



Welcomes You
to The Grand Opening of

TERRACINA AT WILDHAWK

**9750 GERBER ROAD
SACRAMENTO, CA 95829**

**Wednesday, August 12th 2026
11:00 AM - 1:00 PM**

USAPROPFUND.COM

PROGRAM

11:00 AM

PROPERTY TOURS

12:00 PM

SPEECHES BEGIN

12:40 PM

RIBBON CUTTING & PHOTOS

THANK YOU TO OUR PARTNERS!





ABOUT TERRACINA AT WILDHAWK

Terracina at Wildhawk is a newly built affordable housing community in the Vineyard area of Sacramento County, offering 145 one, two, and three-bedroom apartment homes.

Residents will enjoy modern, family-friendly amenities, including a fitness center, clubhouse, pool, dog park, EV charging stations, and landscaped courtyards, creating a vibrant community atmosphere. The community also features a massive 742.37kW, \$3.275 million photovoltaic solar system designed to power both resident and common area electrical needs, helping offset energy use and lower residents' utility costs.

Terracina at Wildhawk partners with the J.B. Brown Fund and LifeSTEPS program to provide supportive resident programs that help families build opportunity and long-term stability.

Each apartment home includes modern finishes designed for durability and comfort. Kitchens feature quartz countertops, energy efficient appliances including a refrigerator, dishwasher, and disposal, along with beautiful cabinetry and fixtures that create a stunning cooking and dining space. Homes also include a combination of vinyl plank flooring and carpeting, providing both style and comfort throughout the living areas and bedrooms.

Conveniently located off Gerber Road in Sacramento, Terracina at Wildhawk places residents close to schools, parks, and neighborhood convenience. These brand new apartments blend comfort, affordability, and connection.

SPEAKERS

Emcee: Le Anne Thomas

Vice President, Acquisitions
USA Properties Fund, Inc.

Becca Lewis

A Very Happy Resident
Terracina at Wildhawk

Gregory Hand

Senior Vice President - Developer Relations
WNC, Inc.

James Vossoughi

Comm Dev Senior Banker | Executive Director
JPMorgan Chase



SPEAKERS

Supervisor Patrick Kennedy
Board of Supervisors, District 2
Sacramento County

Kecia Boulware
Deputy Executive Director of Development
**Sacramento Housing and
Redevelopment Agency**

Geoffrey C. Brown
President & CEO
USA Properties Fund, Inc.



COMMUNITY SNAP SHOT

Apartment Floor Plans

545 sq ft. - 997 sq ft.

1 Bed/1 Bath | \$712 - \$1,698

2 Bed/1 or 2 Bath | \$860 - \$2,043

3 Bed/2 Bath | \$998 - \$2,365

COMMUNITY AMENITIES

Pool	Clubhouse
BBQ/Picnic Area	Playground
Dog Wash Station	Outdoor Activity Area
Dog Park	Controlled Access
Bike Parking	EV Charging Stations
Laundry Facilities	Smoke Free Community
On-Site Maintenance	Resident Resource Room
On-Site Management	

APARTMENT AMENITIES

Quartz Countertops	Carpeting
Wood Cabinetry	WiFi Included
Efficient Appliances	Dishwasher
Air Conditioner	Disposal
Vinyl Plank	Refrigerator
Ceiling Fan	Window Coverings
Wheelchair Access*	

**select apartment homes*





AFFORDABLE HOUSING

Terracina at Wildhawk, a 145-apartment development, offers affordable and much-needed housing in the Vineyard area of Sacramento County. Housing for attainable residents ranges from 30% - 70% of the area median income for Sacramento County. Supported by a \$9.2 million loan and bond financing from the Sacramento Housing and Redevelopment Agency (SHRA), along with a \$1.96 million Sacramento County contribution to offset development impact fees, Terracina at Wildhawk was made possible through strong public-private partnerships that help meet the region's critical need for high-quality, affordable housing.

Household Size	Income Limits
1 Member Household	\$27,600 - \$64,400
2 Member Household	\$31,550 - \$73,640
3 Member Household	\$35,490 - \$82,810
4 Member Household	\$39,400 - \$91,980
5 Member Household	\$42,600 - \$99,400
6 Member Household	\$45,750 - \$106,750
7 Member Household	\$48,900 - \$114,100

ABOUT USA PROPERTIES FUND

Creating Outstanding Communities

Since our beginnings in 1981, our mission has been to create outstanding communities that meaningfully improve the lives of those within and around them. As a vertically-integrated family of companies, we have experienced teams dedicated to developing, building, and managing multifamily communities.

We believe that each community we develop creates opportunities to enhance the lives of those who live within it, while also making a positive impact on the neighborhood in which it's located. Through our commitment to delivering excellent service, we strive to produce the greatest benefits for our residents, partners, cities in which we're located, and our team.

ABOUT THE J.B. BROWN FUND

Creating Opportunities To Fulfill Dreams

At USA Properties Fund, we believe our residents are at the heart of Creating Outstanding Communities. Through the J.B. Brown Fund, in partnership with LifeSTEPS and our community teams, we help connect residents with resources that support stability, independence, and overall well-being. Whether residents are pursuing educational goals, supporting their families, creating new opportunities, or navigating life on a fixed income, these programs are designed to provide meaningful support during both life's milestones and unexpected challenges, helping individuals and families maintain comfort, confidence, and peace of mind at every stage of life.

THE J.B. BROWN FUND

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**SCAN TO LEARN
HOW TO SUPPORT**