

WOODLANDS NEWELL

Apply to the wait list for affordable studio, 1-, 2-, 3-
and 4-bedroom apartments



Woodlands Newell is small community located in East Palo Alto, and is a quiet, gated community with mature landscaping.

This charming community is located near shopping, retail, and restaurants. Residents can enjoy outdoor activities at nearby University Square Park, and Cooley Landing Park. Additional amenities include:

COMMUNITY AMENITIES



Community Room



Computer Lab



Laundry Facilities



Free parking

APARTMENT AMENITIES

- Updated kitchens
- Energy efficient appliances
- Ample storage

APPLICATION INFORMATION

Applications will be accepted from 9:00am on September 8, 2026 to 5:00pm on October 6, 2026.

Apply online (preferred), in person, or by mail at the address below.
Applications submitted by mail must be postmarked no later than October 6, 2026.

Woodlands Newell
1761 Woodland Avenue
East Palo Alto, CA 94303
Phone: (650) 241-2714

Email: woodlands@midpen-housing.org

For a full list of qualifications, please refer to the application packet and Resident Selection Criteria which are available online or at the above listed leasing office.



Please visit our website to apply



[Woodlands Newell](https://www.woodlandsnewell.com)

Woodlands Newell: Income, Occupancy, and Rent



MAXIMUM GROSS MONTHLY INCOME

Income Limit (AMI*)	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People	9 People
30%	\$44,130	\$50,430	\$56,730	\$63,030	\$68,100	\$73,140	\$78,180	\$83,220	\$88,242
50%	\$73,550	\$84,050	\$94,550	\$105,050	\$113,500	\$121,900	\$130,300	\$138,700	\$147,070-\$147,100
60%	\$88,260	\$100,860	\$113,460	\$126,060	\$136,200	\$146,280	\$156,360	\$166,440	\$176,484-\$176,520

OCCUPANCY AND RENT

AMI	Studio (1-2 People)	1 Bedroom (1-3 People)	2 Bedroom (2-5 People)	3 Bedroom (4-7 People)	4 Bedroom (6-9 People)
30%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,828
50%	\$1,819 - \$1,838	\$1,970 - \$2,081	\$2,342 - \$2,363	\$2,731 - \$2,799	\$3,047 - \$3,219
60%	\$2,206 - \$2,370	\$2,364 - \$2,541	\$2,836 - \$3,051	\$3,278 - \$3,517	\$3,657 - \$3,903

*All Rents are subject to change as set by the governing agency. Not all AMI Rent limits shown above are available for all units.

Minimum required income is 2X monthly rent. No minimum income required for Section 8 Voucher holders.

For more information, please visit <https://www.midpen-housing.org/property/woodlands-newell/>

MidPen Property Management Corporation, BRE# 00822390.

Please visit our website to remain on the wait list



Woodlands Newell