

## **USA PROPERTIES FUND STARTS CONSTRUCTION ON AFFORDABLE SENIOR COMMUNITY NEAR ELK GROVE**

SACRAMENTO – A new affordable community for seniors will offer access to three large shopping centers, energy-efficient apartments, an environmentally friendly design and numerous high-end amenities in a master-planned community.

USA Properties Fund will hold a groundbreaking ceremony for Arbor Creek Senior Apartments at 10:30 a.m., Aug. 4, at the project site located at Elk Grove-Florin and Calvine roads.

Sacramento County Supervisor Jimmie Yee, Supervisor Don Nottoli, Sacramento Housing and Redevelopment Agency Executive Director La Shelle Dozier and USA Properties President Geoff Brown are scheduled speakers during the event.

“We are developing a community that will help meet the incredible demand for affordable senior housing in south Sacramento and Elk Grove,” Mr. Brown said. “We’re also building quality housing for residents who will enjoy access to nearby businesses and services.”

Arbor Creek Senior Apartments will be close to grocery stores, drug stores and numerous restaurants and shops. The community is also within a quarter-mile from an Elk Grove transit stop, which offers service to a Sac Metro light-rail station.

“The new Arbor Creek Senior Apartments development is significant because not only are we providing energy-efficient housing to serve our low-income senior residents, but we have also made a conscious effort to connect them with public transportation and retail services conveniently located close to their new homes,” said Sacramento County Supervisor Jimmie Yee. “That translates to an economic benefit for the businesses that will serve these residents, creating a sustainable community with a better quality of life for everyone that lives here.”

USA Properties Fund partnered with Riverside Charitable in the development of Arbor Creek Senior Apartments, while the County of Sacramento, Sacramento Housing and Redevelopment Agency and US Bank Community Lending are the lenders and partners on the \$14.1 million project.

“Private-public partnerships are more vital than ever to address Sacramento’s affordable housing needs in today’s economic climate,” said Ms. Dozier of the Sacramento Housing and Redevelopment Agency. “USA Properties has been an extremely responsive partner, which gives us the ability to assist by closing the gap in funding that is critical to make projects like Arbor Creek Senior Apartments happen.”

Arbor Creek Senior Apartments is for seniors who earn 60% or less of the area median income for Sacramento County. For example, a two-person household could earn up to \$33,000 per year.

The 60-unit community – 48 one-bedroom and 12 two-bedroom apartments – should be completed in the late spring. The community will begin accepting applications in a few months.

Rents range from \$545 to \$609 for the one-bedroom apartments, and \$653 to \$730 for the two-bedroom units. The rent range depends on a senior's annual income.

Arbor Creek Senior Apartments will be affordable, but it will also feature numerous high-quality amenities, from energy-efficient appliances to gated parking and security cameras. A central courtyard, laundry facilities on the first and second floor, and trash chutes are also part of the project.

Apartments will include energy-efficient lighting fixtures and low-flow faucets, shower heads and toilets. Other environmentally friendly features are a storm-water management filtering system and water-efficient landscape and irrigation design. The building will exceed Title 24 standards by at least 17.5% with a Build-It-Green score of at least 100 points.

A 1,676-square-foot community center will include a computer center, a fitness center and kitchen for residents. The community center will include planned activities, developed and overseen by a social service coordinator who will also provide special service needs for residents.

“Arbor Creek Senior Apartments will be much more than just an apartment complex, we’re building a community, a neighborhood,” Mr. Brown said. “We want to help residents as much as possible, and we would like them to get to know and help each other as well.”

Arbor Creek Senior Apartments will blend with the design of The Promenade at Arbor Creek, a mixed-use project that combines commercial development with neighborhoods. The west side of the building will be two stories to match the nearby single-family homes, while the remaining structure will be three stories.

Arbor Creek Senior Apartments is next to Arbor Creek, a 102-unit affordable community for families that USA Properties opened last summer.

“The Arbor Creek Senior Apartments project will be a welcomed addition to our community and will offer its residents affordable housing with easy access to a variety of shopping opportunities, medical facilities, educational and recreational amenities,” said Supervisor Don Nottoli. “USA Properties and the Sacramento Housing and Redevelopment Agency are to be commended for their ongoing efforts to develop housing serving low-income seniors in the Sacramento region.”

## **ABOUT USA PROPERTIES INC.**

USA Properties Fund Inc. (USA), a California corporation, is a privately owned real estate development organization specializing in the creation of outstanding senior and family communities. Founded in 1981 and headquartered in Roseville, USA Properties Fund provides a full range of capabilities for community development, including financing, development, construction services, rehabilitation and property management. Our values, leadership and team structure reflect our success with the development/construction and acquisition/rehabilitation of more than 12,500 units of family and senior apartments in about 89 communities throughout California and Nevada. For more information, please visit [www.usapropfund.com](http://www.usapropfund.com).