



Aloe Palm Canyon

1475 N. Palm Canyon Drive, Palm Springs, CA 92262

Apply Now!
Applications Opens May 1, 2025.

BRAND NEW
Affordable
Housing for
Seniors (55+)

Welcome to Aloe Palm Canyon. This brand-new, 70-unit affordable housing community is designed for seniors 55+, offering stylish one-bedroom homes in a serene, residential neighborhood on North Palm Canyon Drive. Twenty-five (25) homes are reserved as permanent supportive housing (PSH) for individuals who have experienced homelessness.

Enjoy an array of thoughtfully curated amenities, including a spacious community room with a demonstration kitchen, a cozy library and computer lounge, a fitness room, laundry facilities, and on-site management. Multiple landscaped open-air seating areas invite residents to relax, connect, and enjoy their Palm Springs surroundings.

The application period for the general affordable units opens May 5, 2025, and closes May 18, at 11:59 p.m. PST, with a Zoom lottery scheduled for May 26, at 4:30 p.m. PST. The application acceptance period for the PSH units begins May 1 and closes June 30, 2025.

Aloe Palm Canyon was developed by West Hollywood Community Housing Corporation (WHCHC) and is professionally managed by EAH Housing.

APARTMENT AMENITIES

- Air conditioning
- Walk-in shower
- Garbage disposal
- Private balcony
- Large closet

COMMUNITY AMENITIES

- Computer room
- Laundry room
- Fitness room
- Library
- Community room
- Designated parking

NEARBY SERVICES

- Bus Line / 1 min.
- Restaurants / 1 min.
- Grocery Store / 5 mins.



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APPLY ONLINE TODAY!

EAHHousing.org/Aloe-Palm-Canyon

To request a paper application, call **(760) 407-6953**, California Relay Service: 711. Mailed applications must be post-marked by the deadline: **May 18, 2025**. Please mail written applications to **655 N. Palm Canyon Dr., Unit 207, Palm Springs, CA 92262**.

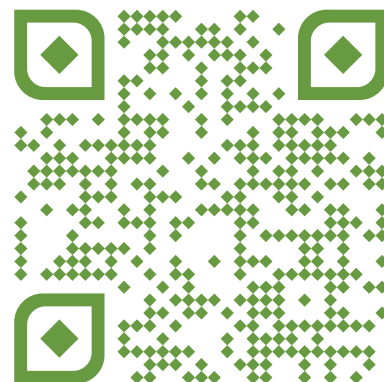
CONTACT / Management Office

655 N. Palm Canyon Dr., Unit 207, Palm Springs, CA 92262

Phone: (760) 407-6953, **California Relay Service:** 711

Web: EAHHousing.org/Aloe-Palm-Canyon

Email: APC-Management@EAHHousing.org



Accessibility Information

Accessible units are available for occupancy by persons with mobility impairments or hearing, vision, or other sensory impairments. Individuals requiring accessible units may indicate their need on the application, via email, phone call or by mailing the request. Please mail written applications to 655 N. Palm Canyon Dr., Unit # 207, Palm Springs, CA 92262. Aloe Palm Canyon will take reasonable nondiscriminatory steps to maximize the utilization of such units by eligible individuals.

Aloe Palm Canyon will be leased in conformance with Housing First principles. This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, citizenship status, immigrant status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income (including receipt of Section 8 and other similar vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law. Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids.

A person with a disability may request a reasonable accommodation (a reasonable change in policies), a reasonable structural modification, an accessible unit or the provision of auxiliary aids and services, in order to have equal access to a housing program. If you or anyone in your household has a disability, and because of that disability requires a specific accommodation, modification or auxiliary aids or services to fully use our housing services, you may contact our staff for a reasonable accommodation form. The use of the property's Reasonable Accommodation Form is not required. You may provide a letter or document from your third party profession certifying your disability and accommodation needs.



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MOVE-IN QUALIFICATIONS

| Unit Type Area Medium Income (AMI) | Minimum Monthly Income | Maximum Income Limit | Occupancy | Rent | Security Deposit |
|--|------------------------------|-------------------------|-----------|---------|---------------------|
| One-Bedroom 50% AMI | \$1,886 | \$35,900 | 1 | \$903 | \$903 |
| | | \$41,000 | 2 | | |
| One-Bedroom 60% AMI | \$2,190 | \$43,080 | 1 | \$1,095 | \$1,095 |
| | | \$49,200 | 2 | | |
| One-Bedroom 80% AMI | \$2,960 | \$57,440 | 1 | \$1,480 | \$1,480 |
| | | \$65,600 | 2 | | |
| One-Bedroom CES / 20% AMI | N/A | \$14,360 | 1 | PBV | \$500 |
| | | \$16,400 | 2 | | |
| One-Bedroom HACR / 30% AMI | N/A | \$21,540 | 1 | TBD | \$500 |
| | | \$24,600 | 2 | | |

* Rents and Deposits are Subject to Change

If you are experiencing homelessness and want to apply for a supportive housing unit, please contact a Coordinated Entry System (CES) Access Point.

Pet Policy

You are responsible for the actions of the pet at all times. You agree to abide by the following rules:

Pets must be inoculated according to state and local laws and must be registered before entering the premises. You will need to update the registration annually. We may refuse to register the pet if the owner cannot comply with any of the provisions in this Agreement. You agree that the pet will not disturb the rights, comforts, or conveniences of neighbors or other residents, whether the pet is inside or outside your dwelling unit. The pet shall not be tied to any fixed object outside a dwelling unit, including but not limited to patios, walkways, stairs, stairwells, or any other part of the development. Pets shall not be allowed to roam freely outside a dwelling unit. Your pet must be fed and watered inside the dwelling unit, and pet food or water may not be left outside at any time. Your pet must be on a leash and under your control (leash in hand) when outside the dwelling unit. When passing by another resident, your pet should not be able to move more than one foot away from you. Unless we have designated a specific area in a dwelling unit or on the



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grounds for the discharge of pet urine and feces, no pet shall be allowed to relieve themselves anywhere on the development, including but not limited to dwelling units, walkways, stairs, podium areas, stairwells, or other places.

Cat discharge is permitted inside a dwelling unit but shall be done in commercial-type litter boxes with “kitty litter” type mix. If pet discharge occurs anywhere on the development property, you shall be responsible for immediately removing the waste (washing area if necessary) and repairing any damage. In addition to the foregoing provisions hereof, you shall comply with all applicable local ordinances regarding pet discharge.

Owner/Developer Bio

West Hollywood Community Housing Corporation (WHCHC) is a 501(c)(3) non-profit community housing development organization. WHCHC has been building homes and providing services that move community members from insecurity to stability since 1986. WHCHC currently houses over 1,270 residents in 785 units in 22 affordable apartment communities in three cities. For more information, please visit, www.whchc.org.

Professionally Managed Bio

EAH Housing is a nonprofit corporation that aims to expand the range of opportunities for all by developing, managing, and promoting quality affordable housing and thriving communities. Established in 1968, EAH Housing has become one of the largest and most respected nonprofit housing development and management organizations in the Western United States. It has over 750 employees and plays a leadership role in local, regional, and national housing advocacy efforts.



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