

SUMMER OAKS

FAMILY AND FARMWORKER HOUSING

Sonoma, CA



Summer Oaks will add 72 affordable apartment homes (including one manager unit) in Sonoma. Fifty-two of the units will be set aside for agricultural households and two of the 18 project-based voucher units will have dedicated referrals from Sonoma County's Coordinated Entry System.

Nearby amenities include soccer and baseball fields, a large playground, picnic sites, and nature trails at Sonoma Creek Maxwell Farms Regional Park. Groceries, restaurants, retail, health care, and public transportation are within walking distance of the property.

MidPen acquired the project site in 2022 from the neighboring hotel developer and jointly built the offsite public infrastructure to serve both the hotel and Summer Oaks family housing.

Summer Oaks received land use entitlements in 2021 and secured all necessary financing in October 2024. Construction for the 72 affordable family homes began in March 2025 and is expected to be completed in September 2026.

Summer Oaks will provide much-needed affordable housing to families, including units set aside for households that work in agriculture, and provide all residents with on-site services.

Developer	MidPen Housing Corp.			
Property Management and Resident Services	MidPen Property Management Corp. MidPen Services			
Development Type	New Construction			
Construction Type	Garden style			
Site Area:	3.33 acres			
Density:	21.82 units / acre			
Parking Ratio:	1.35 : 1 – 59 spaces			
Development Profile	Type	No.	Unit Size (sf)	Rent Range
	1 BR	32	610	\$849 - \$1,585
	2 BR	22*	732	\$1,019 - \$2,038
	3 BR	18	1,020	\$1,177 - \$2,355
	TOTAL	72		
* includes 1 manager unit				
Amenities	Community room with full kitchen, learning center, laundry room, mail room, secure bicycle storage, onsite parking, play area for children, community courtyard with seating areas, oak grove that includes walking paths and seating areas.			
Services Offered	•Service coordination •Support and educational programs •Comprehensive, on-site services that support education, physical and mental health, and economic mobility			
Resident Profile	Households earning upto 60% of the Area Median Income			
Funders	•County of Sonoma (CDBG, HOME) •California Department of Housing and Community Development - Joe Serna, Jr. Farmworker Housing Grant Program - Infill Infrastructure Grant Program •Bank of America, N.A. •Federal Home Loan Bank of San Francisco (AHP) •California Tax Credit Allocation Committee			
Architect	Mithun			
Contractor	Midstate Construction			

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