Marigold Villas

Affordable Multifamily Housing

January 29, 2026

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Rural Communities Housing

DEVELOPMENT CORPORATION

What we will cover today…

- Brief History of RCHDC & Marigold Villas
- Project Overview & Amenities
- Supportive Services
- Questions

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Introducing RCHDC

- Established by Ukiah residents in 1975 to address local housing needs for seniors
- Nonprofit public benefit corporation
- Dedicated to the acquisition, development, and management of affordable housing
- Committed to serving rural Northern California communities

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Our Impact & Experience

- Developed 700+ homes
- Manage 1,500+ homes
- Partner with communities and local agencies to house and serve low- and moderate-income neighbors

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Pallesen Place – Nice, CA

Siskiyou Crossroads – Yreka, CA

Orr Creek Commons II – Ukiah, CA

History of Marigold Villas

March 2025
HOME Investment Partnerships Program and HOME ARP Funds Allocated to Project

April 2025
Department of Developmental Services Funds Allocated to Project

September 2025
Low Income Housing Tax Credits Allocated to Project

March 2026
Estimated Construction Start

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Project Overview & Amenities

- 32 Housing Units
- 25 1-bed units; 6 2-bed units
- 1 Live On-Site Manager's Unit
- Community Room, Laundry, Outdoor Areas
- On-site Supportive Services

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Marigold Villas Eligibility

Population Group	# of Units	AMI Range
HOME-ARP Qualified Populations*	16	30%
Developmentally Delayed Individuals	8	50%
General Low-Income	7	30-60%

- 2025 Income Limits
  - Extremely Low Income: 30% AMI - $19,750 per year ($1,646 monthly) or below for a single person
  - Very Low Income: 50% AMI - $32,900 per year ($2,742 monthly) or below for a single person

*Individuals or families who are homeless, at risk of homelessness, fleeing domestic violence, or at greatest risk of housing instability.

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RCHDC Resident Services

- Resident services coordinator researches and schedules on-site enrichment courses through various organizations
  - Financial literacy, adult education, health and wellness, art, nutrition, and other life skills
- Provide tenants with information about available services in the community and assisting tenants to access services

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Redwood Community Services

- Case management with individualized service plans
- Benefits counseling and advocacy
- Mental Health Care
- Referrals to Physical Health Care
- Substance Use Services
- Employment Placement & Training
- Life Skills
- 24-hour Crisis Intervention

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Redwood Coast Regional Center

- Supported Living Services
  - Attending Health Care Appointments
  - Medication Management
  - Transportation
  - Household Activities
  - Self–Care Assistance
  - Managing Personal Finances

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Nationwide Change in Tax Credit Pricing

- Affordable housing relies heavily on federal tax credit equity.
- Over the past two years, market changes reduced investor demand for tax credits.
- As a result, tax credit pricing declined nationwide, creating funding gaps for affordable housing projects across California and the U.S.

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Impact on Marigold Villas

- The project successfully secured tax credit funding. However, the equity generated from the tax credits is now lower than projected due to the market shift.
- This change created a remaining funding gap of $1 million.
- All other funding sources remain committed, and the project is ready to break ground.

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Looking ahead…

November 2025
Building Permit Application Submitted

Today
Board of Supervisors Meeting

March 2026
Start Construction

Fall 2027
Lease-up

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Q&A Opportunity

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Thank you!

Feel free to reach out:

Ryan LaRue
Chief Executive Officer

rlarue@rchdc.org

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