

**Project Narrative/Description**  
**NATOMA SENIOR APARTMENTS**  
**PN21-159**

Vintage Housing, both the owner and applicant, proposes the development of Natoma Senior Apartments at the property located at 103 East Natoma Street, Folsom, CA. Natoma Senior Apartment is a proposed 136-unit senior apartment community consisting of 98 one-bedroom units and 38 two-bedroom units. All 136-units will be Age Restricted Senior (+60 age restricted) Affordable Apartment as defined by the State and City requirements with 14 of the units offered to seniors with incomes at or below 50% of AMI and 122-units will be available to seniors with incomes at or below 60% of AMI. Natoma Senior Apartment will be a single 3-story corridor loaded building with accompanying common areas (both exterior and interior), parking facility (134 stalls), landscaping, supporting utility infrastructure, and street frontage improvements on East Natoma Street to include offsite curb and sidewalk extension to Cimmaron Circle. Vehicle access to the project will be through two driveways on East Natoma Street with the main entrance being a modification to the East Natoma Street/Prison Road Traffic Signal by modifying the 3-way signalized intersection into a 4-way signalized intersection and the easterly driveway being designed as a right in/out access driveway.

The project will require State Funding through affordable housing tax credits, namely, the CTCAC Bond Program, and other state and federal financing resources offering attractive apartment homes to income-qualified active seniors. Unlike other prior Affordable Projects developed within the City of Folsom the applicant is not requesting financial participation from the City of Folsom. We, at Vintage Housing, are committed to constructing quality affordable homes that provide more than just a place to live, but also new opportunities and programs that enhance the lives of retired seniors in our communities.

Natoma Senior Apartments has been designed on a vacant 4.86-acre triangular shaped property and has a current Zoning Designation of BP (PD) – Business and Professional Office – Planned Development and General Plan Designation of PO – Professional Office. Based on the proposed use of Senior Apartments per City Municipal Code the project is requesting entitlement approvals for Planned Development Permit, Conditional Use Permit, and Density Bonus to include concessions/incentives as outlined in City Code 17.102.050, California Government Code 65915, and Assembly Bill AB744. As it pertains to Density Bonus and to meet both Local and State affordability rules/regulations the project has identified three concessions/incentives listed below:

1. Parking: Senior 0.5 stalls per unit (AB744). Project incentive/concession parking ratio of 1 stall per unit.
2. Building Height: City Code 35 feet. Project incentive/concession building top plate height of 35-feet with architectural elements up to 42-feet & 6-inches.
3. Building Height Stories/Floors: City Code 2-Stories. Project incentive/concession of 3-stories.

Furthermore, although not a concession/incentive, and as outlined in Assembly Bill No. 744 the applicant is making a request for the agency not to impose a vehicular parking ratio in excess of 0.5 spaces per bedroom. This would result in 87 parking spaces being required. Natoma Senior Apartments does propose to exceed this parking ration at 0.78 spaces per bedroom (or 1 parking stall per unit).

The development of Natoma Senior Apartments to include building, parking field, common/landscape areas, as well preserving key open space areas was developed through an iterative design process that include many concept designs that has led to the development as proposed. The property dimensions and the topographic/physical features required a unique site-specific site design to include a unique

building design. As designed the project proposes to preserve portions of existing Oak Groves and portions of perennial creeks and this resulted in the building being setback from East Natoma Street, acute L-Shaped Building, elevated courtyard facing the oak grove, and parking being placed on the south and east side of the building.

In-unit amenities include dishwashers, garbage disposals, refrigerators, in-unit laundry and patios or decks. Property amenities are to include an exercise room, a library room, a community room, craft room, a game room, courtyard, picnic area, recreation area, and on-site electric car charging stations. Furthermore 15% of the units will be set aside for persons with disabilities.

Natoma Senior Apartments is well-located in the community located and residents can enjoy adjacent bike/walking trails, within ¼ mile of the City Senior Center, retail/commercial, City Park(s), and transit stop. Located a little further ( $\pm$  1 mile) is both the East Bidwell and Historic Folsom District commercial/retail corridors offering a variety of shopping centers, mercantile services, restaurants, state parks, and Light Rail Transit Access.