

Affordable Housing Opportunities at Somis Ranch Apartments

Thank you for your interest in residing at Somis Ranch Apartments. We are dedicated to providing Equal Housing Opportunities by offering apartments at reduced rents to eligible applicants. To qualify for an apartment, applicants must satisfy all of the following criteria:

Eligibility Criteria

- Employment in Agriculture:** At least one member of your household must be employed full-time in the farmworker/agricultural sector, including full-time seasonal work (a minimum of 32 hours per week for at least nine months each year). Proof of agricultural employment is required at the time of application and will be verified annually. Refer to guideline 8107-41.2.2 for more details.
- Income Source:** At least 50% of a household member's income should be derived from farmworker or agricultural industry employment, primarily within Ventura County.
- Income Limit:** The combined gross income of all household members must not exceed 60% of the Area Median Income (AMI) in Ventura County, based on household size. Verification from employers will be required.

Please note that Somis Ranch Apartments was developed with these specific eligibility requirements. If you do not meet all criteria, you will not qualify for an apartment in our community.

Additional Requirements

- **Background Checks:** All applicants will undergo credit, criminal, and rental history screenings.
- **Housing Voucher Acceptance:** We accept applicants with a Section 8 Housing Choice Voucher. Ensure your household's verified income is at least twice the rent of the apartment.

Maximum Income Limits (as of September 2024)

Household Size	60% Income Limit
1 Person	\$59,100
2 Person	\$67,560
3 Person	\$76,020
4 Person	\$84,420
5 Person	\$91,200
6 Person	\$97,980
7 Person	\$104,700
8 Person	\$111,480

All income sources, including employment, child and spousal support, social security, side income, and pensions, must be considered. We will review the details with you during the application process.

Required Documentation

- Completed Application Packet:** Include all household members on one application.

2. **Proof of Employment:** Documentation of farmworker/agricultural work is necessary, including:
 - Employee income tax return
 - Pay receipts
 - Employer's DE-34 form
 - Employer's ETA 790 form
 - Employee's W-2 form
 - Employer's DLSE-NTE form
 - A signed document by employer and employee confirming agricultural employment and job duties
3. **Income and Employment Documents:**
 - Three months of consecutive paycheck stubs
 - Unemployment income documentation
 - All other income sources
 - Proof of self-employment, if applicable (previous year's tax return with Schedule C, self-employment affidavit)
4. **Asset Documents:**
 - Current checking and savings account statements
 - Statements for all other assets
 - Asset verification documents
 - Possible explanations for account deposits

Apartment Eligibility by Household Size

Household Size	1 Bedroom	2 Bedroom	3 Bedroom
1 Person	YES	NO	NO
2 Person	YES	YES	NO
3 Person	YES	YES	YES
4 Person	NO	YES	YES
5 Person	NO	YES	YES
6 Person	NO	NO	YES
7 Person	NO	NO	YES

Discuss any reasonable accommodation needs for apartment types with us.

Accessible Apartment Options

Somis Ranch Apartments offers units with features for visual impairments, hearing impairments, and wheelchair accessibility.