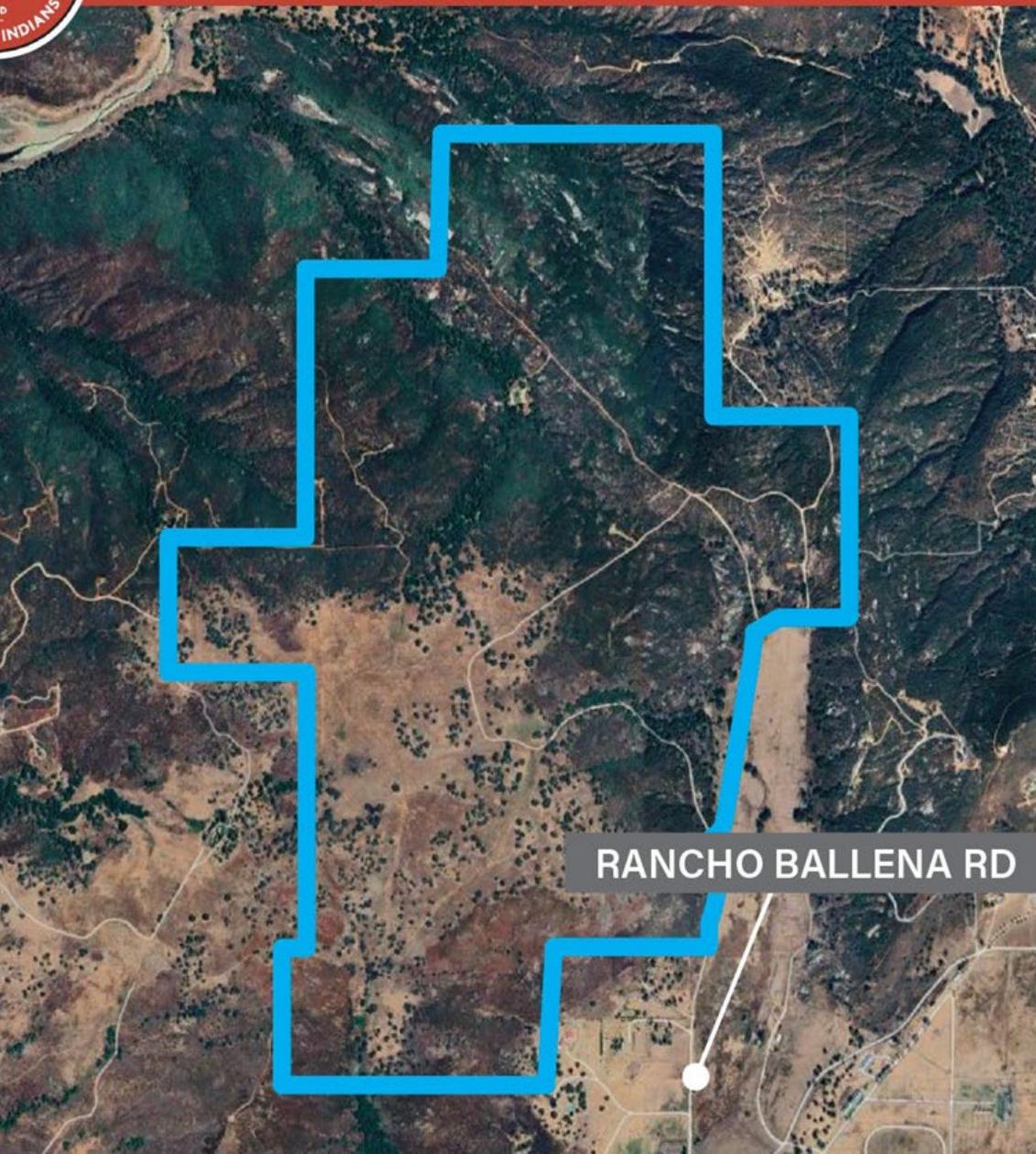
North Field Phase 1A

- 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