

APARTMENTS, Low Income (Revised 11.18.2024)

<https://affordablehousingonline.com/housing-search/Indiana/Johnson-County>

Franklin

- Countryview Estates Mobile Home Park, 1199 Hospital Rd #52, Fr* **317-736-8625**
Franklin Cove Apts, 2015 Franklin Cove Ct, Franklin 46131 **317-736-6264**
Section 8 PBRA; FHA Mortgage Insurance; 1-2 Bedrooms
- Franklin Place Apts, 1485 Franklin Place Ct., Franklin* **317-346-6067**
Accepts JOCO Section 8 vouchers
Income must be 2.9 X monthly rent
- Lakeview Apts, 1800 Lakeside Drive, Franklin* **317-736-6290**
Accepts **Section 8** & HUD
Under new management
- Main Street Commons, 401 North Main street*
Seniors Only
Must make 3 x monthly rent \$
- Northwood Apts, Franklin, 2018 Cedar Lane, Franklin* **317-738-2121**
Section 8 PBRA; FHA Mortgage Insurance;, Rent is 30% of income
1-2 Bedrm, long wait list

Greenwood

- Auburn Place Apts, 745 Wooddale Terrace, Greenwood* **317-983-1671**
Beacon Pointe Apts, 1206 Beacon Point Dr., Greenwood, IN 46143 **844-430-3672**
LIHTC, \$541-\$992 month; 1-4 Bedrooms
- Cambridge Square Greenwood Apts, 1160 Southbridge Drive, Grnwd 46142* **317-882-1511**
30% of income, 1-3 Bedrooms
221(d)(3) BMIR; Section 8 PBRA; FHA Mortgage Insurance
- Clary Crossing Senior Villas, 6780 Clary Circle Dr, Grnwd 46143* **317-535-2531**
LIHTC 20/50 Set-Aside; FHA Mortgage Insurance; Long waitlist
- Cottages at Sheek Road (Sr Apts), 1257 C Way, Greenwood 46143* **844-262-0903**
LIHTC 40/60 Set-Aside, \$367-706 mo, 1-2 Bedrooms

The Gables Apartments, 826 Ryland St., Grnwd 46142 **317-883-2136**
Trustees cannot help residents at the Gables – subsidized?
Westminister Apts, 921 Parliament Place, Greenwood **317-888-0601**
Yorktowne Farms, 1570 Countryside Drive, 46143 **463-200-7067**
Section 8 PBRA; FHA Mortgage Insurance

Trafalgar

Copperfield Apts, 211 S State Rd, Trafalgar 46181 **317-878-4441**
Section 515, Section 521, Section 538

Edinburgh

Edinburgh Commons, 104 Country Place Cr **812-526-0322**
Rainbow End Apartments, 92 Rainbow Land, Section 8 **812-526-9126**
White Oak Place Apartments, 19 White Oak Lane **812-526-5143**

Indianapolis

Crestwood Village South (retirement community) **317-888-7973**
8809 Madison Avenue, Indpls 46227
Client needs income that is 1.25 x monthly rent
Roll-up sinks, hardwood floors, grab bars by toilet
Includes utilities, 2 x month housekeeping, free laundry,
free cable, free transportation to dr's appointments
\$1598 on second floor

Southern Meadows **317-785-7535**
8701 E Southport Road, Indpls 46259
Seniors only, Income-based, no deposit required

Spruce Manor Apts **317-783-6615**
Paid utilities except for phone & cable; short waitlist
55 & older or mobility Impaired
Limited building access, on-site laundry facilities; gated parking
1840 Perkins Ave., Indianapolis, IN 46203

Johnson County Landlord List *(Low Income Housing or Subsidized Housing in BOLD) (Revised 6.19.2024)*

Low Income Housing Tax Credit (LIHTC) – Landlord rents some apts for low rent and gets tax credit

Project-Based Rental Assistance (PBRA) through HUD – use Project-Based Vouchers (PBV) – rental assistance contract is tied to units in a specific building.

Housing choice vouchers (HCV) – administered locally by public housing agencies that receive federal funds (Section 8)

Meridian Income Based Rent (MIBR)

| NAME | PHONE # | ADDRESS | CITY | Accept Hx of Eviction? | Sec 8 | Sec 42 | Tax Credit to Landlord / some apts (LIHTC) | Wait List Length | Cost Starts 1 Bedrm | Cost Starts 2 Bedrm |
|--------------------------------------------------|------------------------------|------------------------------|------------------------|------------------------|---------------------------------------------------|--------|--------------------------------------------|--------------------------------------------------|---------------------|---------------------|
| Aaron Gardner | 812-593-4352 | | | | Shelbyville only | | | | | |
| ? Altisource Residential Corporation | 317-606-6896 | VM not set up | | | | | | | | |
| Alvin Wagler of Wagler Construction | 812-360-6055 | | | | No | | | | | |
| Andy Horsley | 317-292-3096 | | | | | | | | | |
| Auburn Place Apts | 317-983-1671 | 745 Wooddale Terrace | Greenwood 46142 | Case by Case | | | | | | |
| Barry Gunter | 317-412-2142 | | | | No | | | | | |
| BCG Investments -Mark B | 317-946-3340 | | | | | | | | | |
| Beacon Pointe Apartments | 317-881-3833 | 1206 Beacon Pointe Dr | Greenwood 46143 | | Yes | | Yes | | \$541 | 674 |
| Berkley Commons | 317-889-3100 | 8201 Madison Ave | Greenwood | Yes if paid off. | Some currently; but none in future | | | Full | \$835 | \$995 |
| ? Betty Middleton | 317-881-8422 | | | | | | | | | |
| ? Blu Dot Property Group | 317-560-4355 | 440 W Jefferson Street | Franklin 46131 | | | | | | | |
| Bradford Lake | 317-888-2805 | 7276 Portage Ave | Greenwood | | In house HUD program Sec 8 – half property | | Half property tax credit to owners | 2 yr. - Sec 8. 9 months - Tax credit list | \$799 | \$899 |
| Brenda Ralph | 317-736-9596 | | | | Yes | | | | | |
| Brixin Franklin Apartments (old Traditions Apts) | 463-208-4854 855-233-0010 | 1600 Traditions Ct | Franklin 46131 | | None | | | ? | None | \$1430 |
| Buford Burton | 812-371-6585 | | | | | | | | | |

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|--------------------------------------------|-------------------------|------------------------|-----------------|------------------------|------------------------------|--------|--------------------------------------------|------------------|---------------------|---------------------|
| Cambridge Square Apts – (some for age 62+) | 317-882-1511 | 1160 Southbridge Dr. | Greenwood 46142 | | Subsidized PBRA | | | No | | |
| Cherry Leaf Properties, LLC | 317-738-3800 | 62 W Jefferson St | Franklin | | No, may be available soon | | | | | |
| Cheung Lam | 317-250-2808 | | | | | | | | | |
| City View Farm Apts | 317-736-0083 | 1037 W Jefferson St | Franklin | | No | | | | | |
| Clary Crossing Apartments | 317-535-2531 | 3131 Clary Crossing Dr | Greenwood | | MIBR? | | | | | |
| Clary Crossing Senior Villas | 317-535-2531 | 3131 Clary Crossing Dr | Greenwood | | | | | | | |
| Compass Property Management, LLC | 844-966-7368 | | | | Varies according to property | | | | | |
| Copperfield Apts | 317-878-4441 NA 7/11 | 211 S SR 135 | Trafalgar 46181 | | Assisted / LIHTC/ Sec 8 | | Yes | | \$367 | \$439 |
| Cottages AT Sheek Road | 317-881-3833 NA 7/11 | | | | Yes | | | | | |
| Countryview Estates Mobile Home Park | 317-736-8625 | 1199 Hospital Rd #52 | Franklin | Case by Case | | | | | | |
| Dave Gibb | 480-695-7056 | | | | | | | | | |
| Denise Matlock | 317-736-5185 | | | | | | | | | |
| ? Dwayne Davis | 765-337-3703 | | | | | | | | | |
| Edinburgh Commons | 812-526-0322 | 104 Country Place Cr | Edinburgh | | | | | | | |
| ? Edward Burgett | 317-739-9922 | | | | | | | | | |
| Ellen Brand | 812-343-0642 | | | | | | | | | |
| ? Eric & Kathy Allman | 765-242-5983 | | | | | | | | | |
| Essie Biggs | 317-997-0267 | | | | | | | | | |

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| Franklin Cove Apartments – in middle of remodel (combination property – tax credit) | 317-736-6264 | 2015 Franklin Cove Ct. | Franklin 46131 | | Totally subsidized, in house Section 8 | | | Full, 1-bdrm has 3-4 yrs wait; 2-bdrm wait is 6-9 mos. | 30-50% income depending on apt | 30-50% income |
| Franklin Place Apartments (Nicole, property manager) | 317-346-6067 | 1485 Franklin Place Ct. | Franklin 46131 | | Accept JOCO HS Sec 8 vouchers (affordable housing) | | | Income must be 2.9 X monthly rent. Currently full. Wait list 1 yr - 1 bdrm or 3-6 mo - 2 bdrm) | \$754-931; MIBR 60% \$596 & up; 50% - \$505 & up | \$891-1103 |
| Franklin North Village | 317-736-4761 | 57 Schoolhouse Road | Franklin | | | | | | | |
| Glenda Gilbert | 317-474-5784 | | | | Yes | | | | | |
| Green Acre Apts | 317-738-0944 | 1700 Preidt Circle | Franklin | | | | | | | |
| Hicks Property Management | 317-294-1061 | | | | Yes for one home | | | | | |
| Indiana Hills Properties (Own Emerald Lakes) (David Stevenson) | 317-528-0605 317-215-0068 | 1180 Emerald Lakes Drive | Greenwood | | | | | | | |
| ? Infinity Real Estate Investments, LLC (David) | 317-787-7355 317-788-4357 | | | | | | | | | |
| Jami Weed | 480-273-2331 | | | | | | | | | |
| Jon-Mar Apartments | 317-881-8362 | 2832 E County Line Road | Greenwood | | | | | | | |
| Joseph Schaefer | 317-753-2646 | | | | | | | | | |

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|-----------------------------------|--------------------------------|--------------------------|-----------------------|------------------------|-------------------------------|-----------|--------------------------------------------|-----------------------------------------------|----------------------|----------------------|
| Justus Property Management | 317-834-4756 | | | | Some Properties | | | | | |
| JV Enterprises, LLC | 317-442-3738 | | | | | | | | | |
| Kathleen Biddle | 317-414-3577 | | | | | | | | | |
| Kelly Edwards | 317-412-4768 | | | | | | | | | |
| Kelpo, LLC | 317-704-4632 | | | | | | | | | |
| Kim Lee Shores | 317-535-5188 | | | | | | | | | |
| Lakeview Apartment | 317-736-6290 | 1800 Lakeside Dr. | Franklin | | Accept Sec 8 & HUD | No | No | No wait list – 30 day notice to vacant | \$875 | \$975 |
| Leslie Kimbler | 812-526-6037 | | | | | | | | | |
| Lonnie Listner | 317-902-4580 | | | | | | | | | |
| Main Street Commons (Senior 55+) | 317-885-7720 | 635 E Main St | Greenwood 46143 | | MIBR | | | | \$310+ | |
| Meadowood | 317-300-7064 | | | | | | | | | |
| Main Street Renewal LLC | 317-542-3770 | Msrenewal.com | | | | | | | | |
| Michael & Mary Gregg | 317-878-5025 | | | | | | | | | |
| N K Streeval | 317-738-3519 | | | | | | | | | |
| Northwood of Franklin | 317-738-2121 | 2018 Cedar Lane | Franklin 46131 | | Yes | | | Year wait. | 30% of income | 30% of income |
| Park Greenwood Properties LLC | 317-888-0678 | | | | | | | | | |
| Park Madison Apartments | 317-865-2288 | 614 Park Madison Dr | Greenwood | | | | | | | |
| Parkside Apartments | 812-528-7327 | 390 S Home Ave | Franklin | | | | | | \$655+ | \$730+ |
| ? Peter & Dorothy Rewers | 317-878-9989 | | | | | | | | | |
| Peter Cleveland | 317-590-7815 LM 7/11 | Peter Cleveland | | | | | | | | |
| PMI Midwest | 317-795-0278 | | | | | | | | | |

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|-------------------------------------------|----------------------------|--------------------------------------|------------------------------------|------------------------|---------------------------|--------|--------------------------------------------|--------------------------------------------|-------------------------------------------------------------|-----------------------|
| Rainbow End Apartments | 812-526-9126 | 92 Rainbow Lane | Edinburgh | | Yes | | | | | |
| RAMS LLC | 317-364-9954 | | | | Yes | | | | | |
| RCP Property Group LLC | 317-560-4021 | | | | | | | | | |
| Red Gold Properties | 812-360-6055 | 3 properties | Trafalgar, Nineveh, Princess Lakes | | No | | | | Princ Lakes – 4B 2B on 1 acre \$1200; Nineveh 3B 2B \$1200; | Traf 1200 sq ' \$1300 |
| Roache Properties | 317-506-6379 | | | | | | | | | |
| Robert Hawkins | 812-343-0941 | | | | | | | | | |
| Robert Sims | 317-293-4697 | | | | | | | | | |
| Scott Strietelmeier | 812-350-4422 | | | | Yes | | | | | |
| Sherry Matthews | 317-560-9802 | | | | | | | | | |
| Somerset Place Apts | 317-865-1600 | 136 Somerset Dr | Greenwood 46143 | | | | | | \$765+ | \$864+ |
| *Stephen Mattick (prev Whiteland Teacher) | 317-736-7647 | 50 houses | 45 - in Whiteland; Greenwood | Prefer not to. Maybe | 10 properties – Section 8 | No | No | Usually full; Yes to wait list | \$850 | \$1550 – 4 Bdrm |
| Steven K. Walters (Justice Properties) | 317-834-4756 VM 7/11 #2 | | | | | | | | | |
| Stonebrook of Franklin | 317-884-3112 | Nothing in JOCO – only Marion County | | | | | | | | |
| Summit Point | 317-888-5470 | | | | NOT LOW-INCOME! | | | | | |
| Terri Fiddler | 317-697-8474 VM 7/11 | | | | | | | | | |
| Terry Miller | 317-538-0650 VM 7/11 | | | | | | | | | |
| The Gables Apartments | 317-883-2136 | 826 Ryland St | Greenwood | No | Yes Assisted/LIHTC | No | No | 1 st come 1 st serve | Call | Call |
| The Row Apts | 317-736-4761 | 57 Schoolhouse Rd | Franklin | No | No | No | No | | None | \$1199 |

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|----------------------------------------|--------------------------------------------|-----------------------------|------------------|----------------------------------|------------------------------|-----------|--------------------------------------------|----------------------------------------|---------------------|---------------------|
| Tilmon | 317-748-6233 # Not in service 7/11 | | | | | | | | | |
| Tony Farrow | 317-919-4388 | 9 properties | Franklin | Case by Case | 1 Sec 8 duplex | | | Full | \$775 | \$850+ |
| TRACOL Holdings, LLC | 812-825-0575 | Multiple incl. Trafalgar | | May have eviction if paid off | No | No | No | No wait list | Varies | Varies |
| Trafalgar Pointe Apartments ↑ | 317-443-7300 812-825-0575 | 711 W Trafalgar Point Way | Trafalgar 46181 | If paid off | No | No | No | No wait list | Varies | Varies |
| Trotters Point Apartments I, II, III | 317-882-1560 | 2400 E. Main Street | Greenwood | | No (used to be MIBR) | No | No | | \$1276 | |
| Trafalgar Point Apts | 317-926-5008 -Temporarily Disconnected | Trafalgar Point Way | Trafalgar 46181 | | | | | | | |
| Two Yaden Sisters, LLP (Sherry) | 317-738-5908, 317-560-9802 - Sherry | 10 properties | Franklin | Case by Case | Yes | No | No | Avail. | Different | |
| Vickie Lynn Buck | 317-738-4987 Goes to busy 7/11 | | | | | | | | | |
| Village Crossing Apartments ? | 317-881-8811 | 20 Village Crossing, Grndwd | Greenwood | Evct – case by case, if paid off | No longer affordable housing | | | Don't keep a wait list; currently full | None | None |
| Walter Roach | 317-736-6819 Goes to busy 7/11 | | | | | | | | | |
| Waterbury Apartments | 317-215-4692 NA 7/11 | 421 Waterbury St | Greenwood | | | | | | | |
| Westminster Apartments | 317-888-0601 VM 7/17 | 921 Parliament Place | Greenwood | | | | | | | |
| White Oak Place Apartments | 812-526-5143 NA 7/11 | 19 White Oak Lane | Edinburgh | | | | | | | |
| William Crooks | 317-339-1885 Sold Properties | | | | | | | | | |

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|-------------------------------|----------------------|--------------------------|-----------------|------------------------|-------|--------|--------------------------------------------|------------------|---------------------|---------------------|
| Yorktowne Farms Apartments | 317-887-0517 | 1570 Countryside Dr | Greenwood 46143 | | Yes + | | Income Based Rent | | \$655 | \$730 |
| INDIANAPOLIS Section 8 | Senior Living | | | | | | | | | |
| Capital Station | 317-889-8546 | 7828 Madison Ave | Indpls | | | | | | | |
| Green Park Terrace | 317-859-8333 | 110 E Meridian School Rd | Indpls | | | | | | | |
| Bethany Village | 317-859-8333 | 110 E Meridian School Rd | Indpls | | | | | | | |

Websites:

www.apartmentfinder.com

www.Apartmentfinder.com

www.forrent.com

www.Apartmentlist.com

www.Apartments.com

www.apartmentguide.com

<https://www.hud.gov/states/indiana/homeless/shelters>

2-1-1 is a free and confidential service that helps Hoosiers across *Indiana* find the local resources they need. *Dial 2-1-1* to connect to help.

Affordable Housing Resources

<https://affordablehousingonline.com/housing-search/Indiana/Johnson-County>

<http://affordablehousingonline.com/housing-authority/Indiana/Indianapolis-Housing-Agency/IN017/>

Alpine Leasing, LLC (Once you put in one application, they will show you what houses you qualify for.):

<https://www.317rental.com/indianapolis-homes-for-rent>

Partners in housing: <https://www.partnersinhousingindy.org/about>

Tricon Residential Housing: <https://triconresidential.com/find/indy/>

Trafalgar Private Landlord: 317-372-4030 and his email is slhavekost@iquest.net

Partners in Housing - Indianapolis

<http://www.partnersinhousingindy.org/>

- Partners in Housing provides one year of transitional housing and supportive services to families experiencing homelessness or at imminent risk of becoming homeless.

Indianapolis Housing Agency (IHA)

<http://www.indyhousing.org/>

- The Indianapolis Housing Agency (IHA) is a federally-funded government housing agency that provides low-income families, seniors and families with disabilities access to affordable housing in one of our IHA communities or in private market housing subsidized through the Housing Choice Voucher (HCV) Program (Section 8).

Indiana Housing & Community Development Authority (IHCDA) 800-232-777

<http://www.in.gov/ihcda/2333.htm>

- Apply to find help for immediate housing, affordable housing, energy assistance, Section 8/Housing Choice Vouchers, and other assistance programs to purchase a home. Human Services acts as a local in-take site for Section 8 applications and answers questions. 317-736-0755

U.S Department of Housing and Urban Development: Indiana (HUD)

<http://portal.hud.gov/hudportal/HUD?src=/states/indiana/renting>

- HUD helps apartment owners offer reduced rents to low-income tenants. Subsidized apartments, public housing, Section 8 and counseling available, plus additional resources.

Social Serve

[Socialserve.com](http://socialserve.com)

- affordable rental housing in Indiana.

Indiana Housing Now

IndianaHousingNow.org

This is a free, state online resource for renters and property managers in Indiana. It will search for low-income housing by zip code (though they may be full, in which case you can ask to be on their wait list.)

Housing Choice Vouchers in Johnson County, Indiana

On average, Section 8 Housing Choice vouchers pay Johnson County landlords \$500 per month towards rent. The average voucher holder contributes \$300 towards rent in Johnson County. The maximum amount a voucher would pay on behalf of a low-income tenant in Johnson County, Indiana for a two-bedroom apartment is between \$959 and \$1,172.

2023 Johnson County, Indiana Fair Market Rents and Housing Choice Voucher Payment Standards

[Fair Market Rents](#) can be used to better understand the average housing costs of an area. Fair Market Rents are used by HUD to establish payment and rent standards for federal rental assistance programs like the Section 8 Housing Choice Voucher Program.

| | Studio | One BR | Two BR | Three BR | Four BR |
|-------------------------------------------------------|----------------|----------------|------------------|--------------------|--------------------|
| Johnson County, Indiana Fair Market Rent | \$771 | \$897 | \$1,065 | \$1,397 | \$1,671 |
| Johnson County, Indiana Payment Standard Range | \$694 to \$848 | \$807 to \$987 | \$959 to \$1,172 | \$1,257 to \$1,537 | \$1,504 to \$1,838 |

Sourced from federal housing data and [AffordableHousingOnline.com](#) research.

Johnson County, IN Affordable Housing Snapshot (6/16/2023)

| | |
|--------------------------------------------------------|-------------------|
| Total Affordable Apartment Properties | 17 |
| Total Low Income Apartments | 1,878 |
| Total Housing Units with Rental Assistance | 570 |
| Percentage of Housing Units Occupied By Renters | 29.16% |
| Average Renter Household Size | 2.49 |
| Average Household Size | 2.69 |
| Median Household Income | \$62,147 ±\$1,830 |
| Median Rent | \$849 ±\$19 |
| Percentage Of Renters Overburdened | 45.54% ± 4.3pp |
| Total Population | 145,645 |

Population and Household Demographics

Johnson County is a county in [Indiana](#) with a population of 145,645. There are 53,270 households in the county with an average household size of 2.69 persons. 29.16% of households in Johnson County are renters.

Income and Rent Overburden in Johnson County

The median gross income for households in Johnson County is \$62,147 a year, or \$5,179 a month. The median rent for the county is \$849 a month.

Households who pay more than thirty percent of their gross income are considered to be Rent Overburdened. In Johnson County, a household making less than \$2,830 a month would be considered overburdened when renting an apartment at or above the median rent. 45.54% of households who rent are overburdened in Johnson County.

Area Median Income In Johnson County

Affordable housing program eligibility is always determined by one's income. Each household's income is compared to the incomes of all other households in the area. This is accomplished through a statistic established by the government called the Area Median Income, most often referred to as AMI. The AMI is calculated and published each year by HUD.

In Johnson County, HUD calculates the Area Median Income for a family of four as \$99,400

Most affordable housing programs determine eligibility based on the percent of AMI a given household's income is. Among the programs that determine eligibility based on the AMI are Section 8, HOME, LIHTC, Section 515, 202 and 811.

Rental Assistance in Johnson County

Rental assistance is a type of housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant paid utilities. This housing assistance can come in the form of Section 8 Housing Choice Vouchers, project-based Section 8 contracts, public housing, USDA Rental Assistance (in Section 515 properties) as well as HUD Section 202 and 811 properties for elderly and disabled households.

Income Qualifications for HUD Rental Assistance in Johnson County

| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|
| 30% AMI Income Limits Renters earning up to 30% of the Johnson County AMI may qualify for rental assistance programs that target Extremely Low Income households. | \$20,300 | \$23,200 | \$26,100 | \$30,000 | \$35,140 | \$40,280 | \$45,420 | \$50,560 |
| 50% AMI Income Limits Renters earning up to 50% of the Johnson County AMI may qualify for rental assistance programs that target Very Low Income households. | \$33,850 | \$38,700 | \$43,550 | \$48,350 | \$52,250 | \$56,100 | \$60,000 | \$63,850 |
| 80% AMI Income Limits Renters earning up to 80% of the Johnson County AMI may qualify for rental assistance programs that target Low Income households. | \$54,150 | \$61,900 | \$69,650 | \$77,350 | \$83,550 | \$89,750 | \$95,950 | \$102,150 |