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Stockton and South Lake Tahoe Reach Major Milestones Toward Affordable Housing Development on State Excess Land as Part of Governor's Executive Order

A local Stockton developer, Visionary, is selected to build the city's first modular multi-family housing project

A Request for Qualifications is issued for developers in South Lake Tahoe

Announcements part of Governor Gavin Newsom's [executive order](#) to develop affordable housing on excess state lands

Sacramento – The Government Operations Agency announced today two major milestones in realizing Governor Gavin Newsom's vision of building affordable housing on excess state-owned land. A developer was selected to build housing in Stockton and a request for qualifications was put out to developers for affordable housing in South Lake Tahoe.

“To address the housing affordability crisis, we need to use every tool in the toolbox and that includes building affordable units on excess state-owned land,” said Governor Newsom. “But we can’t realize this vision alone. We’re working alongside local leaders who are stepping up in their communities to tackle the housing shortage head on.”

Visionary, a local Stockton developer, was selected to build Stockton's first modular multi-family housing project on the State's E Miner Avenue property. The project will bring nearly 100 LEED certified, 100 percent restricted affordable housing units to the city and will consist of two interconnected buildings. One, two, and three bedroom units will be available with energy efficient electric appliances, net-zero off the grid technology, smart home artificial intelligence technology, rooftop gardens, and solar photovoltaic systems.



“I am grateful as Mayor of Stockton to work with our Governor to build La Passeggiata, which is a blueprint, demonstrating how state and local officials can come together, in record time, to support affordable housing,” said Mayor Michael Tubbs. “Within three short months, we identified surplus state land and through a competitive process, approved Visionary Home Builders of California to lead this project. La Passeggiata will be built using new modular units, that are less expensive than traditional designs, which will help to keep cost low and provide 100 new apartment units at affordable prices for Stocktonians.”

“These projects represent a significant investment toward addressing the housing shortage in the Central Valley and the Lake Tahoe Basin,” said Acting Government Operations Secretary Julie Lee. “Neither project could move forward without strong collaboration between state and local government partners.”

The Department of General Services (DGS) also began the process of [soliciting a developer](#) for a project on state-owned land in South Lake Tahoe, working in collaboration with the Department of Housing and Community Development, the California Tahoe Conservancy, the City of South Lake Tahoe, and the Tahoe Regional Planning Agency.

The South Lake Tahoe site, located at 1860 Lake Tahoe Boulevard and 1029 Tata Lane, will be used to create affordable housing opportunities for low-income and middle-income Californians who are struggling in the housing crisis. The site is expected to result in approximately 100 units, with an emphasis on workforce housing. Developer responses will be due February 21 and developers will be selected in June 2020.

Following the Governor’s Executive Order in January 2019, excess state properties were identified in an [interactive map](#) released by DGS and screened to determine which sites would be potentially suitable for affordable housing development. Developing entities will receive a long-term ground lease from the state and will build, own and manage the housing they develop, subject to oversight from the state.