



Mitchell Park Place Frequently Asked Questions (FAQ's)

PROPERTY LOCATION:
525 EAST CHARLSTON ROAD, PALO ALTO, CA

Temporary Leasing Office
819 N. Rengstorff Ave., Mountain View, CA

<https://edenhousing.org/properties/mitchell-park-place/>

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 while under construction.

OVERVIEW:

Located in a vibrant neighborhood of Palo Alto, Mitchell Park Place will provide 50 affordable apartment homes.

Unit Information:

Unit Type	Number of Each Unit Type	Unit Square Footage
Studio – 1 Bathroom	37	420 - 496 square feet
1 Bedroom – 1 Bathroom	8	535 - 561 square feet
2 Bedroom – 1 Bathroom	4	878 - 896 square feet
Manager's Unit*	1	893 square feet
Unit Total	50	

*Manager's unit will be filled by an onsite team member of the management company.

1. When will the apartments be available?

Barring any construction delays, residents are expected to begin moving in November 2025.

2. How do I apply?

Waitlist will be opening 7/7/25 and closing 7/31/25. Applications completed online or received after 7/31/25 are unable to be accepted. For access to an online application please visit:

<https://edenhousing.org/properties/mitchell-park-place/>



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Broker License No. 872400





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If you are interested in being notified when the homes reserved for adults with intellectual and/or developmental disabilities (IDD households) waitlist opens, please submit your information to be placed on Housing Choices Coalition's interest list at:

<https://www.housingchoices.org/available-properties/mitchell-park-place>



3. How do I qualify for one of these beautiful new apartment homes?

There will be (25) units designated for IDD households.

The remaining 24 units will be for the general population that meet the eligibility requirements.

4. Who will manage the property?

Eden Housing Management, Inc. will manage the property. A full-time Community Manager will act as the primary management contact for our residents and will live on-site.

5. Is smoking allowed at the property?

Mitchell Park Place has been designated as a non-smoking property. Smoking is not allowed anywhere on the property including inside the individual apartments.

6. Is a lease required?

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

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

The following occupancy standards will apply to all apartment homes.

Number of Persons in Household		
Unit Size	Minimum	Maximum
Studio	1	2
1 Bedroom	1	3
2 Bedroom	2	5

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8. Are there limits or restrictions on household income to qualify?

There are maximum income limits per household size. These limits are based on the most restrictive program (Project Based Voucher) as published by HUD Department (Housing and Urban Development). The number of units designated below:

MAXIMUM INCOME LIMITS PER HOUSEHOLD SIZE

Area Median Income (AMI)*	1 Persons	2 Persons	3 Persons	4 Persons	5 persons
30%	\$42,210	\$48,240	\$54,270	\$60,270	\$65,100
40%	\$56,280	\$64,320	\$72,360	\$80,360	\$86,800
50%	\$70,350	\$80,400	\$90,450	\$100,450	\$108,500
60%	\$84,420	\$96,480	\$108,540	\$120,540	\$130,200

***Depending on 30% to 60% AMI Set Asides (Published 04/01/2025– Subject to Change)**

APPLICATION PROCESS:

9. When and where will rental application be available for the lottery waitlist?

Online at <https://edenhousing.org/properties/mitchell-park-place/>

Waitlist Opening: 7/7/25 - 7/31/25 (applications completed online or received after 7/31/25 are unable to be accepted.)

10. Does applying or being selected for Mitchell Park Place affect any other waitlist I am on?

No, you may continue to remain on any other waitlists in addition to applying Mitchell Park Place.

11. How are applications processed, and apartments assigned?

All applicants must meet the Eden Resident Selection Criteria and program requirements to be offered housing. Applicants who have vouchers must also meet the Housing Authority of the County of Santa Clara's eligibility requirements. After the interview, third-party



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income verifications are sent out to verify household income, assets, preferences, and all other eligibility factors.

12. Are pets and/or assistive animals permitted?

Yes

13. Will Resident Services be provided?

A robust combination of education and health and wellness programs will be available to all residents. Clubs and activities will be established based upon the engagement of our residents.

14. Am I permitted to have a Live in Aide?

Disabled individuals or households with a disabled member may be approved to have a Live in Aide added to their household as a reasonable accommodation.

Such requests require verification of need and relation to the disability from a qualified professional. The income and assets of an aide is not considered in the calculation of household income however they must pass a criminal screening and agree to all the rules of the property.

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

For questions about the property or the application process please call (650) 999-3665 or email MitchellParkApartments@edenhousing.org