From high-rises to single family homes, IHA properties offer many housing options for families of every size. We also offer assistance through the Housing Choice Voucher Program (Section 8) that allows eligible families to choose and rent affordable subsidized housing in the private market.

All applications must be completed online at indyhousing.org/iha-communities.

If you need an interpreter, help understanding our housing services and requirements, or would like assistance due to your disability, our Resident Relations staff can help you complete your pre-application. Call 317.261.7266 or email assistwithapp@indyhousing.org to request assistance.

**IHA HOUSING OPTIONS**

**Public Housing**
Indianapolis Housing Agency (IHA) provides subsidy for housing in IHA-owned public housing communities. Most residents pay 30 percent of their monthly adjusted income for rent and utilities, and IHA pays the balance through the public housing subsidy.

**Senior/Disabled Public Housing**
IHA operates more than 475 units of affordable housing for near elderly (age 50+), elderly (age 62+) and disabled adults (age 18+) who earn 80 percent or less of median income for Marion County. Most one-bedroom units are located in downtown Indianapolis. Residents are charged rent based on their income.

**Affordable Housing**
IHA offers a variety of affordable housing options throughout the city. To qualify for an affordable housing unit, residents must earn 60 percent or less of median income for Marion County.

**Market Rate Housing**
IHA owns and operates properties throughout the city that are without rent or income restrictions. No subsidy is provided for market rate housing units.

**Housing Choice Voucher Program (Section 8)**
The Housing Choice Voucher Program provides vouchers for rental assistance in the private market. The waiting list for Section 8 is currently limited; to learn when new applications will be accepted, visit indyhousing.org and select Housing Choice Voucher (Section 8).
THINGS TO KNOW

SECURITY DEPOSIT
Your security deposit must be paid at the time you sign your lease:

Public and Senior/Disabled Housing
$100 plus $25 per bedroom

Affordable Housing / Market Rate Housing
$87.50 to enroll in Sure Deposit or one month’s rent as security deposit

 DRUG TESTING
Drug testing is required for occupancy at the following IHA communities:
• 16 Park
• The Georgetown
• Red Maple Grove
• Millikan on Mass

CRIMINAL HISTORY
Your application can be denied if you have a history of participating in certain criminal activity. Please note that other offenses not listed below may also cause your application to be denied.
• Public housing eviction or Section 8 termination; within five years from eviction or termination date
• Current use of illegal drugs
• Current use of illegal controlled substances
• Methamphetamine production in public housing or elsewhere
• Sex offenses requiring sex offender registration
• Eviction from public housing due to drug-related criminal activity; a minimum of three years from eviction date
• Conviction of drug-related criminal activity; a minimum of three years from conviction date
• Engaging in violent crimes to persons or property and/or other criminal acts against residents or IHA personnel
• Conviction of arson
• Conviction of any crime of violence against a child
• On parole or probation for drug-related crimes or violent crimes

UTILITIES
Certain communities require residents to pay their own utilities (see page 6). Allowances may be offered by some properties to assist you with paying for utility services. If you select one of these properties, you must be able to obtain utility service in your name at the time you sign your lease.

PETS
Pets are permitted at some communities (see page 6), all of which require an additional pet deposit. A pet deposit does not apply for verified service animals needed by residents with disabilities.

APPLICATION FEES
Certain communities require applicants to pay an application fee (see page 6). IHA will collect the fee when your name has reached the top of the waiting list.

SMOKING
All IHA communities are smoke-free. Smoking is not permitted inside individual housing units, nor in the common spaces of any Indianapolis Housing Agency community or facility.

Sure Deposit gives you the freedom and flexibility to move into your apartment with less cash than a traditional security deposit. The cost for this benefit is a one-time, non-refundable payment. You pay once for the life of your residency at your current property. Your participation in Sure Deposit can move with you to a new unit within the same community, provided both you and the landlord agree to do so. Similarly, it can be transferred to any other community where your landlord utilizes Sure Deposit, provided both you and the landlord agree to do so.
**Income Limits**

Each of our housing programs has a specific income limit. Compare your income to the chart below. If your annual income is less than the amount stated for the number of individuals living in your household, you may qualify for assistance. IHA will gather additional information to verify your household income.

<table>
<thead>
<tr>
<th># of occupants</th>
<th>80% of median*</th>
<th>60% of median*</th>
<th>50% of median*</th>
<th>market rate*</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>$36,050</td>
<td>$28,860</td>
<td>$24,050</td>
<td>no income limit</td>
</tr>
<tr>
<td>2</td>
<td>$41,200</td>
<td>$33,000</td>
<td>$27,500</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$46,350</td>
<td>$37,140</td>
<td>$30,950</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>$51,450</td>
<td>$41,220</td>
<td>$34,350</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>$70,200</td>
<td>$44,520</td>
<td>$37,100</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>$75,400</td>
<td>$47,820</td>
<td>$39,850</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>$80,600</td>
<td>$51,120</td>
<td>$42,600</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>$85,800</td>
<td>$54,420</td>
<td>$43,350</td>
<td></td>
</tr>
</tbody>
</table>

*Limitation amounts change annually. The chart above indicates limitations for the 2015 calendar year.

**Immigration Status**

The head of household does not need to be a U.S. citizen to apply for housing, but someone in your family must either be a U.S. citizen or have eligible immigration status to receive the full housing subsidy.

**Suitability**

IHA screens all rental applicants. To be considered suitable, you must be able to pay rent when due, take care of the property, and live peacefully with your neighbors. We investigate housing history, credit history and criminal history to help determine if you are suitable for residence.

**Elderly and Disability Status**

You do not need to be elderly or disabled to live in public housing, but the head of household must be at least 18 years old. If you are disabled and wish to participate in the IHA Senior Housing Program (ISHP), the head of household or the spouse must be 50 years or older, or if under 62, disabled.
Before making your IHA community selections, use the chart to the left to determine how many bedrooms you need to accommodate your family. Make sure your selections also meet your household’s accessibility needs (see page 6). Only apply for communities where you will accept the unit if approved.

<table>
<thead>
<tr>
<th># of bedrooms</th>
<th># of occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>minimum</td>
</tr>
<tr>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>5</td>
<td>7</td>
</tr>
</tbody>
</table>

# HOW TO APPLY

1 **PRE-APPLICATION**
Complete the pre-application form *(Online Waiting List Pre-application)* at indyhousing.org/iha-communities.

2 **WAITING LIST**
After you submit your pre-application, write down or print your confirmation number. You will need this number to create your applicant profile. Every property has a separate waiting list that varies in length. Typically, all waiting lists are no shorter than two years, and many are longer. Our website indicates whether the waiting list for each property is open or closed.

3 **APPLICANT PORTAL**
After your name has been added to the waiting list, you must complete your profile on the applicant portal. For this step, please note that you must have an existing email address or create a new email address. The applicant portal allows you to change your address, phone number, add household members and communicate with the property.

4 **INTERVIEW / APPLICATION**
When we reach your name on the waiting list, IHA will contact you by email or regular mail to set up an interview appointment. We will also ask you to submit a full application. We will then gather information from you to determine if you are eligible.

Preference is given to some applicants on the waiting list, and these individuals will be considered first. Preferences are indicated on the pre-application form.

5 **APPROVAL / DENIAL**
If your application is approved, IHA will provide housing in the community with the first available unit as selected on your application. You may submit an appeal if your application is denied.

You must complete the pre-application form to have your name added to the waiting list. Follow the instructions attached to the pre-application form and refer to this guide to learn how to choose properties and programs. You must provide all of the information requested, including a mailing address. You will NOT be notified if we cannot add your name to the waiting list as a result of missing information and/or inappropriate property selections.

To help ensure we can contact you, you are required to keep your information updated in the applicant portal.
Can you help me apply for housing?
Yes, we offer many ways to assist with the application process. If you need an interpreter, help understanding our housing services and requirements, or would like assistance due to your disability, please contact Resident Relations at 317.261.7266 or assistwithapp@indyhousing.org. Our office hours are Monday through Friday, 8am to 5pm.

Are your communities accessible?
Yes. Some units at select properties are designed to comply with Uniform Federal Accessibility Standards (UFAS), with full roll-in access and lowered counters. Some communities may be equipped with entrance ramps and elevators — suitable for wheelchair occupancy — depending on individual need. Communities are listed and distinguished as such on page 6.

If my disability requires accessible features, what should I do?
When you complete your pre-application, be sure to inform us of your need for accessible features.

How do I submit my pre-application?
You must apply online at indyhousing.org/iha-communities. Once you submit your application, your name will be added to our waiting list and you will receive a confirmation number. We will reject your pre-application if it is incomplete or illegible. When we reach your name on the waiting list, we will notify you by email or regular mail.

Do I need to tell you about changes in my income, family and address?
Yes. You are required to update any changes to your name, address, phone number, email address, mailing address, income and family size. If we are unable to contact you, your name will be removed from the waiting list. It is your responsibility to ensure that all information remains current. Changes must be completed through the applicant portal at indyhousing.org/resident-hub. No changes will be taken over the phone unless you require a reasonable accommodation due to a disability.

What else must I do to keep my position on the waiting list?
If we send you any mail to request information or to schedule an appointment, you must respond by the stated deadline or your application will be canceled. If the postal service returns mail to us as undeliverable with no forwarding address, your application will also be canceled.

How long does it take to get housing?
The majority of our housing programs have a lengthy waiting list of at least two years, and many are longer. For updates on waiting lists, visit indyhousing.org or check public notices published in newspapers.

After I apply, can I change to a different waiting list?
Yes, you will keep your position on the other waiting lists for which you have applied. If you apply for another waiting list, your application will be placed on that waiting list based on the time and date you applied.

What does student-restricted mean?
Households with an adult full-time student may not be eligible to live in properties that are student-restricted (see page 6). When your name comes to the top of the waiting list, you will be required to verify this information.

Can I smoke in IHA housing?
No. All IHA communities are smoke-free. Smoking is not permitted inside individual housing units, nor in the common spaces of any Indianapolis Housing Agency community or facility.
<table>
<thead>
<tr>
<th>IHA COMMUNITIES</th>
<th># of bedrooms</th>
<th>description</th>
<th>township</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blackburn Terrace</td>
<td></td>
<td>TOWNHOME, 1BR FLATS, W/D</td>
<td>CENTER</td>
</tr>
<tr>
<td>Twin Hills</td>
<td></td>
<td>TOWNHOME, 1BR FLAT, W/D</td>
<td>CENTER</td>
</tr>
<tr>
<td>Laurelwood Apartments</td>
<td></td>
<td>TOWNHOME, W/D</td>
<td>PERRY</td>
</tr>
<tr>
<td>Rowney Terrace</td>
<td></td>
<td>TOWNHOME, W/D</td>
<td>PERRY</td>
</tr>
<tr>
<td>Beechwood Gardens</td>
<td></td>
<td>TOWNHOME, W/D</td>
<td>WARREN</td>
</tr>
<tr>
<td>Hawthorne Place</td>
<td></td>
<td>TOWNHOME, W/D</td>
<td>WARREN</td>
</tr>
<tr>
<td>Lugar Tower</td>
<td></td>
<td>50+ OR DISABLED, ON-SITE LAUNDRY</td>
<td>DOWNTOWN</td>
</tr>
<tr>
<td>The Braxton</td>
<td></td>
<td>W/D</td>
<td>DOWNTOWN</td>
</tr>
<tr>
<td>Concord / Eagle Creek</td>
<td></td>
<td>DUPLEX, SINGLE FAMILY, W/D</td>
<td>WAYNE</td>
</tr>
<tr>
<td>Red Maple Grove</td>
<td></td>
<td>TOWNHOME, FLAT, W/D</td>
<td>PERRY</td>
</tr>
<tr>
<td>John J. Barton Apartments</td>
<td></td>
<td>50+ OR DISABLED, ELEVATOR ACCESS,</td>
<td>DOWNTOWN</td>
</tr>
<tr>
<td>John J. Barton Annex</td>
<td></td>
<td>50+ OR DISABLED, ELEVATOR ACCESS,</td>
<td>DOWNTOWN</td>
</tr>
<tr>
<td>Bethel Townhomes</td>
<td></td>
<td>TOWNHOME, W/D</td>
<td>CENTER</td>
</tr>
<tr>
<td>The Millikan on Mass</td>
<td></td>
<td>W/D</td>
<td>DOWNTOWN</td>
</tr>
<tr>
<td>16 Park</td>
<td></td>
<td>W/D CONNECTIONS, COVERED AND GARAGE PARKING</td>
<td>OLD NORTHSIDE</td>
</tr>
<tr>
<td>The Georgetown</td>
<td></td>
<td>TOWNHOME, W/D</td>
<td>WASHINGTON</td>
</tr>
<tr>
<td>Indiana Avenue Apartments</td>
<td></td>
<td>62+, ELEVATOR ACCESS, ON-SITE LAUNDRY</td>
<td>DOWNTOWN</td>
</tr>
</tbody>
</table>

- **Suitable for wheelchair occupancy**
- **Entrance ramps and elevators**
- **Tenant-paid utilities**
- **Student-restricted**
- **No pets**
- **Property-paid utilities**
- **No smoking**
- **Application fee**
IHA COMMUNITIES

1 Blackburn Terrace
2 Twin Hills
3 Laurelwood Apartments
4 Rowney Terrace
5 Beechwood Gardens
6 Hawthorne Place
7 Lugar Tower
8 The Braxton
9 Concord / Eagle Creek

10 Red Maple Grove
11 John J. Barton Apartments
12 John J. Barton Annex
13 Bethel Townhomes
14 The Millikan on Mass
15 16 Park
16 The Georgetown
17 Indiana Avenue Apartments
Our mission is to be a top-performing agency that provides quality and affordable housing; contributes to safe communities; encourages individual and family self-sufficiency; and affirmatively promotes fair housing.