Attachment A: Tribal Housing Pre-Development Fund Round 1 Project Profiles

Attachment A includes project profiles that briefly share information about the projects recommended for award for the Tribal Housing Pre-Development Fund Round 1. Adapted from information provided in the applications, each profile offers a brief overview of the proposed project. Profiles are organized alphabetically by applicant name.

Barona Group of Capitan Grande Band of Mission Indians

Award: $3,000,000
Region: San Diego Area
Entity: Federally recognized Tribe

Background: The Barona Indian Reservation is in rural, eastern San Diego County approximately 30 miles from the city in an area with no electricity, water system, or roadway and drainage infrastructure. The tribe was significantly impacted by a reservoir constructed on ancestral lands. The tribe is working to build the necessary infrastructure to support affordable housing development.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation
- Associated Costs

Impacts: Improve connectivity to jobs, housing, and services; support and improve public health and other co-benefits; reduce air pollution and greenhouse gas emissions

Project Summary: The Barona Group of Capitan Grande Band of Mission Indians proposes planning, designing, and construction of backbone infrastructure to transform undevelopable land into buildable lots for 15 housing units.

Berry Creek Rancheria of Maidu Indians

Award: $3,000,000
Region: North State and Sierras
Entity: Tribally Designated Housing Entity

Background: Berry Creek Rancheria is located in the foothills, valleys, and mountainous terrain near Oroville and currently includes 17 affordable housing units. As the community continues to recover from recent wildfires in Butte County, the Maidu people sustain a deep relationship with the lands, waters, plants, and animals through traditional practices, language, stories, and cultural teachings.

Project Type(s):

- Infrastructure Investments

Impacts: Improve connectivity and accessibility to jobs, housing, and services; preserve and develop affordable rental and owner-occupied housing for lower-income households

Project Summary: They will engage in site preparation, water and sewage infrastructure, and pedestrian improvements to support 22 housing units. The investment will help meet an identified housing need and ensure that years of planning and more than $10 million in previously-committed resources result in permanent affordable housing for Berry Creek families.

Big Valley Band of the Pomo Indians

Award: $3,000,000
Region: North State and Sierras
Entity: Federally recognized Tribe

Background: The Big Valley Band of Pomo Indians resides in Lake County and maintains strong cultural and ancestral ties to the Clear Lake region. Although systemic and historical barriers have contributed to nearly 60% of families living below the federal poverty line, the community continues to demonstrate resilience and build pathways toward greater economic opportunity. In response to environmental changes affecting Clear Lake and traditional subsistence practices, the Big Valley Tribe is advancing Indigenous self-sufficiency and tribal sovereignty by developing sustainable revenue sources and employment opportunities for tribal members.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation

Impacts: Supporting public health and other co-benefits; improving connectivity and accessibility to jobs, housing, and services; increasing options for mobility; preserving and developing affordable housing for lower-income households; reducing air pollution; and protecting agricultural lands to support infill development.

Project Summary: The tribe's award will finance design, engineering, investments, and organizational capacity building to build a 55-unit, culturally inspired village that includes a community building with elder, youth, and supportive services.

Bishop Paiute Tribe

Award: $2,999,498
Region: North State and Sierras
Entity: Federally recognized Tribe

Background: The Bishop Paiute Tribe is in Inyo County, within their ancestral lands in the Owens Valley and Eastern Sierra. The tribe provides governmental, cultural, health, educational, social, economic-development, and housing services to its members and the community.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation
- Associated Costs

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; improve conditions in disadvantaged communities; support public-health co-benefits; improve connectivity and accessibility to housing, jobs, and services; increase options for active mobility; reduce air pollution and greenhouse-gas emissions

Project Summary: The tribe proposes a community-identified master plan that will combine housing needs assessments, community engagement, technical studies, and infrastructure planning to identify culturally

appropriate housing options and establish a roadmap for future construction that meets the needs of tribal members, including elders and those requiring accessible housing.

Chemehuevi Indian Tribe

Award: $3,000,000
Region: Inland Southern California
Entity: Federally recognized Tribe

Background: The Chemehuevi Indian Tribe's ancestral lands span the Mojave Desert and Colorado River corridor, where land along Lake Havasu and the Chemehuevi Valley remains central to its identity, governance, and vision for the future. The tribe estimates 400-435 households live off reservation due to lack of housing. To address this, the tribe has pursued state housing funds to enable members to live in their own community, hold local employment, and participate in cultural and civic life.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation

Impacts: Reduce air pollution; improve conditions in disadvantaged communities; support and improve public health and other co-benefits; preserve and develop affordable rental and owner-occupied housing for lower-income households

Project Summary: The tribe proposes to conduct design, grading, foundations, drainage, environmental review, and utility connections for 73 prefabricated homes, while also surveying additional land for future affordable housing development.

Cher-Ae Heights Indian Community of the Trinidad Rancheria

Award: $2,348,051
Region: North State and Sierras
Entity: Federally recognized Tribe

Background: The Cher-Ae Heights Indian Community of the Trinidad Rancheria reside in the northern portions of Humboldt County and have ancestral ties to the Yurok, Wiyot, Tolowa, Chetco, Karuk, and Hupa peoples. Due to a variety of factors, housing is one of the tribe's greatest unmet needs and tribal members have identified housing as central to wellness, cultural identity, and tribal sovereignty.

Project Type(s):

- Planning Activities
- Associated Costs

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; improve conditions in disadvantaged communities; support public health co-benefits; improve connectivity and accessibility to housing, jobs, and services; support greenhouse gas reduction

Project Summary: The tribe plans to conduct planning, engineering, environmental review, and infrastructure assessments to transform a 12-acre site into an implementation-ready project that supports 20-30 housing units.

Coyote Valley Band of Pomo Indians

Award: $2,998,489
Region: North State and Sierras
Entity: Federally recognized Tribe

Background: The Coyote Valley Band of Pomo Indians resides in Mendocino County, where the Tribe maintains enduring traditions of land stewardship, fishing, hunting, gathering, basket weaving, and ceremonial practices. More than 50% of heads of households on the reservation are seeking stable or expanded employment opportunities, highlighting the importance of continued investment in community and economic development. Coyote Valley supports the well-being and resilience of its community by providing essential programs, including food assistance and victim and crisis services.

Project Type(s):

- Infrastructure Investments

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; improve conditions in disadvantaged communities; support public-health co-benefits; support greenhouse gas reduction

Project Summary: The Coyote Valley Tribe proposes critical wastewater infrastructure upgrades to protect existing affordable housing and ensure safe, reliable service for residents.

Dry Creek Rancheria Band of Pomo Indians

Award: $3,000,000
Region: San Francisco Bay Area
Entity: Federally recognized Tribe

Background: Dry Creek Rancheria is located in Sonoma County and is comprised of descendants of the Dry Creek Pomo and Western Wappo peoples. Grounded in a deep connection to its ancestral homeland, Dry Creek Rancheria is committed to preserving cultural traditions and creating opportunities for tribal members to live, work, and thrive within their traditional lands. The tribe is actively working to expand stable housing opportunities for more than 60 tribal members currently experiencing homelessness.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; improve conditions in disadvantaged communities; support public health co-benefits; improve connectivity and accessibility to housing, jobs, and services; support greenhouse gas reduction

Project Summary: The tribe proposes community engagement, final design and permitting, financing and due diligence, environmental remediation planning, and off-site infrastructure improvements to support a 53-unit, healthy, accessible, and resilient tribal community.

Habematolel Pomo of Upper Lake

Award: $1,993,328
Region: North State and Sierras
Entity: Federally recognized Tribe

Background: The Habematolel Pomo of Upper Lake, whose name means “people of rock village,” are deeply rooted in the Clear Lake Basin. The tribe has persevered through profound historical injustices, including the Bloody Island Massacre, which took the lives of many women and children, as well as disruptions to federal recognition, Tribal sovereignty, and land allotments that constrained housing development for many years. Since the restoration of its federal recognition, the tribe has demonstrated remarkable resilience by steadily rebuilding housing and infrastructure to support its community.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation
- Associated Costs

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; support public health co-benefits; improve connectivity and accessibility to housing, jobs, and services; support greenhouse gas reduction; protect agricultural lands to support development; increase options for mobility

Project Summary: The tribe will conduct environmental and site analysis, infrastructure and utility planning, community engagement, transportation planning, and architecture planning for a 75-acre parcel that could support about 50 housing units.

La Posta Band of Mission Indians

Award: $2,580,848
Region: San Diego Area
Entity: Federally recognized Tribe

Background: The La Posta Band of Mission Indians reside in mountainous terrain southeast of San Diego. This area has impacted how the tribe engages with housing development due to limited buildable land, and groundwater challenges and other historical conditions. The tribe is interested in building housing for the next generation, who carry the knowledge, skills, and experience to build sustainable, innovative housing and associated development.

Project Type(s):

- Site Acquisition and Preparation

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households

Project Summary: The Tribe proposes to acquire 280 acres of land that could support at least 50 housing units.

Manchester Band of Pomo Indians

Award: $1,974,500
Region: North State and Sierras
Entity: Tribally Designated Housing Entity

Background: The Manchester Band of Pomo Indians is located along the rugged Mendocino Coast and has approximately 1,200 members. The tribe is working to expand affordable housing opportunities for individuals and families currently on its housing waiting list, strengthening pathways for tribal members to remain on or return to their ancestral lands. Through continued investment in its people, preservation of existing housing and community resources, economic development, and long-term planning, the tribe is building a resilient and thriving future for its community.

Project Type(s):

- Planning Activities

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; improve connectivity and accessibility to housing, jobs, and services; support greenhouse gas reduction; increase transit ridership; improve conditions in disadvantaged communities

Project Summary: The tribe proposes to use pre-development funding to reactivate the Hill Top Housing Development, which is a planned Tribal community of approximately 38 affordable homes, a community center, recreational facilities, roads, utilities, and supporting infrastructure.

Manzanita Band of Diegueno Mission Indians

Award: $2,998,732
Region: San Diego Area
Entity: Federally recognized Tribe

Background: The Manzanita Band of Diegueno Mission Indians is located 67 miles east of San Diego and within 10 miles of the Mexico-U.S. border. The tribe is actively addressing housing instability affecting nearly one-third of its community by expanding access to safe and stable housing. Through its commitment to creating additional housing opportunities, the tribe is strengthening community well-being and supporting a more secure future for its tribal members.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; improve conditions in disadvantaged communities; support public health co-benefits

Project Summary: Members are vulnerable to climate-related hazards and plan to develop centralized water and waste management systems, conduct housing planning, install electrical infrastructure, and conduct environmental review to support 15 new housing units.

Mesa Grande Indian Housing Authority

Award: $2,999,375
Region: San Diego Area
Entity: Tribally Designated Housing Entity

Background: The Mesa Grande Band of Mission Indians resides in Northern San Diego County, with ancestral homelands extending across what is now the US/Mexico border. The tribe is working to strengthen housing affordability and long-term sustainability by expanding stable, culturally grounded housing opportunities for its members. These efforts will help tribal members remain on or return to their ancestral lands, reduce overcrowding, and support lasting housing stability and community well-being.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Associated Costs

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; improve conditions in disadvantaged communities; support public health co-benefits; improve connectivity and accessibility to housing and services

Project Summary: The Mesa Grande Band of Mission Indians will work to build 100 affordable homes through a comprehensive phased housing master plan, critical wastewater infrastructure, and sustainable, climate-resilient design.

Mono Lake Kootzaduka'a Tribe

Award: $3,000,000
Region: North State and Sierras
Entity: Non-federally recognized Tribe

Background: The Mono Lake Kootzaduka’a Tribe has lived in the Mono Lake region since time immemorial. The tribe continues to advance efforts for federal recognition and re-establish a permanent land base. These efforts will expand opportunities for tribal members to live near culturally significant places, family support networks, and tribal services while strengthening their enduring relationships with the lands and waters central to Kootzaduka’a identity, sovereignty, and community well-being.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation
- Associated Costs

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; support public health co-benefits; improve connectivity and accessibility to housing, jobs, and services; support greenhouse gas reduction; improve conditions in disadvantaged communities

Project Summary: The tribe plans to engage in planning, design, environmental review and infrastructure investments to transform an 8.9-acre parcel into a construction-ready, 10-unit housing project with priority housing for elders.

Pit River Tribal Housing Board

Award: $1,177,440
Region: North State and Sierras
Entity: Tribally Designated Housing Entity

Background: The Pit River Tribe's ancestral territory spans Shasta, Siskiyou, Modoc, and Lassen counties. Building on its community strengths, the Tribe is working to expand pathways to economic stability for the more than two-thirds of tribal members living below the federal poverty line and improve housing conditions for those experiencing overcrowding or homes in need of repair. Through holistic planning, the tribe is advancing access to safe, affordable housing and creating opportunities that support community resilience and long-term well-being.

Project Type(s):

- Planning Activities
- Site Acquisition and Preparation
- Associated Costs

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; support public-health co-benefits; improve connectivity and accessibility to housing, jobs, and services; support greenhouse gas reduction; protect agricultural lands to support development; increase options for mobility; improve conditions in disadvantaged communities; increase transit ridership

Project Summary: The tribe will develop a master plan and assess infrastructure needs for a 221-acre site that could support 45 housing units.

Scotts Valley Band of Pomo Indians

Award: $2,999,837
Region: San Francisco Bay Area
Entity: Federally recognized Tribe

Background: The Scotts Valley Band of Pomo Indians resides in Lake County, and its ancestors, including the Ca-la-na-po and Mo-al-kai peoples, who have deep cultural and ancestral ties to the Clear Lake region. In 1958, the California Rancheria Act terminated the Scotts Valley Rancheria's federal trust relationship and reservation status, which was later restored in 1991. Since regaining federal recognition, the tribe has demonstrated enduring resilience and self-determination by actively pursuing housing resources and opportunities. These efforts reflect the tribe's commitment to strengthening community well-being, supporting future generations, and creating pathways for tribal members to remain on and connected to their ancestral homelands.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation
- Associated Costs
- Other

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; support public health co-benefits; improve connectivity and accessibility to housing, jobs, and services; reduce air pollution; improve conditions in disadvantaged communities

Project Summary: The tribe plans to conduct environmental studies, architectural and engineering design, permitting, site infrastructure improvements, and project management to support a 20-unit housing development that would help address overcrowding and substandard housing.

Torres Martinez Desert Cahuilla Indians

Award: $2,999,800
Region: Inland Southern California
Entity: Federally recognized Tribe
Background: The Torres Martinez Desert Cahuilla Indians are located primarily in the Coachella and Imperial Valleys and continue to demonstrate resilience amid environmental impacts associated with the Salton Sea. The tribe is advancing a stronger future by preserving its culture and traditions, protecting its lands and natural resources, and expanding housing, services, and economic opportunities for tribal members and the surrounding community.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Site Acquisition and Preparation
- Associated Costs
- Other

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; support public health co-benefits; improve connectivity and accessibility to housing, jobs, and services; improve conditions in disadvantaged communities

Project Summary: The tribe plans to build roads, electrical infrastructure, water infrastructure, and waste systems, as well as conduct planning and permitting for six housing units on a 40-acre parcel.

Tuolumne Band of Me-Wuk Indians

Award: $2,999,216
Region: North State and Sierras
Entity: Federally recognized Tribe

Background: The Tuolumne Band of Me-Wuk Indians is rooted in the Sierra Nevada foothills, where the tribe has demonstrated enduring resilience following the lasting disruptions of the Gold Rush to its community and local ecosystems. The tribe is advancing efforts to restore and protect these ecosystems while developing a range of rental and homeownership opportunities for tribal members. Together, these efforts will strengthen housing stability, support self-determination, and help current and future generations thrive within their ancestral homeland.

Project Type(s):

- Infrastructure Investments
- Site Acquisition and Preparation
- Associated Costs

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; support public health co-benefits; improve connectivity and accessibility to housing, jobs, and services; reduce air pollution; improve conditions in disadvantaged communities; increase transit ridership

Project Summary: The tribe will complete critical pre-development, site preparation, infrastructure, and planning activities necessary to convert a 2.5-acre parcel into a construction-ready development for 44 multi-family housing units.

Yurok Indian Housing Authority

Award: $2,876,500
Region: North State and Sierras
Entity: Tribally Designated Housing Entity

Background: With more than 6,000 members, the Yurok Tribe is one of the largest tribes in California and maintains deep ancestral ties to the Klamath River. In communities where unemployment reaches 80% and existing homes require substantial reinvestment, the tribe is advancing integrated solutions that restore local ecosystems, strengthen traditional ways of life, expand economic opportunities, and develop safe, culturally responsive housing that meets the needs of tribal members.

Project Type(s):

- Planning Activities
- Infrastructure Investments
- Associated Costs

Impacts: Preserve and develop affordable rental and owner-occupied housing for lower-income households; support public health co-benefits; improve connectivity and accessibility to housing, jobs, and services; increase mobility options; improve conditions in disadvantaged communities; increase transit ridership

Project Summary: The tribe is interested in transforming a 55-acre property into a 20-unit housing development by engaging in site planning, environmental and market studies, architectural and engineering design, utility and road improvements, water and septic evaluations, and legal and financing support to apply for other state grants.