



## **2024 SURPLUS and EXCESS REAL PROPERTY**

### **ANNUAL REPORT TO THE LEGISLATURE**



Compiled by:  
Asset Management Branch  
Real Estate Services Division

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## Overview

Pursuant to Government Code Sections 11011 and 14684.3 (f), the Department of General Services (DGS) prepares an annual report to the Legislature on state-owned real property that has been authorized for disposition as surplus and excess real property that has been identified for long-term lease for the development of affordable housing.

## Surplus Property

DGS reports to the Legislature annually, with respect to each parcel of land authorized to be sold as surplus, giving the following information:

- (1) A description or other identification of the property.
- (2) The date of authorization.
- (3) With regard to each parcel sold after the next preceding report, the date of sale and price received, or the value of the land received in exchange.
- (4) The present status of the property, if not sold or otherwise disposed of at the time of the report.

The 2024 report on surplus property is organized as follows:

- **Section 1.** Properties that have been sold or otherwise removed from the state's property rolls since the 2023 report. In 2024, there were no property sales, and two properties were transferred to other state departments in this category.
- **Section 2.** Properties that have been authorized as surplus are pending disposition. There are currently eight properties in this category.
- **Section 3.** Properties that have been identified as excess and are pending surplus authorization. There are currently 11 properties in this category.

## Excess Property for Affordable Housing

Executive Order N-06-19 and Government Code Section 14684.3 require DGS to identify excess state property that is suitable for long-term lease for the development of affordable housing. Pursuant to Government Code Section 14684.3, DGS reports to the Legislature on the status of the excess state properties identified, including, but not limited to, whether the property has been leased and, if so, for what purpose.

The 2024 report on excess property is organized as follows:

- **Section 4.** Properties that were leased for affordable housing. There are 11 properties in this category.
- **Section 5.** Properties that are pending lease for affordable housing. There are 11 properties in this category.

## Background

### *The Asset Enhancement and Surplus Sales Program*

The Asset Enhancement and Surplus Sales Unit of DGS' Asset Management Branch (AMB) is responsible for the disposition of state-owned real property that has been declared surplus to future state needs. The Legislature must declare the real property to be surplus and must authorize the director of DGS to sell, exchange, lease, or transfer the surplus real property pursuant to Government Code Section 11011, et seq. The objective of the program is to sell or otherwise dispose of surplus property in the best interest of the state by achieving maximum value; maximize job creation; create affordable housing; facilitate historic preservation and reuse; and return property to local tax rolls.

### *Executive Order N-06-19*

On Jan. 15, 2019, Governor Gavin Newsom signed Executive Order N-06-19 to address the acute affordable housing crisis in California. The executive order directed DGS to inventory excess state real property, including property that had been authorized for disposition as surplus, that may be suitable for the development of affordable housing. Pursuant to Government Code Section 14671.2, the director of DGS is authorized to offer excess property for long-term lease for affordable housing. DGS has thus far selected multiple developers to lease 19 excess parcels through 2024. The projects are estimated to create over 4,400 units of new housing. Additional sites will be offered for lease in 2025.

For more information on surplus property, visit the [DGS Real Estate Surplus Property](#) website. For more information on the Excess Sites program, visit the [Affordable Housing Development](#) website. Questions or comments regarding the Surplus and Excess Real Property Report to the Legislature can be directed to Asset Management Assistant Branch Chief Kerry Zadel at (916) 376-1617 or by email at [Kerry.Zadel@dgs.ca.gov](mailto:Kerry.Zadel@dgs.ca.gov).

## **State Agency and Department Abbreviations**

CADA	Capitol Area Development Authority
CARB	California Air Resources Board
CDCR	California Department of Corrections and Rehabilitation
CDF	California Department of Forestry and Fire Protection (CAL FIRE)
CHP	California Highway Patrol
CMD	California Military Department
CON	California Department of Conservation
DDS	California Department of Developmental Services
DGS	California Department of General Services
DMV	California Department of Motor Vehicles
DOT	California Department of Transportation (Caltrans)
DSH	California Department of State Hospitals
EDD	California Employment Development Department
HCD	California Department of Housing and Community Development
SCO	California State Controller's Office
SJSU	San Jose State University
SPB	California State Personnel Board

## Surplus Property

### Section 1: Surplus Properties Sold or Removed from State Rolls in 2024

No surplus properties were sold in 2024.

**County:** Del Norte

**Agency/Department:** California Highway Patrol (CHP)

**Property Name:** Crescent City Area Office

**Acres:** 0.75

**Authority:** Assembly Bill (AB) 1977, Chapter 430, Statutes of 2018

**Assessor Parcel Number:** 117-030-016

**Location of Property:** 1444 Parkway Drive, Crescent City, CA

**Comments:** DGS transferred jurisdiction of the building and property to Caltrans in late September 2023 for their District 1 Construction, Survey and Maintenance Divisions.

Note: This transfer was not captured in the 2023 report as it transpired after the 2023 report was released.

**County:** Santa Clara

**Agency/Department:** California Department of General Services (DGS)

**Property Name:** Alfred E. Alquist Building (aka San Jose State Building)

**Acres:** 1.64

**Authority:** Senate Bill (SB) 828, Chapter 189, Statutes of 2021

**Assessor Parcel Numbers:** 467-46-93

**Location of Property:** 100 Paseo De San Antonio, San Jose, CA

**Comments:** DGS transferred jurisdiction of the building to San Jose State University (SJSU) in August 2024. The university plans to use the site for faculty housing.

## Section 2: Surplus Properties Pending Disposition

**County:** Amador

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Preston Youth Correctional Facility

**Acres:** 82

**Authority:** AB 826, Chapter 505, Statutes of 2013 and SB 814, Chapter 815, Statutes of 2017

**Assessor Parcel Numbers:** 004-290-003-000 and 004-290-006-000 (portion of)

**Location of Property:** 201 Waterman Road, Lone, CA

**Comments:** Due to the rural location of the property and limited market opportunities, the sale of this property has been a challenge. A transfer of jurisdiction for 174 acres of both vacant land and portions of the facility between the CDCR facility and the adjacent CAL FIRE Amador Training Facility is currently under consideration. The remaining CDCR facility property continues to be advertised for sale and 41 acres offered for affordable housing.

**County:** Los Angeles

**Agency/Department:** California Air Resources Board (CARB)

**Property Name:** Haagen-Smit Laboratory

**Acres:** 2.25

**Authority:** SB 828, Chapter 189, Statutes of 2021

**Assessor Parcel Numbers:** 8581-001-911

**Location of Property:** 9528 Telstar Avenue, El Monte, CA

**Comments:** CARB has relocated to a new laboratory in Riverside. The property is being evaluated for affordable housing.

**County:** Los Angeles

**Agency/Department:** California Department of Conservation (CON)

**Property Name:** Beaudry Street Residential Lot, Los Angeles

**Acres:** 0.09

**Authority:** AB 2026, Chapter 761, Statutes of 2008

**Assessor Parcel Number:** 5406-027-900

**Location of Property:** 806 Beaudry Avenue, Los Angeles, CA

**Comments:** The property consists of a single-family lot and will be offered for sale to private entities or individuals upon completion of site remediation.

## Section 2 (continued): Surplus Properties Pending Disposition

**County:** Los Angeles

**Agency/Department:** California Military Department (CMD)

**Property Name:** Pomona Park Armory

**Acres:** 0.635

**Authority:** SB 536, Chapter 355, Statutes of 2015

**Assessor Parcel Number:** 8341-011-901

**Location of Property:** 600 South Park Avenue, Pomona, CA

**Comments:** The armory is being evaluated as an affordable housing site.

**County:** Orange

**Agency/Department:** California Department of Developmental Services (DDS)

**Property Name:** Fairview Developmental Center (FDC)

**Acres:** 109

**Authority:** Government Code Section 14670.31

**Assessor Parcel Numbers:** 420-012-16; 420-041-03; and 420-041-02

**Location of Property:** 2501 Harbor Boulevard, Costa Mesa, CA

**Comments:** DDS officially closed the FDC on December 31, 2019. Reuse of the property is currently being evaluated. The city of Costa Mesa is preparing a specific plan for the campus. DDS will retain approximately 20 acres of the property for affordable housing and complex needs housing. FDC is also the future home of the California Governor's Office of Emergency Services (Cal OES) Southern Region: Emergency Operations Center and is under construction.

**County:** San Bernardino

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Heman G. Stark Youth Correctional Facility

**Acres:** 214.25

**Authority:** SB 536, Chapter 768, Statutes of 2024

**Assessor Parcel Number:** 1026-071-02-000

**Location of Property:** 15180 Euclid Road, Chino, CA

**Comments:** SB 536 authorizes DGS to sell or lease the approximately 130-acre property. The city of Chino has until December 31, 2028 to purchase the property and after that date, DGS can dispose of it to other potential buyers. Fifty vacant acres northeast of the main fenced facility are offered for affordable housing development.

## Section 2 (continued): Surplus Properties Pending Disposition

**County:** San Diego

**Agency/Department:** California Highway Patrol (CHP)

**Property Name:** San Diego Area Office

**Acres:** 1.85

**Authority:** AB 1977, Chapter 430, Statutes of 2018

**Assessor Parcel Number:** 436-740-01

**Location of Property:** 4902 Pacific Highway, San Diego, CA

**Comments:** The Department of Social Services and CHP are collaborating on the potential programmatic use.

**County:** Sonoma

**Agency/Department:** California Department of Developmental Services (DDS)

**Property Name:** Former Sonoma Developmental Center

**Acres:** 945 (Note: approximately 160 acres are being offered for development)

**Authority:** Government Code Section 14670.10.5

**Assessor Parcel Numbers:** 054-150-013-000; 054-150-005-001; 054-150-010-002; 054-090-001-000 and 054-080-001-000 (portion)

**Location of Property:** 15000 Arnold Drive, Eldridge, CA

**Comments:** Sonoma County adopted a specific plan, a general plan amendment and a rezone, and certified an Environmental Impact Report (EIR) for the former Sonoma Developmental Center in December 2022. The state selected a buyer for exclusive negotiations in April 2023. A California Environmental Quality Act (CEQA) challenge to the EIR was filed in January 2023. The selected buyer filed a preliminary application in August 2023. The court issued a tentative ruling on the CEQA challenge in April 2024. The county is revising and recirculating the EIR based on the court's pending final ruling. In January 2024, approximately 650 acres of open space bordering Jack London State Historic Park transferred to the California Department of Parks and Recreation. In March 2024, approximately 58.15 acres of open space bordering Highway 12 transferred to CAL FIRE for the proposed Lake and Napa Counties Unit Headquarters and St. Helena Fire Station replacement.

### Section 3: Excess Property Identified for Surplus Authorization

**County:** Lassen

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** California Correctional Center

**Acres:** 2201.16

**Authority:** AB 137, Chapter 20, Statutes of 2025

**Assessor Parcel Number:** 101-120-012-000; 101-130-006-000; 101-130-007-000;  
101-130-008-000; 117-150-001-000; 117-150-023-000; 117-150-024-000;  
117-510-006-000; 117-510-010-000

**Location of Property:** Susanville, CA

**Comments:** The DGS office of Sustainability is currently conducting a feasibility assessment to determine the site's suitability for a large, commercial-scale renewable energy generation and storage project. The intent is to use large parcels of vacant state land for third-party leases to generate renewable energy.

**County:** Riverside

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** California Rehabilitation Center

**Acres:** 91.04

**Authority:** AB 137, Chapter 20, Statutes of 2025

**Assessor Parcel Number:** 129-190-002; 129-190-003; 129-200-008; 129-200-013

**Location of Property:** Norco, CA

**Comments:** DGS is currently evaluating this property for affordable housing and other potential commercial uses.

**County:** Riverside

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Chuckawalla Valley State Prison

**Acres:** 1040

**Authority:** AB 137, Chapter 20, Statutes of 2025

**Assessor Parcel Number:** 879-040-006; 879-040-008; 879-040-012; 879-040-027;  
879-040-028; 879-040-029; 879-040-030

**Location of Property:** Blythe, CA

**Comments:** The DGS Office of Sustainability is currently conducting a feasibility assessment to determine the site's suitability for a large, commercial-scale renewable energy generation and storage project. The intent is to use large parcels of vacant state land for third-party leases to generate renewable energy.

### **Section 3 (continued): Excess Property Identified for Surplus Authorization**

**County:** Sacramento

**Agency/Department:** California Employment Development Department (EDD) and California State Personnel Board (SPB)

**Property Name:** EDD Headquarters Building, EDD Solar Building and State Personnel Board Building

**Location of Property:** 800 and 801 Capitol Mall, Sacramento, CA

**Proposed Development:** Sacramento State University downtown campus with workforce housing.

**County:** San Diego

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** McCain Valley Conservation Camp

**Acres:** 432.98

**Authority:** AB 137, Chapter 20, Statutes of 2025

**Assessor Parcel Number:** 611-100-06-00

**Location of Property:** 2550 McCain Valley Road, Boulevard, CA

**Comments:** The DGS Office of Sustainability conducted a feasibility assessment to determine the site's suitability for a large, commercial-scale renewable energy generation and storage project. The intent is to use large parcels of vacant state land for third-party leases to generate renewable energy. A request for lease proposal was released and two renewable energy companies responded with long-term lease proposals. DGS is currently evaluating these proposals.

**County:** San Joaquin

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Deuel Vocational Institute

**Acres:** 760

**Authority:** AB 137, Chapter 20, Statutes of 2025

**Assessor Parcel Number:** 239-120-010-000

**Location of Property:** Tracy, CA

**Comments:** There is currently a farmland lease on 200 agricultural acres. The DGS Office of Sustainability is conducting a feasibility assessment to determine the site's suitability for a large, commercial-scale renewable energy generation and storage project. The intent is to use large parcels of vacant state land for third-party leases to generate renewable energy.

**Section 3 (continued): Excess Property Identified for Surplus Authorization**

**County:** San Joaquin

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** N.A. Chaderjian Youth Correctional Facility

**Acres:** 225.97

**Authority:** AB 137, Chapter 20, Statutes of 2025

**Assessor Parcel Number:** 181-150-020-000

**Location of Property:** Stockton, CA

**Comments:** DGS is conducting a feasibility assessment to determine the site's suitability for large potential commercial uses.

**County:** San Joaquin

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Northern California Women's Facility

**Acres:** 131

**Authority:** AB 137, Chapter 20, Statutes of 2025

**Assessor Parcel Number:** 181-100-070-000

**Location of Property:** Stockton, CA

**Comments:** The DGS is conducting a feasibility assessment to determine the site's suitability for large potential commercial uses.

**County:** San Joaquin

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** O.H. Close Youth Correctional Facility

**Acres:** 348.11

**Authority:** AB 137, Chapter 20, Statutes of 2025

**Assessor Parcel Number:** 181-100-110-000; 181-150-020-000

**Location of Property:** Stockton, CA

**Comments:** DGS is conducting a feasibility assessment to determine the site's suitability for large potential commercial uses.

**County:** Ventura

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Ventura Youth Correctional Facility

**Acres:** 95.25

**Authority:** AB 137, Chapter 20, Statutes of 2025

**Assessor Parcel Number:** 181-150-020-000

**Location of Property:** Camarillo, CA

**Comments:** DGS is working with CAL FIRE and CDCR to transfer jurisdiction of this property to CAL FIRE.

## Excess Property for Affordable Housing

### Section 4: Excess Properties Leased for Affordable Housing

**County:** El Dorado

**Agency/Department:** California Department of General Services (DGS)

**Property Name:** Sugar Pine Village

**Location of Property:** 1860 Lake Tahoe Boulevard and 1029 Tata Lane, South Lake Tahoe, CA

**Proposed Development:** 248 units, 91% less than 60% area median income (AMI), 22 units at 80% AMI, in four phases.

**Developer:** Related California

**Status:** Phase I (68 units) completed in fall 2024. Phase II (60 units) completed construction. Phases III (60 units) is under construction. Phase IV (60 units) will be completed in 2026-27.

**County:** Fresno

**Agency/Department:** California Department of General Services (DGS)

**Property Name:** Former Water Resources Building

**Location of Property:** 3374 East Shields Avenue, Fresno, CA

**Proposed Development:** 224 units

**Developer:** Laing Companies, LLC and Valued Housing

**County:** Fresno

**Agency/Department:** California Military Department (CMD)

**Property Name:** Reedley Armory

**Location of Property:** 601 11th Street, Reedley, CA

**Proposed Development:** 48 affordable units (47 units at 50% AMI or below).

**Developer:** Self-Help Enterprises

**Status:** Project is complete and fully occupied.

**County:** Los Angeles

**Agency/Department:** California Employment Development Department (EDD)

**Property Name:** EDD Office Building

**Location of Property:** 1405 South Broadway and 1400 South Hill Street, Los Angeles, CA

**Proposed Development:** 303 total units: Phase I (105 Family units 20%-60% AMI); Phase II (100 Senior units 20%-60% AMI); Phase III (98 Permanent Supporting Housing units 20%-40% AMI); one manager unit.

**Developer:** The Related Companies and the Weingart Center Association

## Section 4 (continued): Excess Properties Leased for Affordable Housing

**County:** Placer

**Agency/Department:** California Highway Patrol (CHP)

**Property Name:** Truckee Area Office

**Location of Property:** 10077 State Route 89 South, Truckee, CA

**Proposed Development:** 55 units

**Developer:** The Pacific Companies

**Status:** Project is under construction.

**County:** Riverside

**Agency/Department:** California Department of Forestry and Fire Protection (CDF)

**Property Name:** CAL FIRE Southern Ops

**Location of Property:** 2524 Mulberry Street, Riverside, CA

**Proposed Development:** ± 209 units, 100% affordable.

**Developer:** Eden Housing

**Status:** Phase I closed on April 2024. Phase I will be a 1.25-acre senior community with 58 income-restricted senior units and one manager unit. Phase II will be a 2.81-acre family housing community with 149 family units and one manager unit. Phase II is expected to start construction no later than October 2025 to meet the proposed construction completion deadline of September 2027.

**County:** Sacramento

**Agency/Department:** Capital Area Development Authority (CADA)

**Property Name:** Sonrisa

**Location of Property:** 1322 O Street, Sacramento

**Proposed Development:** 58 units (57 low-/very low-income, one manager unit).

**Developer:** Capitol Area Development Authority (CADA)

**Status:** Project is complete and fully occupied.

**County:** Sacramento

**Agency/Department:** California Department of General Services (DGS)

**Property Name:** R Street Warehouse

**Location of Property:** 805 R Street, Sacramento, CA 95811

**Proposed Development:** 241 units under construction.

**Developer:** Mutual Housing/CADA

**Status:** Project is under construction.

#### **Section 4 (continued): Excess Properties Leased for Affordable Housing**

**County:** Sacramento

**Agency/Department:** California Military Department (CMD)

**Property Name:** Arden Armory

**Location of Property:** 440 Arden Way, Sacramento, CA

**Proposed Development:** 124 units

**Developer:** Bridge Housing

**Status:** Project is under construction.

**County:** San Francisco

**Agency/Department:** California Department of General Services (DGS) and California Employment Development Department (EDD)

**Property Name:** Golden Gate Avenue & Turk Street, San Francisco

**Location of Property:**

- 770 Golden Gate Avenue, San Francisco, CA
- Northwest corner of Golden Gate and Franklin Street, San Francisco CA
- Mid-block Turk Street between Franklin Street and Gough Street, San Francisco

**Proposed Development:** 91 units (Turk), 171 units (Golden Gate)  
(AMI average of 40-42%).

**Developer:** MidPen/Tishman Speyer

**Status:** Project is under construction.

**County:** San Joaquin

**Agency/Department:** California State Controller's Office (SCO)

**Property Name:** La Passeggiata

**Location of Property:** 622 Lindsay Street, Stockton, CA 95202

**Proposed Development:** 94 units, 30% to 80% AMI.

**Developer:** Visionary Home Builders

**Status:** Project is under construction.

## Section 5: Excess Properties Pending Lease for Affordable Housing

**County:** El Dorado

**Agency/Department:** California Military Department (CMD)

**Property Name:** Placerville Armory

**Location of Property:** 100 Armory Drive, Placerville, CA

**Proposed Development:** 83 units, 30% to 60% AMI.

**Developer:** Jamboree

**County:** Lake

**Agency/Department:** California Department of General Services (DGS)

**Property Name:** Clearlake Apartments

**Location of Property:** Clearlake, CA

**Proposed Development:** 80 units, 25% to 60% AMI.

**Developer:** Chelsea

**County:** Los Angeles

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** Former CDCR Covina Parole Office

**Location of Property:** 233 N. 2<sup>nd</sup> Avenue, Covina, CA 91723

**Proposed Development:** 60 units senior housing.

**Developer:** Laing Companies, LLC and Valued Housing

**County:** Los Angeles

**Agency/Department:** California Employment Development Department (EDD)

**Property Name:** EDD Crenshaw

**Location of Property:** Los Angeles, CA

**Proposed Development:** DGS, in collaboration with HCD, is currently evaluating housing proposals submitted.

**Developer:** TBD

**County:** Los Angeles

**Agency/Department:** California Military Department (CMD)

**Property Name:** Montebello Armory

**Location of Property:** 244 George Hensel Drive, Montebello, CA

**Proposed Development:** 57 units total: 31 units 30% AMI, 25 units 60% AMI, one manager unit.

**Developer:** Holos Communities

**Section 5 (Continued): Excess Properties Pending Lease for Affordable Housing**

**County:** Marin

**Agency/Department:** California Department of Corrections and Rehabilitation (CDCR)

**Property Name:** San Quentin

**Location of Property:** 101 Sir Francis Drake Boulevard, Marin County

**Proposed Development:** ± 230 units (115 units at 120% AMI, 114 units at 50% AMI or below).

**Developer:** Eden Housing/Thompson Dorfman

**Status:** Start of construction estimated March 2026.

**County:** Napa

**Agency/Department:** California Department of State Hospitals (DSH)

**Property Name:** DSH Napa Imola Avenue Housing

**Location of Property:** Corner of Imola Avenue and Wintum Ct., Napa, CA

**Proposed Development:** DGS, in collaboration with HCD, is currently evaluating housing proposals submitted.

**Developer:** TBD

**County:** San Diego

**Agency/Department:** California Department of General Services (DGS)

**Property Name:** San Diego State Office Building

**Location of Property:** 1350 Front Street, San Diego, CA

**Proposed Development:** 1,458-unit mixed-use development with low-income, moderate income, workforce housing, and market-rate housing.

**Developer:** The Michaels Organization

**County:** San Joaquin

**Agency/Department:** California Department of Motor Vehicles (DMV)

**Property Name:** DMV Stockton

**Location of Property:** Stockton, CA

**Proposed Development:** DGS, in collaboration with HCD, is currently evaluating housing proposals submitted.

**Developer:** TBD

**Section 5 (Continued): Excess Properties Pending Lease for Affordable Housing**

**County:** San Luis Obispo

**Agency/Department:** California Department of State Hospitals (DSH)

**Property Name:** Paseo Paloma Phase I

**Location of Property:** Corner of Musselman Dr. and El Camino Real,  
Atascadero, CA 93422

**Proposed Development:** 72 units

**Developer:** People's Self Help Housing Corporation

**County:** San Luis Obispo

**Agency/Department:** California Department of State Hospitals (DSH)

**Property Name:** Paseo Paloma Phase II

**Location of Property:** El Camino Real, Atascadero, CA 93422

**Proposed Development:** 88 total units: 44 units at 30% AMI; four units at 35% AMI;  
14 units at 40% AMI; 19 units at 50% AMI; six units at 60% AMI; one manager unit.

**Developer:** People's Self Help Housing Corporation