



California Interagency Council on Homelessness

ERF-3-R, Application

Part 1 (A): ADMINISTRATIVE INFORMATION

Application Window

- Window #1, 11/3/2023 - 1/31/2024
 Window #2, 2/1/2024 - 4/30/2024
 Window #3, 5/1/2024 - 6/30/2024

*Applications received after 5:00 p.m. on the last day of the application window will be reviewed and evaluated during the following application window. **Note, applications submitted after 5:00 p.m. on 6/30/2024 will not be reviewed.***

Eligible Applicant

Select the eligible applicant's jurisdiction type.

- CoC City County

What is the name of the city or county?

Marin

Part 1 (B) Contracting Information

Complete all elements of the below section. This information is required for contracting should this application be chosen for award.

Contractor Information

Contractor Name (the legal entity entering into contract with the State)

County of Marin

What is the Federal Employer Identification Number (FEIN # or tax id number) for the contractor?

946000519

Tax ID Form

Governmental entities will need to submit a GovTIN Tax Form, and Non-governmental entities will need to submit a STD 204 Tax Form. Links to each are below:

GovTIN: [Taxpayer ID Form \(ca.gov\)](#)

STD 204: [STD 204 - Payee Data Record \(ca.gov\)](#)

Who is the best contact person for this contract?

Primary Contact

Program Coordinator	Kat	Richter
Title	First	Last

This contact will receive ALL grant related correspondence (inclusive of application, award, contract, office hours, information requests, reporting, etc.)

Email

Phone

This contact will receive ALL grant related correspondence (inclusive of application, award, contract, office hours, information requests, reporting, etc.)

Secondary Contact

Director, Homelessness	Gary	Naja-Riese
Title	First	Last

Email

Phone

This contact will receive ALL grant related correspondence (inclusive of application, award, contract, office hours, information requests, reporting, etc.)

Contact Person for Reporting

Program Coordinator	Kat	Richter
Title	First	Last

Email

Phone

This contact will ONLY receive grant reporting correspondence (inclusive of guidance, report releases/reminders, report follow-ups).

Authorized Representative

Director of Health and Human Services	Jesse	Paran
Title	First	Last

Email

Jesse.Paran@marincounty.gov

Phone

(415) 473-2743

The Authorized Representative has authority to contract on behalf of the eligible applicant

If this application is funded, what address should the check be mailed to?

Address

20 North San Pedro

Address Line 1

Address Line 2

San Rafael

City

California

State

94903

Zip Code

Attention to (if applicable):

Homelessness

⚠️ This Application uses character limits ⚠️

Reaching these limits is not required, however competitive responses will address all parts of each question asked.

Part 2: PROPOSAL OVERVIEW

Guidance:

In completing this application, applicants must identify the specific encampment that will be prioritized for resolution.

If an applicant proposes to prioritize a large, noncontiguous, or multiple site(s), the encampments may only be addressed through a single application if: (a) the justification for prioritizing the encampments is the same, **and** (b) the demographics and service needs of the residents of the encampments is sufficiently the same that, (c) the same set of services, and service providers, including outreach, interim and permanent housing programs, will be used to resolve the identified people's experience of homelessness in encampments.

Applicant must prepare a separate application for each encampment that does not meet the requirements of (a) – (c).

Proposal Summary

Summarize the proposed Encampment Resolution Fund (ERF) project, including an overview of all key components and/or phases of the project that will be funded in whole or in part with ERF-3-R resources. (1500-character limit)

This person-centered project will resolve the Tacherra Ranch encampment of sixty mostly latinx agricultural workers and their families through the actions of a well-established collaborative. People experiencing homelessness in the encampment are centered by the collaborative, already connected to interim shelter, and have a clear pathway to permanent housing. This proposal requests \$8,200,000 of ERF-3-R funding to partially support the project components below, and to help leverage another \$18,021,000 to deliver 27 new units of permanent housing. Project partners and existing funders include Habitat Greater San Francisco (HGSF), Bolinas Community Land Trust (BCLT), West Marin Community Services (WMCS), Petaluma Health Center (PCH), Marin Community Foundation (MCF), West Marin Fund (WMF), Marin County Board of Supervisors, Health and Human Services (HHS), and Community Development Agency (CDA).

The key components of this project are:

1. Existing Interim Shelter – funds to improve and subsidize current operations
2. Permanent Affordable Housing – partial funds for site acquisition and pre-development
3. Core Services – partial funds for outreach, engagement, case management, and services coordination

This is a rare “Yes, in my backyard!” project. The people experiencing homelessness at the center of this effort are embraced as essential members of unincorporated Marin County and are strongly supported by Senator Mike McGuire and the Rural Development Director of CA USDA.

People Served

Number of people currently residing in prioritized encampment site

60

Potential inflow of people into the prioritized encampment site during the grant term.

0

#

Of people currently residing in prioritized encampment site, how many will be served by this proposal?

60

#

Given the potential for inflow of people into the prioritized encampment site, how many people are projected to be served across the entire grant period?

60

#

Of people projected to be served across the entire grant period, number of people projected to transition into interim housing.

60

#

Of people projected to be served across the entire grant period, number of people projected to transition into permanent housing

60

#

*This should include both people who transition directly into permanent housing **and** people who may first transition into interim housing.*

Is the prioritized encampment site part of a larger encampment area?

Yes No

Encampment Information

1. Briefly describe the characteristics of the people residing within the prioritized encampment site, including demographics, household compositions, disabilities, and projected service and housing needs. Include how this information was gathered. (1500-character limit)

The encampment is composed of 60 residents who are families with young and young adult children, single men of all ages, older single women, and one young single mother. The majority of residents are monolingual Spanish-speaking agricultural workers, laborers, and domestic workers who have ties to Mexico and Guatemala. Many of them also have familial ties with each other. The minority monolingual English-speaking residents are retired agricultural workers with ties to Marin County. All residents are at or below thirty-five percent (35%) AMI. Most families have lived in the encampment over five years, and some have spent twenty- or thirty-years unhoused at the Tacherra Ranch.

Of the sixty residents, seventeen are minors, five are seniors, and four have known mobility issues and/or chronic illness. Several of the residents are in urgent need of trauma-informed mental and physical health services. People are living with undiagnosed/undertreated disabilities. The encampment is geographically isolated, and several residents do not have access to public or private transportation.

This information was gathered by bilingual, bi-cultural members of the BCLT staff and third-party partners. BCLT staff are in daily communication with the residents and share information through formal agreements with providers who serve these same clients.

If this proposal seeks to serve a particular target population, specify and describe.

2. Briefly describe physical characteristics of the prioritized encampment site in which the people you are proposing to serve are residing. The description must include the specific location,

physical size of the area, the types of structures people are residing in at the site, whether vehicles are present, and any other relevant or notable physical characteristics of the site. (1000-character limit)

The encampment is located at 160 Mesa Road, Bolinas, CA on a private 46-acre working farm and cattle ranch. Twenty shelters on an 870-foot section of gravel driveway compose the encampment. These include vehicles, dilapidated trailers, lean-to shacks, agricultural infrastructure, and other unpermitted structures. Safe water and sanitation services are not available. In 2022, the County of Marin condemned the encampment structures as unfit for human habitation and, in May 2023, the County approved an emergency permit for an RV site on an adjacent twenty-acre parcel owned by the BCLT.

The interim site is located at 130 Mesa Road, Bolinas, CA. Encampment residents are currently sheltered at the interim site in new one- and two-bedroom RVs leased by BCLT. Both sites are walking distance from the Bolinas school and village center, but residents must drive by car to access medical, pharmaceutical, and postal services. Public transportation is limited.

3. Why is this encampment site being prioritized? Applicant should identify any distinguishing needs and/or vulnerabilities of the people living in this encampment and/or any health, safety, or other concerns that led the applicant to prioritize this site over other encampments. (1000-character limit)

Ninety-seven percent (97%) of the residents of this encampment are racial and ethnic minorities. Seventeen are children. Many residents are also indexed with higher vulnerability due to myriad factors (i.e., wellness, risks, socialization and functioning, housing security). The County of Marin is prioritizing this encampment because housing is identified as a key to advance racial equity in its Race Equity Action Plan (REAP). Serious health risks of the encampment were also well-documented by the County of Marin, prior to the opening of the interim site.

This high-profile project has been declared a model by the editorial board of the Marin Independent Journal for “responding to a pressing community need with compassion and a sense of civic responsibility.” It is also being tracked at the CA state level as a proof-of-concept for resolving encampments composed of unhoused agricultural workers and their families without harming the social capital or economies of rural communities.

ERF authorizing legislation requires funding be used for “prioritized” encampments. Applicants must, therefore, provide a justification for the prioritization of the encampment proposed to be served. Except in very small communities where it may be possible to justify prioritizing all of a small number of encampments for resolution using this fund source, ERF is not intended to be used to fund a community-wide encampment resolution program.

Attachment: Map

The provided map should clearly indicate the area of the prioritized encampment. The map may also indicate the location of other key service, shelter, and housing resources described in this proposal.

4. Is the prioritized site on a state right-of-way?

No Yes - partially Yes - entirely

Proposal’s Outcomes

5. What outcomes does this proposal seek to accomplish by 6/30/2027? Outcomes should be

specific, measurable, attainable, relevant, and time-bound (SMART). (1000-character limit)

Existing Interim Shelter:

Fall 2024: Staff, equipment, and improvements are in place; emergency shelters improvement complete.

Permanent Housing

Fall 2024: Staff, consultants, and information is in place; project design, financing, and construction plans complete.

Winter 2025: Planning and entitlements for permanent housing complete. Public subsidy secured from Joe Serna, Jr. Farmworker Housing Grant Program (FWHG).

Fall 2026: Site preparation, utilities and infrastructure installation are complete.

Spring 2027: Permitting for permanent housing is complete; all residents are connected to a pathway to permanent housing.

Core Services

Fall 2024: Staff, equipment, and agreements are in place and ongoing services are delivered by BCLT and WMCS, including referrals to HHS and PHC.

Fall 2025: Eligible persons are connected to support services, children are connected to McKinney-Vento Liaison.

Fall 2026: Providers and clients evaluate service delivery plans and incorporate learnings.

6. What are the primary activities the applicant will implement to achieve each of the proposal's outcomes? (1000-character limit)

Existing Interim Shelter:

Execute agreements, hire personnel, create plans;
Conduct routine maintenance & emergency repairs;
Purchase RVs;
Finish emergency shelter improvements;
Evaluate project activities, close feedback loops, report to HHS.

Permanent Housing:

Execute agreements, hire personnel, create plans
Purchase permanent housing site;
Apply for public subsidy and raise private funds;
CEQA, Permits (Planning, Building and Coastal);
Finish Finance, feasibility, entitlements processes;
Finish design & permitting for permanent housing;
Initiate rapid modular construction phase of the project;
Evaluate project activities, close feedback loops, report to HHS.

Core Services:

Execute agreements, hire personnel, create plans;
Start bi-weekly private transport service;
Deliver leadership workforce & multicultural diversity training & education;
Connect all eligible persons to supportive health & services;
Monitor & evaluate project activities, close feedback loops, report to HHS.

7. How will the applicant measure progress towards the proposal's outcomes? (1000-character limit)

HHS will require all subgrantees to deliver monitoring and evaluation (M&E) plans within 120-days of the ERF-3-R grant award and initiation. Each project partner will be required to develop a M&E plan that describes how they will monitor and evaluate progress towards the proposal's outcomes. These plans will act as a roadmap that will also define how each project partner intends to use evaluation results for project improvement and decision making. West Marin Fund (WMF), the local community foundation that serves the geographic project area, will support any project partners who may need technical assistance or capacity building to develop these M&E plans.

8. Are there any local ordinances, resources, or other factors that may hinder achieving the proposal's outcomes? If so, how will the applicant navigate these challenges? (1000- character limit)

Much of the agricultural land in Marin County is within the Coastal Zone and are subject to coastal permits, which can be appealed, causing additional time and constraints to development of alternative housing to address substandard conditions. County staff are working with Coastal Commission staff to collaborate on addressing urgent needs for replacement of substandard housing. Currently, any temporary mobile home providing living quarters for six or fewer agricultural workers requires Use Permit approval and is counted as one dwelling unit for purposes of compliance with the zoning district's density limitations. These provisions are not consistent with the State Employee Housing Act (Section 17021.6 of the Health and Safety Code). The County's Housing Element includes a program for the County to develop strategies for addressing farmworker housing. The County will amend the Development Code to comply with the State Employee Housing Act for agricultural workers and employees.

9. Does this proposal fund a standalone project, or is the proposed project one component of a larger initiative?

Standalone Larger initiative

Centering People

10. Describe how the perspectives of people with lived experience of homelessness meaningfully contributed to the content of this proposal? How will people with lived experience be part of the implementation of this ERF project? If individuals living in the encampment site were included in the development of this proposal, describe how their input was obtained and how that input shaped the proposal. (1000-character limit)

Residents of the Tacherra Ranch encampment are well-organized and enjoy support from a network of multicultural and cross-sector allies. Since mid-2022, the partners involved in this project, led by BCLT, have centered the lived experience of these residents in all decisions. In 2023, BCLT hired two bi-lingual, bi-cultural staff members with lived experience in encampments in rural unincorporated Marin County. These staff members facilitate daily and weekly two-way communication with clients using a "Whatsapp" group and in-person meetings to co-diagnose problems and co-design solutions. This process has moved at the speed of trust and resulted in a robust project that is well supported. Some items added to this proposal as a result of this ongoing process are the inclusion of workforce and leadership training, adding a community health outreach worker (promotora), and the requirement that the permanent housing should be affordable for and provide residents with ownership opportunities.

11. Briefly describe how the proposal exemplifies Housing First approaches as defined in Welfare and Institutions Code section 8255. (1000-character limit)

The service plan prioritizes immediate connection to safe interim housing under the belief that safe, stable housing is the foundation for addressing other needs. Participation in services is encouraged but not mandated. Staff have engaged and will continue to engage participants by building trust and rapport without judgment. Drug testing, sobriety, mental health treatment or medication compliance are not required to access services or participate in any services. Case managers will practice harm reduction strategies and conduct motivational interviewing to help the client develop self-directed goals to define a realistic and personalized pathway to wellness. Income or employment are also not required to access services, and services will not be terminated due to income, substance use, non-participation, history of domestic violence, or lack of progress.

12. Describe how each of the following service delivery practices are incorporated into the

outreach, interim shelter (if applicable), and permanent housing aspects of the proposed ERF project: (a) individual participant choice and (b) trauma informed care. (1000-character limit)

All project partners prioritize building trauma informed teams, policies, and procedures and will mainstream these practices across each aspect of the project. Partners are qualified to recognize trauma and will seek to avoid re-traumatization by creating safe physical environments and social-emotional safety with and for residents. This includes consistent schedules, compassionate and open communication, and building awareness of cultural impact on clients' perception of trauma, safety, and privacy. Partners also proactively mitigate secondary traumatic stress for project staff. Individual participant choice and person-centered approaches will be mainstreamed across each aspect of the project. This includes practices that presume competence and reframe behavior as communication. Providers will reduce barriers to access information and services to promote individual residents' choice and control in the achievement of their self-determined health and housing goals.

13. Describe how harm reduction principles will be incorporated into the outreach, interim housing (if applicable), and permanent housing aspects of this ERF project. (1000-character limit)

Project staff will be trained in housing first, harm reduction, and motivational interviewing. At no point will drug tests be used, and services will be provided regardless of sobriety. Staff will be adept at harm reduction principles, accepting drug use, working to minimize the harmful effects and understanding the complexities of substance use. Residents' individual and collective needs will be centered and prioritized. Non-judgemental, non-punitive responses that prioritize connection to supportive resources will be prioritized when issues arise.

14. Describe the services that will be provided to improve people's health, dignity, and safety while they continue to reside within the prioritized encampment site. (1000-character limit)

Residents of the Tacherra Ranch encampment now reside at the emergency RV site operated by BCLT. Improvements to the site will be made by BCLT and core services will be provided by WMCS, PHC, HHS, BCLT, and other partners to improve people's health, dignity, and safety while they continue to reside at the site. This includes:

- Self-directed site management;
- Dedicated repair and maintenance services;
- Housing case management;
- Free legal services;
- Onsite community health outreach (promotora);
- Trauma informed mental, physical, and behavioral health services;
- Dedicated, culturally-informed outreach, engagement, and advocacy;
- Private transportation to reduce barriers to accessing services;
- Leadership development, workforce, and multicultural diversity education and training;
- ESL classes and interpretation services; and
- McKinney-Vento liaison to help children thrive in school.

15. Identify what controls are or will be in place to ensure that all ERF-3-R funded parties will not penalize homelessness. The term "penalize homelessness" means to impose, by a governmental unit, criminal or civil penalties on persons who are homeless in a manner that is related to those persons' engagement in necessary human activities, including sleeping, resting, and eating. (1000-character limit)

BCLT owns the land where the interim RV site is located and has full site control. The site is fully permitted, and people will not be penalized for engaging in necessary human activities. If a resident were, for example, to decide to not sleep in their RV, the on-site staff would communicate with the resident to understand how the RV was not meeting their needs and collaborate on a solution that protects their dignity and supports their health. Further, the BCLT and the County of Marin are fully committed to ensuring the wellness and safety of all residents during the interim period, and in providing all residents at the site with permanent housing.

16. Describe how this proposal considers sanitation services for people residing in the prioritized encampment. This may include but is not limited to non-intrusive, curbside waste removal and access to clean and available bathrooms. (1000-character limit)

The site, which is located at 130 Mesa Road is owned and operated by the BCLT, is connected to water, sanitation, and electrical infrastructure that meets all specifications required by Marin County development codes. This includes a new septic system that was designed and built to meet the needs of both the temporary campground and the permanent housing that is planned to be constructed on the adjacent site (160 Mesa Road), which the BCLT has the option to purchase.

Part 3: IMPLEMENTATION

Core Service Delivery and Housing Strategies

17. Describe the proposed outreach and engagement strategy, case management, and / or service coordination for people while they are continuing to reside within the encampment site. Quantify units of service to be delivered including the ratio of staff to people served, frequency of engagement, and length of service periods. (2000-character limit)

Coordinated and persistent outreach and engagement is required to provide services to the residents who are experiencing homelessness. Centering residents and other professionals with similar lived experience will help to ensure culturally relevant outreach and support to people who might not otherwise seek services or pursue pathways to permanent housing. The Ratio of staff to people served is 1:10, engagement frequency will vary by position, and the length of service is the full term of the grant period.

It can take months or even years of creative and proactive engagement to build the trust and relationships necessary for these connections to occur. This project is based on a strategic collaboration between typical and non-traditional partners – including HHS, WMCS, PHC, and BCLT – in large part due to their strong existing relationships with the residents of this encampment. Further, by connecting people to stable, dignified, healthful interim shelter, BCLT has already started to apply a housing-first approach that has provided a platform for addressing health issues, pursuing employment, and attending to other needs. Data sharing through formal agreements, the coordinated entry process led by HHS, and consistent documentation of outreach efforts will reduce duplication of services and ensure those most in need are not overlooked.

People with lived experience at the encampment, or similar circumstances, who can provide culturally relevant and grounded strategies will be prioritized for several key positions, including:

- Resident manager or management team (daily)
- Maintenance and emergency repair professional (daily)
- Outreach manager (daily)
- Health outreach worker (Promotora) (bi-weekly)
- Private transportation driver (bi-weekly)

In addition, bi-lingual and bi-cultural professionals will be hired for two other essential positions required for case management and service coordination:

- Housing first case manager (weekly)
- Housing Program Manager (weekly)

18. Describe the role of Coordinated Entry in the context of this proposal and how Coordinated Entry policies or processes will support and / or hinder the implementation of this proposal. (1000-character limit)

As the Coordinated Entry lead, Marin County HHS meets weekly with homelessness service providers to discuss issues relevant to Coordinated Entry, which includes encampment resolution. Bolinas Community Land Trust is one of the providers included in these regular meetings. Coordinated Entry supports regular housing-focused case conferencing meetings to assist individuals living in encampments during which time case managers are connected to appropriate resources to conduct outreach, assist, and stabilize encampment residents. Because this proposal will create new permanent housing for encampment residents, HHS will avoid any conflict with Coordinated entry over prioritization of existing resources for encampment residents.

19. Describe each of the specific (a) interim housing and (b) permanent housing opportunities that will be used to achieve the proposed outcomes of this ERF project. Demonstrate that any ERF-3-R funded interim housing capacity is either non-congregate or clinically enhanced congregate shelter. (2000-character limit)

The site is owned and operated by BCLT, which was opened in 2023 and is located at 130 Mesa Road, Bolinas, CA. The RV site features 27 leased one- and two-bedroom RVs and all associated utilities. Residents of the Tacherra Ranch encampment have exercised individual personal choice in their decision to relocate from the encampment to the interim shelter. Current residents will have the opportunity to remain in the interim shelter until the permanent housing is completed.

The permanent housing site is located at 160 Mesa Road, Bolinas, CA, which is adjacent to the RV site. It is the site of the original encampment and the historic Tacherra Ranch. BCLT has the option to purchase the Tacherra Ranch property and will soon conclude two-years of negotiation with the court-appointed receiver to execute a purchase and sale agreement. Private lenders have put up bridge loans to enable the BCLT to purchase the site, which will be repaid through grant funds such as ERF-3-R and the Joe Serna, Jr. Farmworker Housing Grant Program (FWHG). BCLT will retain ownership of the land and work with Habitat Greater San Francisco as its development partner to rapidly construct 27 units of housing on the site. Using the limited equity housing cooperative (LEHC) model that is common among community land trusts, BCLT will provide residents with ownership shares in the property that enable them to build equity and continue their path toward self-determination. Given the complexities of developing in the California coastal zone and anticipated appeals to the California Coastal Commission, the partners plan for permanent housing to be complete and ready for move in Spring 2029. Private, public, and philanthropic funds will be used to subsidize operations and core services delivery for residents of the encampment beyond the 36-month ERF-3-R grant period.

20. Demonstrate the applicant's commitment and ability to deliver permanent housing solutions to the people residing in the prioritized encampment, including by providing examples of prior successful efforts to permanently house similarly situated individuals. (2000-character limit)

HHS has served as the lead entity for Marin County's response to homelessness and offers a range of services to County residents experiencing homelessness through its various divisions, including Behavioral Health and Recovery Services, Public Health, Social Services, and Whole Person Care. Since October 2017, HHS and its community partners have housed 726 chronically homeless people, due in part to a collaborative effort to increase the supply of permanent housing in Marin. In its encampment response, HHS has housed 99 people formerly living in encampments and has helped an additional 36 access a housing pathway.

HHS will also partner with the Community Development Agency's Housing Division, who have work to preserve and expand the range and supply of adequate, accessible, and affordable housing through housing policies, regulations, programs and funding. The HHS community-based housing partners for this project, Habitat Greater San Francisco (HGSF) and Bolinas Community Land Trust (BCLT), are recognized for their expertise in affordable housing development and have a proven partnership with each other and the County of Marin. Separate from this project, BCLT and HGSF are currently developing 12 units of housing together in Bolinas. In 2023, BCLT led the development of the emergency RV campground with and for the 60 residents of the encampment. In partnership with HHS, BCLT connected 100 percent of people experiencing homelessness from the encampment to interim shelter or housing pathways, using trauma informed and individual participant choice practices. To date, HGSF has built over 250 permanently affordable homes across San Francisco, San Mateo and Marin counties.

21. Describe how this proposal is tailored to meet the needs and preferences of people residing

within the prioritized encampment. (1500-character limit)

Since 2022, BCLT staff have built strong relationships with residents of the encampment and supported them in their self-directed goal to organize as a group. This enabled open and direct communication about this proposal, which ensures that its contents meet their self-determined needs and preferences. BCLT Outreach and Engagement Managers communicate with individuals and the resident group on a daily and weekly basis. Residents meet with outreach managers weekly and agendas are co-created by the residents and BCLT staff. Together, problems are co-diagnosed and solutions are co-designed. All housing solutions and services proposed in this proposal are the result of people-centered practices that are trauma informed and designed to reduce harm. Residents continue to receive technical assistance in leadership training, political education, meeting facilitation, and multi-cultural diversity to support them to engage as individuals and as a group to identify the people, perspectives, and information that was required to produce this proposal. Data and information sharing agreements with project partners have also produced information that informed the creation of this proposal.

Where applicable, identify the people, data, evidence, and / or other sources of information that was relied upon for this proposal.

Table 1: Projected Living Situations Immediately Following the Encampment

For people served who exit the encampment, what are the projected Living Situations Immediately Following the Encampment, including but not limited to, permanent housing, interim sheltering, and unsheltered?

Please provide responses in the table below. Add a row for each projected living situation. (250-character limit for each cell)

Briefly Describe Each Projected Living Situation Immediately Following the Encampment	Is This Permanent Housing?	Quantify the Capacity (e.g., number of beds/units, frequency of bed/unit availability)	Prioritized or Set-Aside for ERF-3-R?	Is this living situation funded by ERF-3-R and / or Leveraged Funds?	% of Served Persons Projected to Fall Within This Living Situation
Interim shelter site (130 Mesa Road, Bolinas, CA)	No <small>Yes/No</small>	27 RVs serving 60 people	Set Aside <small>Pri/Set-Aside/Neither</small>	Both <small>ERF/Lev/Both</small>	100 <small>%</small>
	<small>Yes/No</small>		<small>Pri/Set-Aside/Neither</small>	<small>ERF/Lev/Both</small>	<small>%</small>
	<small>Yes/No</small>		<small>Pri/Set-Aside/Neither</small>	<small>ERF/Lev/Both</small>	<small>%</small>
	<small>Yes/No</small>		<small>Pri/Set-Aside/Neither</small>	<small>ERF/Lev/Both</small>	<small>%</small>

Table 2: Permanent Housing Opportunities

A permanent housing opportunity is a combination of project and/or service provided to an individual with the goal of helping the individual obtain permanent housing. Of course, applicants cannot and do not need to provide every possible scenario; Cal ICH is looking to understand the primary, expected permanent housing opportunities for people projected to be served by this proposal.

Please provide responses in the table below. Add a row for each projected opportunity. (250-character limit for each cell)

Describe the Permanent Housing Opportunity	Prioritized or Set-Aside for ERF-3-R?	Quantify the Capacity of the Housing and Service Opportunity	Is this Housing Opportunity Funded by ERF-3-R and / or Leveraged Funds?
New construction of 27 units of permanent supportive housing (160 Mesa Rd, Bolinas, CA)	Set Aside Pri/Set-Aside/Neither	60 residents	Both ERF/Lev/Both
	Pri/Set-Aside/Neither		ERF/Lev/Both
	Pri/Set-Aside/Neither		ERF/Lev/Both
	Pri/Set-Aside/Neither		ERF/Lev/Both

22. Describe strategies the applicant will use to ensure that people are not displaced from the prioritized encampment into another unsheltered location. Include strategies that are in addition to/complement the interim shelter and permanent housing opportunities that are part of this proposal. (1000-character limit)

To ensure residents were not displaced from the prioritized encampment to another unsheltered location, the BCLT and its partners moved with incredible speed to establish the interim RV site. The construction and permitting of the RV site was completed in less than a year. This enabled all residents of the Tacherra Encampment to relocate prior to the enforcement of the myriad code violations on the private property where the encampment is located at 160 Mesa Road, Bolinas, CA.

HHS, HGSGF, BCLT, and its partners will work to complete the permanent housing, which will also be located at 160 Mesa Road, Bolinas, CA as quickly as possible. Private bridge loans and other sources of funding will enable BCLT and HGSGF to move forward with the acquisition of the land and the pre-development phases of the project while braided funding is secured to complete the rapid construction of 27 units of new permanent housing dedicated for residents of the Tacherra Ranch encampment.

23. Describe specific strategies and/or services the applicant will use to prevent returns to

unsheltered homelessness among people from the prioritized encampment who are sheltered and housed through this ERF project. Include whether these strategies will be funded with ERF-3-R funds and, if not, what other resources will be leveraged. (1000-character limit)

Connecting all residents to permanent housing pathways is a key project outcome. Working with and for residents to achieve their self-determined goals, a dedicated Housing Case Manager will develop and coordinate individual case plans. The people-centered approach mainstreamed throughout the entire project ensures housing and core services components of the project will continue to be elaborated with and for the residents. These strategies will be accomplished with ERF-3-R funds.

Securing operating subsidies and funds required to purchase 27 RVs for the RV site through ERF-3-R will eliminate the current operating deficit and high monthly RV lease cost that is the biggest risk residents face. Currently, the operations of the site are being paid for by a \$500,000 private bridge loan that will come due in June 2024.

24. Describe how this proposal considers and plans for the dynamic nature of encampments including potential inflow of people into the geographically served areas. (1000-character limit)

The Tacherra Ranch encampment, RV site, and permanent housing site are all located on private property. Therefore, “off-the street” inflow into the encampment is essentially null. The only real potential source of inflow in the past were residents’ own family members who were experiencing a lack of shelter and wished to obtain access to the interim housing. The project is limited to 60 people by the conditions of the septic permit for the interim and permanent housing. No extra inflow is expected, and CDA code enforcement action will require the court-appointed receiver who is currently responsible for the Tacherra Ranch, and the site of the encampment, to mitigate inflow of any new residents there.

25. Describe how participants in this ERF project will be supported with continued access to, and storage of, their personal property while in the encampment, in interim housing (if applicable), and in permanent housing. (1000-character limit)

Residents residing at the site have access to storage in their one- or two-bedroom RV. However, particularly for families, this is not sufficient. Therefore, one of the improvements to the interim emergency shelter that would be accomplished with ERF-3-R funds is to add safe and secure storage for personal property to avoid overcrowding, allow for proper airflow in the RVs, and mitigate risks of mold and mildew growth. Residents have requested funds to purchase or construct simple storage sheds for each RV unit. For residents who have acquired a disproportionate number of belongings or may struggle with mental health challenges related to their belongings, the Housing Case Manager and Health Outreach Worker will seek to connect them to supportive services.

26. Describe how participants in this ERF project who have service animals and/or pets will be supported while in the encampment, in interim shelter (if applicable), and in permanent housing. (1000-character limit)

Residents are permitted to have small dogs and cats, with a limit of two pets per household, in the interim shelter. This policy will carry forward in the permanent housing. The Marin Humane Society provides financial assistance to low-income pet owners and several grass-roots organizations and networks regularly support residents to adequately care for their pets. None of the residents have service animals and any such certified aide would be permitted unrestricted access to the interim shelter and permanent housing sites.

Budget and Resource Plan

27. State the total amount of ERF-3-R funds requested.

\$8,678,324.00

\$

28. State the estimated dollar value of secured, non-ERF-3-R resources that will help meet this proposal's outcomes.

\$5,240,000.00

\$

29. Identify and describe each leveraged non-ERF-3-R resource and how that specific resource will be used to help meet the proposal's outcomes, including the permanent housing outcomes. (1000-character limit)

We have secured funding from general funds in the amount of \$5,240,000 and immediate plans to access the additional \$13,021,960 required for the completion of the permanent housing site. BCLT and HGSP are already in communication with HCD, which has determined this project will be competitive for \$10,000,000 from the Joe Serna, Jr. Farmworker Housing Grant Program (FWHG). Another \$1,500,000 will be secured from the Housing Trust Fund (based eligibility of \$50,000 per 27 doors) and the remaining \$1,521,960 will be secured in matching funds from Marin Community Foundation and other private funders and donors who have pledged their ongoing support for this project.

Applicants are directed to provide a detailed description of other fund sources, and system capacity, that will be leveraged to achieve the outcomes proposed for the ERF-3-R funded project (especially as it relates to meeting this proposal's permanent housing outcomes) and, if applicable, to sustain the new programming beyond the end of the grant term.

This includes prior ERF awards, HUD unsheltered NOFO, and other federal, state, and local funding sources.

Applications will be evaluated with the understanding that communities vary significantly with respect to the current availability of other fund sources that can be used as leverage for their proposed projects and to sustain the projects beyond the grant term.

In the absence of currently available resources, Applicants are encouraged to provide a specific plan for obtaining the funding necessary to sustain their project beyond the grant term if the project is intended to continue.

30. Describe how the proposal is a prudent and effective use of requested funding relative to the number of people it seeks to serve, the types of services and housing to be provided, and any

benefits to the community’s efforts to address homelessness that will extend beyond the grant term, including ongoing expansion of interim and permanent housing capacity. Include an explanation of how the requested ERF-3-R amount was determined. (1000- character limit)

This proposal will create 27 new units of permanent housing, connect 60 people to permanent supportive housing, and support the County of Marin to advance its racial equity goals. Permanent housing will primarily be constructed with leveraged funds while the interim housing was constructed with primarily private funds. The ERF-3-R resources will fund improvements to the emergency shelter, provide operating subsidies, and connect people to supportive services during the critical period that is required to plan for and construct the permanent housing. RV cost was determined by confirming the existing RV prices; permanent housing development costs were estimated based on past costs and quotes; staffing costs were based on market research.

Attachment: Standardized Budget

Applicants must use the [ERF-3-R Budget Template](#) available on [box.com](#)

Key Entities and Staff

31. First, describe the implementing organization and specific unit or office within the implementing organization that would administer ERF-3-R. Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness project or grant, describe how those experiences informed this proposal. (1500-character limit)

Marin County Health and Human Services (HHS) has served as the lead entity for Marin County’s response to homelessness and offers a range of homelessness housing services. Since 2017, Marin HHS and its partners have housed 726 chronically homeless individuals with a 94% housing retention rate. Marin HHS’s primary responsibilities over this grant term will be: executing a contract with Cal ICH and the project partners, which include Habitat Greater San Francisco (HGSF), Bolinas Community Land Trust (BCLT), and West Marin Community Services (WMCS); contract management and oversight; data analysis; reporting; and continuing to convene case conferencing meetings to address encampment residents’ needs and collaboratively strategize creative solutions as issues occur. Marin’s experience with managing complex grants is that collaboration and input from the field are critical to a projects’ success--as such, this proposal was developed in partnership with BCLT, HGSF, WMCS, and resident input.

Table 3: Key Staff

Identify all staff positions (e.g. administrative, programmatic, development etc.) which are integral to this ERF project and to achieving the proposal’s outcomes. For each position include the title, whether the position is filled or vacant, the approximate fulltime equivalent (FTE) of the position dedicated to the ERF project, whether the position is funded through ERF-3-R and/or Leveraged (i.e.non-ER-3-R) funds, and a brief description of the duties. Please provide responses in Table 3 below.

Title	Currently	FTE of Staffing	Funded by	Brief Description of Duties
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	Filled Position?	for This Proposal	ERF-3-R and / or Leveraged Funds?	
Interim shelter manager	no Yes/No	1 # FTE	ERF ERF/Lev/Both	Resident manager or management team of 1-3 people with lived experience at the encampment who will work with BCLT to assume on-site property management responsibilities required for the interim site (RV campground).
Interim shelter maintenance and repair personnel	yes Yes/No	1 # FTE	ERF ERF/Lev/Both	Dedicated maintenance and emergency repair professional who will work with/for the Property Management Team and the BCLT to operate the interim site (RV campground)
Housing Program Manager	yes Yes/No	1 # FTE	ERF ERF/Lev/Both	Program Manager responsible to create and track plans, budgets, compliance, and quality controls for interim shelter operated by BCLT. Responsible for regular reporting to HHS and coordination with HGSF to ensure housing pathway.
Client Outreach and Engagement Manager	yes Yes/No	1 # FTE	ERF ERF/Lev/Both	bilingual and bicultural outreach manager. Building relationships to help residents access services.
Housing Case Manager	no Yes/No	1 # FTE	ERF ERF/Lev/Both	Housing based case management to clients. Helps clients with self-directed housing goals.

Health Outreach Worker (promotora)	No Yes/No	.5 # FTE	ERF ERF/Lev/Both	Current or former encampment resident, provides culturally relevant health support, outreach, and engagement to support residents lower barriers to services access.
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Driver	No Yes/No	.5 # FTE	ERF ERF/Lev/Both	Part-time, professional van driver to support eligible persons to overcome transportation barriers to access core services. This private transportation will be offered to residents two days a week.
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Education and Training Provider(s)	No Yes/No	.5 # FTE	ERF ERF/Lev/Both	Part-time, professional van driver to support eligible persons to overcome transportation barriers to access core services. This private transportation will be offered to residents two days a week.
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Permanent Housing Real Estate Project Manager	No Yes/No	.9 # FTE	ERF ERF/Lev/Both	Real Estate Project manager will support the design, entitlement, and permitting of the permanent housing for the proposed new construction permanent housing project to serve encampment residents.
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Permanent Housing Construction Project Manager	No Yes/No	.9 # FTE	ERF ERF/Lev/Both	Construction Project Manager will support the bidding and construction oversight.
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Permanent Housing Entitlements Specialist	Yes Yes/No	.66 # FTE	ERF ERF/Lev/Both	Will ensure project is entitled, financed, and supported. Includes support on project setup, feasibility analysis, construction budgeting, engagement, and ensuring discretionary approvals for development are received.
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Permanent Housing Financing Specialist	Yes Yes/No	.1 # FTE	ERF ERF/Lev/Both	HGSF Real Estate team will request public subsidy for the project, including Joe Serna, Jr. Farmworker Housing Grant Program (FWHG) (\$10 million), County funding support (HOME, Housing Trust Fund, other), and other state and local funding.
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32. First, describe key partners that will be responsible for implementing this ERF project and achieving the proposal's outcomes (e.g. service providers, public agencies, development entities etc.). Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness project or grant, describe how those experiences informed this proposal. (1500-character limit)

Marin County Health and Human Services (HHS): Lead entity. Coordinate partners, submit application, subcontract with CBOs, report data, deliver services inc. employment support, benefits advocacy, behavioral health care. HHS has managed many complex homelessness projects and grants, inc. three previous ERF grants, Coordinated Entry, and most of the homelessness funding in Marin. HHS has built relationships with key partners, tailored interventions for a diverse population, and determined how to leverage other funds to support this project.

Bolinas Community Land Trust (BCLT): Interim Shelter Owner/Operator, Support Service Delivery, Own/Operate Permanent Housing. BCLT has built strong relationships with encampment residents over several years. As a non-profit community land trust they exist to create, preserve, and steward affordable housing and take properties off the speculative market for community benefit.

Habitat for Humanity Greater San Francisco (HGSF): Permanent Housing Real Estate, Construction, Financing, and Entitlements Management. HGSF typically builds affordable homes for working families earning between 50-120% AMI.

West Marin Community Services (WMCS): Core Services Provider. WMCS has built strong and trusting relationships with encampment residents over several years. As a non-profit services provider they exist as a safety-net to address unfulfilled needs.

33. Describe specific examples of how Local Jurisdiction(s) and the CoC have collaborated on the design and implementation of this proposal. (1000-character limit)

Marin HHS staffs the Marin Continuum of Care (CoC), which includes representatives of both the County and two cities. Marin HHS meets biweekly with representatives of multiple cities to discuss issues related to encampments across the County. The Marin County Board of supervisors executed a Community Service agreement dedicating \$622,000 to support the interim shelter project. Additionally, Marin HHS has convened biweekly case conferencing meetings with multiple service providers. This proposal incorporates feedback from two years of ongoing discussion and direct feedback on how to support residents and end their homelessness.

Marin CDA convened a multidisciplinary working group to support the permitting, service needs, and funding of the interim shelter project, and coordinated with entities including Bolinas Public Utility district and the Coastal Commission to ensure a streamlined review process. CDA anticipates a similarly streamlined process for the permanent housing project.

Applicants may upload evidence of cross-jurisdictional collaboration such as MOUs, letters of support, or interagency agreements etc. in the field immediately below.

Optional Upload: Evidence of Cross-Jurisdictional Collaboration

34. Identify any entities that have a right to and/or control of the property upon which the encampment site resides. Describe how applicant has engaged with these entities and confirm that each of these entities has committed to allowing the implementation of this proposal. (1000-character limit)

BCLT has total site control of the RV Site, which is located at 130 Mesa Road, Bolinas, CA. Utility, Right-of-way, and Parking Easements have been legally recorded with adjacent property owners, including the court-appointed receiver who controls the encampment site at 160 Mesa Road, Bolinas, CA. In the first quarter of 2024, BCLT expects to sign a purchase and sale agreement with the receiver to exercise its option to purchase the former encampment site located at 160 Mesa Road, which is also known as The Tacherra Ranch. This will guarantee complete site control of both the Interim and Permanent Housing locations.

Accelerated Timeline

35. How is your community currently supporting and / or engaging with people residing within the prioritized encampment? (1000-character limit)

The village of Bolinas and the wider community of unincorporated western Marin County have embraced the residents of the encampment as essential members of their community. A cross-sector, multicultural coalition of allies has grown in response to the residents' self-directed organizing and calls for support. Residents are largely respected, afforded privacy, and any needs that are not able to be met by current coalition partners are identified and resolved in a formal meeting with core members of the allies group that has rallied around them. In response to a call for support prior to Marin County Planning Commission and Board of Supervisors meetings in 2023, a petition generated over 428 signatures in support of the residents in 36-hours. BCLT has already begun providing residents with interim shelter, addressing hazards on site, and connecting residents to additional supports.

36. If this proposal is selected, in advance of receiving funding, what steps will your community take to support the people living in the encampment and swift implementation of this proposal? (1000-character limit)

The community has already taken swift action to create the emergency RV site to serve as an interim shelter site in record time. This included community organizing efforts to garner support for the project, fundraising from private donors, grading and paving contracting provided a cost by a local rancher, pro-bono legal environmental services, thousands of hours of volunteer work to plan, administer, and execute that first phase of the project to ensure residents were connected to interim housing as quickly as possible. If this proposal is selected, in advance of receiving funding, all efforts will continue to connect residents to core services and advance the permanent housing of the project. This will be made possible by a private bridge loan, but funds must be received by April 2024 to subsidize the continued operation of the site.

Table 4: Project Timeline

Cal ICH should be able to use the project timeline to understand the general parameters of the project and how it will be implemented.

This Standardized Project Timeline Template will not perfectly capture every nuance - that's Ok. However, applicants are strongly encouraged to provide incremental milestones for achieving the interim shelter and permanent housing goals set out in the proposal. For projects that include interim shelter and/or permanent housing development, the timeline should include major development milestones.

Where there is ambiguity, conflict, or silence, use your judgment.

Date	Milestone	Category	Additional Detail for Milestone
4/1/2024	Cal ICH Grant Award to HHS / START of grant term	Project Management	
5/1/2024	Agreements executed with partners	Project Management	
8/1/2024	All staff hired	Project Management	
9/1/2024	Project planning complete	Project Management	
10/1/2024	M&E plans delivered to HHS	Project Management	
9/1/2025	All eligible clients connected to services	People	

12/1/2025	Planning and entitlements complete	Project Management	
9/1/2026	Site preparation, utilities, infrastructure installation complete	Place	
9/1/2026	providers and clients evaluate service delivery plans and incorporate learnings	People	
4/1/2027	Permitting complete	Place	
4/1/2029	Construction complete	Place	
7/1/2029	Move-in complete	People	

Table 5: Projected Milestones

Answer the following questions in relationship to January 31, 2024. Cal ICH assumes disbursement will occur approximately 3-6 months after January 31, 2024.

Please provide responses in the table below including the month and year. (15-character limit for each cell)

Outreach to the people residing in the prioritized encampment site began / will begin mm/yyyy.	This proposal will reach full operating capacity in mm/yyyy.	The first planned exit of a person or household from the prioritized encampment will occur in mm/yyyy.	The last planned exit of a person or household from the prioritized encampment will occur in mm/yyyy.
1/1/2024	10/1/2024	4/1/2029	7/1/2029

CERTIFICATION

Before certifying, applicants are strongly encouraged to review the NOFA.

I certify that all information included in this Application is true and accurate to the best of my knowledge.

Name

Kat	Richter
First	Last

This does not have to be an authorized representative or signatory.

Title

Program Coordinator

Email

kat.richter@marincounty.gov

FIGURE USE CATEGORY	5-WORD DESCRIPTION	NAME OF ENTITY OR PART OF PROPOSAL	EFF-3-B PROPOSED BUDGET	LEVERAGE/FISCAL SUPPORT	3-SENTENCE DESCRIPTION	
Guidance and Interim Care	Use elsewhere. See MOA, III. A.	Enables Cal FCH to immediately understand the line item.	Enables Cal FCH to associate the line item with specific entities or parts of a proposal.	Only EFF-3-B Funds	Non-EFF-3-B Funds. This WILL be used to Support this Program.	Enables Cal FCH to better understand the line item, context, and /or other pertinent information related to the proposed line item.

PERSONNEL COSTS

				SALARY	FTE	MONTHS		
Interim Sheltering	Interim Shelter Manager	BCLT	101,920.0	1	36	152,800	101,920	Resident manager or management team of 1-3 people with local experience at the encouragement who will work with BCLT to assume on-site property management responsibilities required for the interim site (RV campground).
Interim Sheltering	Interim Shelter Maintenance and Repair Personnel	BCLT	101,920.0	1	36	305,760	203,840	Dedicated maintenance and emergency repair professional who will work with the Property Management Team and the BCLT to operate the interim site (RV campground).
Interim Sheltering	Housing Program Manager	BCLT	131,040.0	1	48	524,160	262,080	Resident manager or management team of 1-3 people with local experience at the encouragement who will work with BCLT to assume on-site property management responsibilities required for the interim site (RV campground).
Services Coordination	Client Outreach and Engagement Manager	BCLT	131,040.0	1	48	524,160	262,080	Resident manager or management team of 1-3 people with local experience at the encouragement who will work with BCLT to assume on-site property management responsibilities required for the interim site (RV campground).
Services Coordination	Transportation Driver	WMCS	101,920.0	1	36	152,800	101,920	Part-time, professional van driver to support eligible persons to overcome transportation barriers to access core health services. This private transportation will be offered to residents two days a week.
Services Coordination	Health Outreach Worker (Promoters)	WMCS	101,920.0	1	36	152,800	101,920	Health support, outreach, and engagement for Spanish-speaking residents to lower barriers for eligible persons to access services.
Services Coordination	Education and Training for Housing Stability	BCLT	160,000.0	1	24	320,000	320,000	Workforce, leadership development, and multicultural diversity training, and other education programs needed to improve and promote housing stability for eligible persons.
Services Coordination	Housing Case Manager	WMCS	145,600.0	1	36	436,800	291,200	Part-time, professional van driver to support eligible persons to overcome transportation barriers to access core health services. This private transportation will be offered to residents two days a week.
Delivery of Permanent Housing	Real Estate Project Manager	HGSF	150,000.0	1	36	225,000	150,000	Health support, outreach, and engagement for Spanish-speaking residents to lower barriers for eligible persons to access services.
Delivery of Permanent Housing	Construction Project Manager	HGSF	150,000.0	1	33	412,500	300,000	Workforce, leadership development, and multicultural diversity training, and other education programs needed to improve and promote housing stability for eligible persons.
Delivery of Permanent Housing	Entitlements Specialist	HGSF	200,000.0	1	24	200,000	200,000	Part-time, professional van driver to support eligible persons to overcome transportation barriers to access core health services. This private transportation will be offered to residents two days a week.
Delivery of Permanent Housing	Project Financing Specialist	HGSF	125,000.0	1	6	31,250	125,000	Health support, outreach, and engagement for Spanish-speaking residents to lower barriers for eligible persons to access services.
Subtotal - Personnel Costs							3,438,278	2,419,568

NON-PERSONNEL COSTS

			UNIT	RATE	TIME			
Interim Sheltering	Purchase of Emergency RVs for interim shelter	BCLT	27.0	50,000	One Time	1,400,000	1,400,000	Process RVs that meet or exceed current requirements of those being leased by BCLT, including all requisite insurance.
Interim Sheltering	Interim Shelter Development	BCLT	1.0	5,240,000	One Time	-	5,240,000	Process RVs that meet or exceed current requirements of those being leased by BCLT, including all requisite insurance.
Interim Sheltering	10% indirect costs	BCLT	1.0		10% costs	438,800	438,800	10% cost escalation to account for inflationary, supply chain, and other unforeseen macro-economic pressures
Improvements to Existing Emergency Shelters	RV Park Improvements Privacy fencing, etc.	BCLT	1.0		one time	120,000	120,000	Process RVs that meet or exceed current requirements of those being leased by BCLT, including all requisite insurance.
Delivery of Permanent Housing	Purchase of 160 Meza Rd. (permanent housing property)	BCLT	1.0	3,850,000	one time	1,150,000	2,700,000	Process RVs that meet or exceed current requirements of those being leased by BCLT, including all requisite insurance.
Delivery of Permanent Housing	Design Consultants	HGSF	1.0	800,000	one time	800,000	800,000	Design consultants and required engineers, environmental firms, and third party experts to complete all required design documents, studies and drawings. This will include design work for both the entitlement and permitting process.
Delivery of Permanent Housing	Initial Site Preparation for Housing Site	HGSF	1.0	500,000	one time	500,000	500,000	Completion of initial preparation of the site for permanent housing. Work including initial clearing, grading, and leveling of the site, installing a contractor entrance, preliminary site controls, and drainage controls.
Delivery of Permanent Housing	Infrastructure & Utility install for Permanent Housing	HGSF	27.0	100,000	one time	2,700,000	2,700,000	Power, Water, Sanitation for 27 homes. Funds to be obtained from Joe Serra, Jr. Farmworker Housing Grant Program (FWRG). Funds to be obtained from Joe Serra, Jr. Farmworker Housing Grant Program (FWRG).
Delivery of Permanent Housing	Construction of Permanent Housing	HGSF	1.0	4,600,000	one time	4,600,000	4,600,000	Construction of 27 homes.
Operating Schedules	E-Van + Charging Station	WMCS	1.0	190,000	36 months	190,000	190,000	Transportation for residents to medical appointments, etc. Includes installation of charging stations on WMCS premises. Funding to be provided by a Marin County Equity Grant.
Operating Schedules	Van maintenance	WMCS	1.0	500	36 months	18,000	12,000	3 years of E-van maintenance, tires, etc.
Operating Schedules	Operating Reserves	BCLT	1.0		one time	400,000	400,000	Transportation for residents to medical appointments, etc. Includes installation of charging stations on WMCS premises. Funding to be provided by a Marin County Equity Grant.
Subtotal - Non-Personnel Costs							4,826,800	15,842,800
Subtotal - Non-Administrative Costs							8,265,078	18,261,568

ADMINISTRATIVE COSTS

Administrative Costs	5% for Grants	HHS				413,254	413,254	
Subtotal - Administrative Costs							413,254	-

California State Senate

SENATOR MIKE MCGUIRE

MAJORITY LEADER

NORTHERN CALIFORNIA'S SECOND SENATE DISTRICT

December 12, 2023



Donne Brownsey, Chair
California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

RE: Support for the Bolinas Community Land Trust

Dear Chair Brownsey:

I am writing to convey my support for ongoing cooperation between the Bolinas Community Land Trust (BCLT), County of Marin, and the Coastal Commission to provide dignified and safe housing for the residents of the Tacherra Ranch property. The temporary housing plan is a critical next step in permanently housing an extremely vulnerable and under-resourced population that is an integral part of the community of Bolinas.

BCLT has been working around the clock to provide the residents of Tacherra Ranch with sustainable housing, and they have already taken steps towards creating permanent affordable housing for the 60+ residents of the property. They have partnered with a trusted housing developer, Habitat for Humanity Greater San Francisco, who will guide them through the development process. These steps have also included successful meetings with representatives from the State of California's Housing and Community Development Department to identify potential funding for the development through the Joe Serna, Jr. Farmworker Housing Grant Program.

The residents of Tacherra Ranch deserve housing that they can rely on to keep their families safe, and we are grateful to the Commission for the collaborative work with the BCLT and the County of Marin to help create positive change for an entire community. If our office can be of any assistance, please do not hesitate to call us at 916-651-4002.

Warmest regards,

A handwritten signature in black ink, appearing to read "MIKE MCGUIRE".

MIKE MCGUIRE
Senator



January 29, 2024

The California Interagency Council on Homelessness (Cal ICH)
801 Capitol Mall, Suite 601
Sacramento, CA 95814

County of Marin Department of Health & Human Services
Attn: Gary Naja-Rise
20 N San Pedro Rd, #2028
San Rafael, CA 94903

Re: ERF-3-R County of Marin Application – Tacherra Ranch Encampment, Bolinas, CA

To Whom It May Concern:

Thank you for the opportunity to partner with the County of Marin Department of Health & Human Services (HHS) to apply for the ERF-3-R NOFA to resolve the Tacherra Ranch encampment of sixty (60) mostly latino/a agricultural workers and their families. Our collaborative partnership is led by Bolinas Community Land Trust (BCLT), who is the current owner and operator of the interim shelter site and the planned owner and operator for the permanent housing site.

Habitat for Humanity Greater San Francisco (HGSF), with over thirty years of experience building affordable homes, intends to partner with BCLT and HHS to deliver the development and construction of the proposed permanent housing. BCLT and HGSF are widely recognized for forming one of the first and strongest partnerships between a Habitat affiliate and a community land trust in the United States. Due to the strength of this partnership, HGSF is prepared to offer fee-based development and construction services to BCLT. HGSF welcomes this opportunity to help create ownership opportunities for households at or below thirty-five percent of area median income.

This non-binding letter of intent confirms that Habitat Greater San Francisco is prepared to execute a memorandum of understanding (MOU) agreements with BCLT and HHS, if Cal ICH awards these funds.

This high-profile project has been declared a model by the editorial board of the Marin Independent Journal for “responding to a pressing community need with compassion and a sense of civic responsibility.” It is also being tracked at the CA state level as a proof-of-concept for resolving encampments composed of unhoused agricultural workers and their families without harming the social capital or economies of rural communities. The people experiencing homelessness at the center of this effort are embraced as essential members of unincorporated Marin County and are strongly supported by Senator Mike McGuire and the Rural Development Director of CA USDA.

In service,

Annie O'Connor
Executive Director
Bolin Community Land Trust

Maureen Sedonaen
Chief Executive Officer
Habitat for Humanity Greater San Francisco



January 29, 2024

The California Interagency Council on Homelessness (Cal ICH)
801 Capitol Mall, Suite 601
Sacramento, CA 95814

County of Marin Department of Health & Human Services
Attn: Gary Naja-Rise
20 N San Pedro Rd, #2028
San Rafael, CA 94903

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Thank you for the opportunity to partner with the County of Marin Department of Health & Human Services to apply for the ERF-3-R NOFA to resolve the Tacherra Ranch encampment of sixty (60) mostly latino/a agricultural workers and their families. Our collaborative partnership is led by Bolinas Community Land Trust (BCLT). They are the current owner and operator of the interim shelter site and the planned owner and operator for the permanent housing site.

West Marin Community Services (WMCS) will partner with BCLT and HHS to deliver and coordinate core services. This includes a focus on reducing barriers for residents of the encampment to connect to existing whole person care and health services that are already offered by HHS and Petaluma Health Center (PHC).

This non-binding letter of intent confirms that West Marin Community Services is prepared to execute a memorandum of understanding (MOU) agreements with BCLT and HHS, if Cal ICH awards these funds.

This high-profile project has been declared a model by the editorial board of the Marin Independent Journal for “responding to a pressing community need with compassion and a sense of civic responsibility.” It is also being tracked at the CA state level as a proof-of-concept for resolving encampments composed of unhoused agricultural workers and their families without harming the social capital or economies of rural communities. The people experiencing homelessness at the center of this effort are embraced as essential members of unincorporated Marin County and are strongly supported by Senator Mike McGuire and the Rural Development Director of CA USDA.

In service,

01/29/2024

Annie O'Connor
Executive Director
Bolinas Community Land Trust

Socorro Romo
Executive Director
West Marin Community Services

160 Mesa Rd. Bolinas, CA 94924.
Tacherra Ranch Encampment.

