

# A Modular Housing Solution for Mendocino Communities

*Beautiful, flexible, and community-friendly homes that address local housing needs, with low environmental footprint*

## Who We Are

Magdalena is a Mendocino-based housing company providing NOAH-certified prefab studio homes that can be deployed quickly and responsibly. Our mission is to create dignified, attainable housing options that strengthen communities while preserving the local character that makes this region special.



### Flexible Deployment

Homes sit on wheels and can be placed without altering the land — no permanent impact on the community's landscape.



### Adjustable Solutions

As needs evolve around the community, we can relocate the homes with no trace left behind, giving communities peace of mind.



### Start Small, Scale Smart

Communities can begin with a pilot unit and scale confidently once the project is embraced by residents and stakeholders.

## No Purchase Required

Magdalena leases homes directly to residents, so neither the community nor property owners need to buy anything upfront. This removes financial barriers and simplifies the process for communities ready to address housing needs.

The lease payment for the home and deck (cost of land and utilities not included) is \$950 per month, making these homes accessible to teachers, healthcare workers, and essential employees who struggle to find affordable housing. Including the land, water and sewer, we're seeing the homes rent for \$1,500 all in.

Every lease includes a **purchase option**, allowing residents to own their homes once they've lived in them and fallen in love with them.



01

### Affordable Rent

Monthly payments designed to fit local income levels

02

### Path to Ownership

Purchase option built into every lease agreement

03

### Simple Structure

No complex financing or governmental obligations required

# Thoughtful Design That Blends In

Each home is fully assembled and NOAH-certified, measuring 32 × 8 feet with premium finishes throughout. The exterior features durable metal siding with wood-composite accents in organic tones — greens, browns, and neutrals that complement Mendocino's natural environment.

Inside, residents enjoy drywall walls, wood floors, large double-pane windows, and wide glass doors opening to a spacious deck. Every unit includes full appliances: fridge, oven, dishwasher, washer-dryer, and a water heater.

As long as the value of the investment is protected, residents can furnish and personalize interiors however they like, fostering self-expression and pride of ownership.



## Simple Infrastructure Setup

Magdalena covers up to **\$5,000 per home** in infrastructure costs, connecting each unit with minimal impact:



### Power

Grid connection, solar panels, or hybrid generator backup systems



### Water

Integration with any local system or trucked in monthly or bi-monthly by one of our suppliers



### Wastewater

Septic, sewer, or holding tanks serviced monthly or bimonthly as needed

 **Low-impact setup** · No heavy infrastructure required · Flexible to community needs

## Leading the Way Forward

Founded in Anderson Valley, Magdalena is proud to call Mendocino County home. We're currently producing 5 homes per month and scaling to 15 by mid-next year. Successful projects in Boonville and Blue Lakes Village demonstrate strong demand and satisfied residents.

By participating in Magdalena's work, the **Gualala community can play a defining role** in a national effort to address the housing shortage. Gualala has the opportunity to lead by example, showing how a small, engaged town can pioneer flexible housing solutions that inspire others across the country.

Housing is more than shelter, it's the foundation of thriving communities. Magdalena offers a collaborative, low-impact solution that adapts to local needs, fosters pride, and grows responsibly.

We're in active discussions with schools, clinics, and employers facing hiring challenges due to housing shortages. Our model helps teachers, healthcare workers, and essential employees live close to where they work, and we welcome opportunities to pilot partnerships in communities throughout Mendocino County and beyond.

**We would be honored for Gualala to be part of this story**, helping shape the future of housing through local input, collaboration, and innovation.