

# Senior Affordable Housing

## COLLEGE PARK SOUTH VILLAGE COMMUNITY SUMMARY



### LOCATION

South Side of Rocklin Road, east of El Don Dr. and west of Havenhurst Circle.  
Rocklin, CA 95677



### PARCEL SIZE

7.3 Acres



### NUMBER/TYPE UNITS

180 Units of Senior Affordable Housing (restricted to ages 55+).  
Unit sizes range between 572 sf to 824 sf and include 115 one-bedroom units and 65 two- bedroom units.



### AFFORDABILITY

The community will be income restricted to households earning 30% to 70% of area median income ("AMI"). These units will contribute toward filing the City's Regional Housing Needs Allocation for extremely low, very low, and low-income levels.



### STORIES

3-4-Story Building



### PARKING

213 Surface Parking Spaces



### ENERGY EFFICIENT FEATURES

Energy efficient features will include energy-efficient glazed windows, low flow plumbing devices, solar thermal, high-efficiency central water heating and energy star appliances.

### AMENITIES



- o Full-Time Resident Management
- o On-Site Leasing Office
- o Outdoor Pool
- o Outdoor Lounge and Picnic Seating Areas
- o Outdoor BBQ areas
- o Dog Park
- o Resident Computer Area
- o Fitness Room
- o Clubroom with Hospitality Kitchen
- o Laundry Facilities Throughout
- o Elevator Access

# ABOUT USA PROPERTIES FUND

USA Properties Fund, Inc. (USA) has a long tradition of creating outstanding communities that meaningfully improve the lives of those within and around them. Founded in 1981 and headquartered in Roseville, California, USA Properties is a privately-owned real estate development and management company that specializes in the creation of outstanding senior and family apartment communities.

USA has developed 85+ senior affordable, family affordable, and market rate communities totaling more than 11,000 units. USA is a vertically-integrated, full-service real estate development, investment, and management company focused on high quality properties. Our success is reflective of USA's strength in leadership, team structure, and a commitment to the highest value system.

For more information about our company, please visit our website at [www.usapropfund.com](http://www.usapropfund.com).

CELEBRATING OUR **40TH ANNIVERSARY** OF  
CREATING OUTSTANDING COMMUNITIES.

USA IS A FULLY-INTEGRATED COMPANY, WHICH INCLUDES  
**ACQUISITION, DEVELOPMENT, FINANCING, CONSTRUCTION,  
OWNERSHIP AND MANAGEMENT** OF ALL OUR PROPERTIES.

CURRENTLY OWN AND MANAGE **OVER 30 COMMUNITIES**  
IN SACRAMENTO, YOLO, AND PLACER COUNTIES AND  
**OVER 11,000 APARTMENTS IN 85+ COMMUNITIES**  
THROUGHOUT CALIFORNIA AND NEVADA.

CURRENTLY OWN AND MANAGE **OVER 7,000 SENIOR HOUSING APARTMENTS**  
IN **50+ COMMUNITIES** THROUGHOUT CALIFORNIA AND NEVADA.

