

APARTMENTS, Low Income (Revised 9.16.2025)

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

Franklin

CountryView Estates Mobile Home Park, 1199 Hospital Rd #52, Fr **317-736-8625**

Works with evictions if paid off or 3 years old

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					

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
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	463-208-4854 855-233-0010	1600 Traditions Ct	Franklin 46131		None			?	None	\$1430

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
(old Traditions Apts)										
Buford Burton	812-371-6585									
Cambridge Square Apts – (some for age 62+)	317-882-1511	1160 Southbridge Dr.	Greenwood 46142		Subsidized PBRA			No		
Cedarbrook Apartments (Prop Mgr Shawn)	317-716-4835									
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							

[illegible]

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
? Eric & Kathy Allman	765-242-5983									
Eric Leotin	317-432-5174									
Essie Biggs	317-997-0267									
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	\$754-931; MIBR 60% \$596 & up; 50% - \$505 & up	\$891- 1103

[illegible]

[illegible]

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
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

[illegible]

[illegible]

[illegible]

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
The Gables Apartments	317-883-2136	826 Ryland St	Greenwood	No	Yes Assisted/LIHTC	No	No	1st come 1st serve	Call	Call
The Row Apts	317-736-4761	57 Schoolhouse Rd	Franklin	No	No	No	No		None	\$1199
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	

[illegible]

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
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									
Yorltowne 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							

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
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

- 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.)