



Summer Oaks

Fact Sheet & Frequently Asked Questions (FAQ)

PROJECT LOCATION

18912 Summer Oaks Drive, Sonoma, CA 95476

Please **DO NOT** enter the project site. During construction, leasing activity will not be conducted on-site. Only authorized construction personnel may enter the project site.

TEMPORARY LEASING OFFICE

Application Period from April 27, 2026 – May 18, 2026:

200 Dorene Way, Sonoma, CA 95476

Note: Applicant Interview Location to be confirmed in the Interview Letter after Lottery.

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OVERVIEW:

1. Can you please provide an overview of Summer Oaks?

Summer Oaks is in the heart of Sonoma Valley wine country surrounded by native live and valley oak trees. This beautiful new property will include homes designated for farmworker families. Residents will be able to enjoy nearby amenities such as 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.

Summer Oaks is anticipated to open in September 2026 and provide 71 affordable rental apartments for families and individuals.

53 Non-PBV Unit Overview (included in Lottery Process)

Unit Size	Number of Units	Income Limit Area Median Income (AMI)	Monthly Rents*	Occupancy Standards
1 BR	4	30%	\$701	1-4 People
1 BR	5	40%	\$960	1-4 People
1 BR	5	50%	\$1,220	1-4 People
1 BR	3	60%	\$1,479	1-4 People
2 BR	3	30%	\$826	2-6 People
2 BR	10	50%	\$1,449	2-6 People
2 BR	5	60%	\$1,760	2-6 People
3 BR	2	30%	\$940	4-8 People
3 BR	1	40%	\$1,300	4-8 People
3 BR	9	50%	\$1,660	4-8 People
3 BR	6	60%	\$2,019	4-8 People

Manager's Unit: One unit will be filled by an on-site employee of the property management company.



Project-Based Unit Overview (Referrals Only)**

Unit Size	Number of Units & Referral Source	Income Limit Area Median Income (AMI)	Monthly Rents***	Occupancy Standards
1 BR	2 (CES)	50%	Approximately 30% of the household income, as determined by the Sonoma County Housing Authority	1-4 People
1 BR	1 (SCHA)	30%		1-4 People
1 BR	3 (SCHA)	40%		1-4 People
1 BR	9 (SCHA)	50%		1-4 People
2 BR	1 (SCHA)	30%		2-6 People
2 BR	2 (SCHA)	50%		2-6 People

* Rents and income limits are subject to change.

** Summer Oaks has 2 units reserved for chronically homeless individuals referred from the Sonoma County Coordinated Entry System (CES) and 16 referrals from the Sonoma County Housing Authority (SCHA).

*** Monthly rent and occupancy standards for the PBV units are determined by the Section 8 Administrative Plan for the Sonoma County Housing Authority.

2. When will the apartments be available?

Summer Oaks is anticipated to be completed in September 2026. Barring any construction delays, residents are expected to move in September 2026 through December 2026.

3. What special amenities are provided?

Building Amenities:

- Community room with kitchen
- Community courtyard
- Outdoor play area
- Learning Center
- Onsite parking
- Secure bike storage
- Laundry facilities
- Mail room

Unit Amenities:

- All-electric
- Refrigerator
- Oven/range
- Dishwasher

4. Will I get my own assigned parking space?

There will be a total of 59 parking spaces. More information will be provided during the leasing process.



5. Who will manage the property?

MidPen Housing Corporation will manage the property. A full-time Community Manager will act as the primary management contact for the residents. A MidPen Housing Property Management staff member will live onsite.

6. Will Resident Services be provided?

Yes. MidPen Housing Resident Services will provide resident support services for Summer Oaks. Services will include information and referrals to local community resources, one-on-one support to address individual needs, educational classes/presentations on site and community building programs.

Resident Services Amenities

- Service coordination
- Health & wellness classes
- Adult education services

7. Are there age restrictions?

No. However, at least one member of the household needs to be 18 years of age or older.

8. Are there restrictions on household size that is authorized to live in a unit?

Yes. The following occupancy standards will apply.

Occupancy Standards

UNIT SIZE	MINIMUM NO. OF PEOPLE IN HOUSEHOLD	MAXIMUM NO. OF PEOPLE IN HOUSEHOLD
1 bedroom	1 person	4 persons
2 bedrooms	2 persons	6 persons
3 bedrooms	4 persons	8 persons

9. Are there restrictions on household income to rent the apartments?

Yes. There are maximum annual income limits by household size. These limits are based on AMI, effective as of April 1, 2025, for Sonoma County, as published by HUD. Income limits are subject to change and are updated at least annually. Minimum monthly income required is 2x the monthly rent.

Income Limits for Sonoma County

HH #	1-Person	2-People	3-People	4-People	5-People	6-People	7-People	8-People
30%	\$31,710	\$36,240	\$40,770	\$45,300	\$48,930	\$52,550	\$56,190	\$59,800
40%	\$42,280	\$48,320	\$54,360	\$60,400	\$65,240	\$70,080	\$74,920	\$79,760
50%	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700
60%	\$63,420	\$72,480	\$81,540	\$90,600	\$97,850	\$105,100	\$112,350	\$119,600

Income limits effective 4/1/2025.

****Income limits are subject to change and are updated at least annually.**



APPLICATION PROCESS

10. When and where will rental applications be available for the lottery waitlist?

The 53 available units will be filled via the lottery application process. Applications are accepted via email, online, or at the temporary leasing office located at 930 1st St W, Sonoma, CA 95476.

The application period will open on April 27, 2026, at 9:00 AM and will close on May 18, 2026, at 5:00 PM. No applications will be accepted via mail, online or at the temporary leasing office after 5:00 PM on May 18, 2026. Applications postmarked May 18, 2026, or before, but received at the temporary leasing office after 5:00 PM May 18, 2026, will **not** be accepted.

- **Only ONE application per household will be accepted. Any second or subsequent applications after the first application will be removed.**
- **Applications will not be accepted via Fax.**

We strongly encourage all applicants to apply for Summer Oaks online at <https://www.midpen-housing.org/property/summer-oaks/>. A link will appear on Tuesday, April 27, 2026, at approximately 9:00 AM, that will take applicants to the application. Additional project information and flyers will also be available at <https://www.midpen-housing.org/property/summer-oaks/>.

11. Does it make a difference if I return my application the first day?

No. An electronic lottery will be conducted roughly one week after the application period has closed and will determine an applicant's position number. There is **NO** priority given to those who submit their application on April 27, 2026 over an application submitted on May 18, 2026.

12. What is the difference between the Sonoma County Housing Authority's Project-Based Section 8 waiting list and Summer Oaks's non-PBV Waiting list?

Applicants selected from the Housing Authority's Housing Choice Voucher Waiting List will receive a voucher attached to their unit. The PBV Program is a program in which residents' rent is calculated based on their income. Tenant rent amounts are usually around 30% of a resident's gross monthly income. These rents are calculated by the Sonoma County Housing Authority.

Applicants selected from the non-PBV waiting list will pay predetermined rents, which will depend upon unit size **and** AMI percentage to which a unit is assigned. Applicants must qualify for the corresponding AMI income limit to be eligible. Please refer to question 1 above and 22 below for more regarding rents. *An applicant household's monthly gross income must also be at least two times the rent to qualify.*

13. Is there any application preference for the lottery waitlist?

Yes. There is a set-aside designation for Forty-Two (52) and a preference for One (1) of the Fifty-Three (53) units for eligible farmworker families that meet the following definition: a household consisting of at least one person who earns, or earned prior to retirement or disability, a substantial portion of his or her income from agricultural (farmworker) employment as defined in [Section 1140.4 of the Labor Code](#). If you have questions about whether your household meets



this definition, please contact our office at the phone number included in this FAQ.

14. Will there be units for the disabled?

Yes. People with disabilities are encouraged to apply. Applicants will need to answer disability questions on the application according to their needs. Summer Oaks will have units specifically designed for those with mobility, hearing and visual impairments. Inclusive of all PBV and Non-PBV units, 10 units will be mobility accessible, and 6 units will have features designed for hearing and visually impaired. ***Applicants with disabilities will receive priority for these specific units. Priority for these units will be assigned based on disability need and lottery order.***

15. How will the preferences be applied to the lottery?

The set-aside/preferences for the 53 non-PBV units described above in Question 13 will be applied according to the following:

The application will contain questions regarding the preferences. All applications received during the initial open application period will be entered into an Excel database, with a preference category corresponding to the preference as a sortable column.

The lottery list is then sorted, first by preference category and second by lottery number, so that all the applications with a verified preference or set-aside are filtered to the top. Applicants must meet the preference or set-aside requirement at the time of application and continue to hold the preference or set-aside designation at the time of move-in.

To verify eligibility and entitlement to the preferences, applicants must provide, **at or prior to the time of interview if requested**, documentation that demonstrates that they meet and met the selected preference or set-aside(s) at the time of application and are continuing to meet at the time of interview. A list of acceptable documents will be provided to applicants prior to their intake interview and a preview of the requirements is included at the end of this FAQ and Fact Sheet.

We ask that applicants answer preference questions carefully and accurately. If an applicant is unable to demonstrate proof of eligibility for preference or set-aside, the preference will be removed, and the applicant will be reordered on the lottery list according to their eligible preference status.

16. Will all applicants receive an interview letter?

No. Once the lottery has been conducted and sorted, applicant interview letters will be distributed only to those applicants that will be processed for a unit. Summer Oaks will process 5 to 10 applications for each available non-PBV unit and send out the appropriate number of interview letters to meet this target. Applicant interviews will begin in late May 2026 and will continue through the Fall of 2026.

17. How are lottery applications processed and apartments assigned?

Applications will be processed in the order of their preference category and lottery numbers. Interviews will be scheduled, and third-party income and asset verifications will be sent out, for the unit size and restricted income level that the household qualifies for.



Summer Oaks will process 5 to 10 applications for each available unit and send out the appropriate number of interview letters to meet this target.

Once all third-party verification forms are returned and the file is deemed complete and approved, a unit is assigned. If all units have been assigned, some applicants may be placed in a backup position. Backup applicants may be assigned a unit if another applicant ahead of them fails to qualify or decides not to take the unit. If a backup applicant does not receive a unit at initial lease up, the applicant will go back on the wait list at their original position.

Applicants not contacted will be placed on the waiting list upon completion of the lease-up at 100% occupancy. The waiting list will maintain the original preference category and lottery number order.

As units become vacant and turn over, applicants on the waiting list are contacted in order of preference, lottery number, and then household size and household income order to qualify for the specific unit size and income restriction level of the available unit.

18. What will I need to bring to my interview?

Applicants will be asked to bring various identification, income, asset and other documentation, all of which will be included in the interview letter in detail. Some examples are:

- California Driver’s License or Photo ID
- Tax Returns for certain income types
 - A social security number is not required; however, if an applicant files taxes, they may need to provide their SSN or ITIN along with most recent tax returns
- Employment (last 3 consecutive months of current paystubs required – no gaps)
- SSI or SSA income award letter
- Child Support paperwork

19. Will there be an application/screening fee and when is it collected?

Yes. Applicants will pay a **\$45 non-refundable** Application/Screening fee **PER ADULT HOUSEHOLD MEMBER**. This fee is collected **ONLY** at time of interview by Money Order or Cashier’s Check made out to Summer Oaks.

20. Is a lease required?

Yes. A one-year lease is required at initial move-in.

21. Is there a required security deposit and how much?

Security Deposit (due at the time of move-in)	One Bedroom	\$500
	Two Bedroom	\$750
	Three Bedroom	\$1,000
Pet Deposit		\$300

22. What are the proposed rents for the apartments?

See tenant rents in question #1 above. The rent calculations are subject to change. Please see



question #9 for more details of income limits (AMI). The rents will be utilized for the initial lease-up and occupancy of Summer Oaks.

23. Can students apply?

Yes. However, very specific guidelines exist for the Low-Income Housing Tax Credit Program (LIHTC), which is a key funding source of all 71 affordable units at the property. Details will be explained by staff at the time of the interview. The interview letter will also include the documents for any full-time and part-time students to bring with them to their interview.

24. Is smoking allowed at the property?

No. Summer Oaks has been designated as a non-smoking property. No smoking will be allowed anywhere in the resident apartments, common areas, or anywhere on the exterior of the property.

25. Are there model units that can be viewed?

Units may be available to view in advance of lease signing. Virtual tours, unit plans, and floor layouts may also be available online or at the temporary leasing office.

26. Will pets be allowed?

Yes. Dogs (30 lbs. or less), cats, fish (20-gallon tank or smaller) and some birds are allowed. There is a limit to the size and number of pets allowed in accordance with Summer Oaks and MidPen Property Management's Pet Policy. The Pet Policy is available to review at the time of interview.

27. Who should I contact if I have any questions?

For any questions regarding the application process please contact the Temporary Leasing Office at (707) 732-5151 or by email at SummerOaks@MidPen-Housing.org.

28. [Question removed – not applicable to the property]

