

BCLT FAQ

About the

Emergency RV Campground

November 13, 2023

1. Did the BCLT develop the emergency RV campground on designated wetlands?

No. The emergency RV campground is not located on designated wetlands. It is surrounded by wetlands but is compliant with the requisite setbacks. BCLT adjusted the site plan based on input from the Environmental Action Committee of West Marin to mitigate any potential negative impact on the wetlands.

2. Has BCLT raised all the money needed for the emergency RV part of the project, and who has funded it?

Not yet, but we are close! We have around a \$300,000 gap to fill by the end of 2023 to fulfill the total amount of funding BCLT anticipates we will require to complete this project, including a potential defense of project entitlements. The County of Marin granted \$622,000 and the Marin Community Foundation matched it with a grant of \$622,000. West Marin Fund pledged \$250,000 and BCLT has so far raised \$1,170,000 from private donors who care about preserving our local community.

3. What are the RV models and specs?

The 27 RVs in the campground are new one- and two-bedroom EVO RVs; models 2360 and 2700QBL. BCLT has signed a two-year lease for these units with Family RV.

4. How much will residents be charged for rent by BCLT? How will BCLT make up the operating deficit?

BCLT and Residents' lawyers have agreed that households will pay 30% of their income in monthly rent starting in December, as verified by a 3rd party. Rent will also be capped at 35% of Area Median Income (AMI) by household size. This means the maximum that any household would pay is \$1,653 for a two-bedroom RV if a family of five earns 35% AMI, which equals \$66,150. But if the family of five earned less than that they would only pay 30% of their actual income. BCLT policies prohibit us from sharing actual resident income data.

5. Why can't the person I know who used to sell food from her home to local workers do that anymore?

Some residents historically operated unpermitted catering and food vending businesses from their former homes on the Tacherra Ranch. This is not an activity that is permitted to take place in the emergency RV campground. Over the past six months, BCLT staff and volunteers have worked to help people who are impacted to transition their livelihoods.

5. Are the RVs working perfectly for the residents?

We are aware that some of the brand new RVs have had functional performance issues. All RVs went through quality assurance testing before delivery but not all issues are fully resolved yet. The BCLT team is working to resolve any and all issues

reported to us, in coordination with EVO and Family RV, as quickly as possible.

6. How can the RV campground be made more beautiful?

BCLT is in the process of formulating design plans to provide privacy screening for the residents through fencing and landscaping. This will also offer a visual barrier for members of the community who wish to see less of the RV park. Efforts to finalize and take action on these plans have been slowed by our need to ensure that we do not inadvertently negatively impact the sensitive habitat that surrounds the RV park.

7. What happens if someone moves out or there is an extra RV?

The RVs may only be rented to residents of the Tacherra Ranch who were included in the point-in-time count that is our document of record. All residents included in the point-in-time count were allocated an RV by the BCLT. They have the choice to accept the RV rental or not without penalty. Any RV that may become vacant will be offered to families of five so that they have extra space. This will not result in an increase in the rent paid by these larger families.

8. Is the septic system working?

Yes. All RVs are connected to the newly installed septic system that was designed and permitted with the County of Marin to service the full population of the emergency RV campground.

9. Are residents happy with the RV campground?

We have heard overwhelmingly positive feedback from the residents and their families about the quality of the new RV campground. Their focus has been aligned with that of the BCLT, to ensure everyone has been able to move into safe, healthy, and dignified housing and mitigate the risks posed to them by the onset of the winter season. We look forward to continuing to improve the RV campground with their input and involvement.

9. What comes next?

BCLT is working to finalize the purchase and sale agreement with the Receiver for 160 Mesa Rd, so that we can move forward with the permanent affordable housing portion of the project. We will be taking on a development partner and are in discussion with Habitat Greater San Francisco (HGSF). BCLT will also take on partners to create the Agricultural Coop and, eventually, to complete the wetland restoration. BCLT will also hire an on-site manager to support the operation of the RV campground.

10. How can I get my questions answered?

Please email your questions to info@bolinaslandtrust.org and we'll respond as quickly as possible in FAQ's posted on our website – thank you!