



**O'NEILL**  
SCHOOL OF PUBLIC AND  
ENVIRONMENTAL AFFAIRS

## Searching for Graduate Housing

**Welcome to the O'Neill School!**

Now that you've made the important decision to engage in graduate study at Indiana University's Paul H. O'Neill School of Public and Environmental Affairs, it's time to find a home. It's a big decision, but we have great news! There is so much available to you!

Enclosed you will find a non-comprehensive listing of some prominent Bloomington rental properties. Bloomington has a plethora of different housing options in various neighborhoods on all sides of campus and around town.

Please note, the O'Neill School does not endorse any particular property or management company. Do your research and choose what's best for you and your lifestyle.

***Best of luck on your housing search!***

### **On-Campus Housing**

Applying for on-campus housing at IU is a separate process from admission to the university. Submitting your housing contract as soon as possible increases the likelihood that you will receive your requested on-campus housing preferences.

IU Real Estate rents houses and apartments that are designated only for IU graduate students, staff and faculty. Renting from IU means your rent is charged to your bursar bill each month (which you can pay online).

On-campus Apartments through IU Residential Programs and Services. These apartments are reliable, close to campus and fairly affordable.

For more information please contact:  
Division of Residential Programs and Services  
Indiana University  
801 N. Jordan  
Bloomington, IN 47405  
e-mail: [housing@indiana.edu](mailto:housing@indiana.edu)  
Website: <https://housing.indiana.edu/>

### **Off-Campus Housing**

Although some students choose to live in on-campus housing, Bloomington's neighborhoods offer alternative housing options which can accommodate any budget or lifestyle. With this in mind, it is important to familiarize yourself with the unique areas and rental prices of our diverse and dynamic city. Although searching for an apartment may seem daunting at first, remember to think positively. Take as much time as you can when searching for housing and keep an open mind – a rigorous and diligent search is bound to provide you with an apartment that meets your budget, expectations and personal needs.

As a graduate student at Indiana University's Paul H. O'Neill School of Public and Environmental Affairs, you will have access to many helpful services. One of the first organizations that you should acquaint yourself with is the IU Graduate and Professional Student Government (GPSG). They provide a comprehensive website that should be your first stop in your upcoming housing search, including a list of realtors and rental properties with discounts and specials for graduate students.

See: <http://www.indiana.edu/~gpsg/>

## Getting Started:

It is the beginning of your housing search and there are many ways to find decent housing. You may choose to drive around and look for For Rent signs in windows and yards. You may just start calling numbers in the phone books. You could look in the Classifieds, and of course, do some online searches. Any of these methods work just fine, but you may consider beginning with this packet of properties that are generally tried and true, and prominent in the community. Many of these specifically target graduate students, families, and young professionals. Contacting these management companies will also give a good idea of what living in Bloomington is like.

You should also think about what type of housing you're seeking. Be it an apartment flat, townhouse, condominium, rental house, duplex, high-rise, studio, loft, on-campus family housing, or residence center-Bloomington probably has it! Hey, and make sure you inquire whether each property has a discount for graduate students!

Think about what area of town you'd like to be nearby.

Map of Bloomington: [http://www.communitylinkcafe.com/maps/bloomington/mainmap\\_main.htm](http://www.communitylinkcafe.com/maps/bloomington/mainmap_main.htm)

Bloomington Convention & Visitors' Bureau: [www.visitbloomington.com](http://www.visitbloomington.com). Check out their interactive map!

Browse through a few local apartment search engines, such as:

- o [heraldtimesrentals.com](http://heraldtimesrentals.com) – *This is the local newspaper's rental publication. Check out the **Herald-Times's** Classified section too!*
- o <http://www.idsnews.com> – If you prefer looking through the Classifieds, here is a housing search through the **Indiana Daily Student**-- Indiana University's daily student-run newspaper.
- o <http://bloomington.craigslist.org/>– Free Online Classifieds
- o <http://homefinder.org/>– Bloomington Board of Realtors
- o <http://www.visitbloomington.com/>– Bloomington Visitor's Bureau

This packet is sectioned into the main neighborhoods near campus and the O'Neill School. **All are on or near bus lines.**

- o **North Campus:** area north of campus (north of 10<sup>th</sup> street) and around the stadium and sports complexes. This area is known for its dense student presence.
- o **Southside/Bryan Park:** areas south of campus (south of 3<sup>rd</sup> street) and around the Bryan Park area. This is very residential and filled with houses, small apartment buildings and converted houses.
- o **Eastside:** area east of campus and around College Mall. This section of town has developed in recent years with new housing that has quick access to dining, shopping, and recreation.
- o **Westside:** area west of downtown. The Westside is currently a little quieter and more mixed with the Bloomington local community. Quick access to the growing Westside commercial areas, retail, dining, and IN-37.
- o **Downtown:** the latest trend, this is the thriving area just west of campus around the Courthouse Square (considered the center of downtown). Much recent construction has taken place to build new condos, lofts, and rehab historical vintage buildings.

## North Campus:

### Indiana University on-campus housing (by IU Residential Programs & Services—RPS)

- 801 N. Jordan Ave (office)
- [askrps@indiana.edu](mailto:askrps@indiana.edu)
- <https://housing.indiana.edu/housing/apply/index.html>
- Various homes available 0-1 mile from O’Neill

### Campus housing by Indiana University Real Estate

- 324 S. Henderson St. (office)
- 812.855.3054
- <http://www.realestate.indiana.edu/>
- Various homes available 0-2 miles from O’Neill

### Houses and apartments by Grant Properties

- 222 S. College Ave. (office)
- 812.333.9579
- <http://www.grantprops.com/> (check availability)
- Multiple houses and apartments available 0-5 miles from O’Neill

### Terra Trace (by CRE Rentals)

- 400 E. 3<sup>rd</sup> St., Suite 1
- 812.332.1509
- <http://www.crerentals.com/bloomington>
- one bedroom, two-bedroom, and four-bedroom apartment options
- 0.8 miles from O’Neill
- Near the bus stop (1)

### Tenth & College (by Cedarview Management)

- 601 N. College Ave.
- 812.339.8777
- <https://www.tenthandcollege.com/>
- Studio, one-bedroom, two-bedroom premium, and three-bedroom apartments with different acreage options
- 1 mile from O’Neill
- Near the bus stop (6, 6L)

### Station 11

- 701 N College Ave
- 812-330-4108
- <https://www.mystation11.com/>
- two-bedroom, three-bedroom, and four-bedroom apartments with different acreage options
- 1.1 miles from O’Neill
- Near the bus stop (2, 6)

### Lofts on College

- 702 North College Avenue
- 812-327-0800
- <https://loftsoncollege.prospectportal.com/>
- One-bedroom, two-bedroom, three-bedroom, and four-bedroom apartments with different acreage options
- 1.1 miles from O’Neill
- Near the bus stop (2, 6)

### City Flat on Walnut

- 700 N. Walnut St.
- 812-578-8827
- <https://www.homeiscityflatswalnut.com/>

- One-bedroom apartment with different acreage options and two-bedroom townhouses
- 1.2 miles from O’Neill
- Near the bus stop (1, 6)

**Scholar’s Rock Studio apartments (by Renaissance Rentals)**

- 1300 N. Walnut St. (office on site)
- 812.330.1123
- <https://www.renaissancerentals.com/>
- Studio with different acreage options and one-bedroom apartment option
- 1.3 miles from O’Neill
- Near the bus stop (1, 2, 6)

**Sunflower Apartments (by Crown Management)**

- 1015 N. College Ave., Suite 8 (office)
- 812.331.2425
- <https://www.crown-bmg.com/Properties>
- Sunflower I-one-bedroom apartment
- Sunflower II-one-bedroom, one-bedroom premium, and two-bedroom apartments
- 1.8 miles from O’Neill
- Near the bus stop (1, 2, 6)

**Southside/Bryan Park:**

**Homes and apartments by Grant Properties**

- 222 S. College Ave. (office)
- 812.333.9579
- <http://www.grantprops.com/> (check availability)
- Various homes available 0-5 miles from O’Neill

**Hallmark Rentals & Management, Inc.**

- 1205 N. Walnut St.
- 812.334.8819
- <https://hallmarkrentals.com/>
- Various homes 0-5 miles from O’Neill

**Campus Walk Apartments (by CRE)**

- 400 E. 3<sup>rd</sup> St., Suite 1 (office)
- 812.332-1509
- <https://www.crerentals.com/bloomington>
- Various apartments 1-2 miles from O’Neill

**Sassafras Hill (by Regency)**

- 200 E. Miller Dr. (office on site)
- 812.339.1371
- <https://www.sassafrashillapartments.com/>
- Two- bedroom townhouses
- 2.4 miles from O’Neill
- Near the bus stop (1)

**Heritage Apartments. (by Regency)**

- 1600 E. Hillside Dr. (office on site)
- 812.336.5209
- <https://www.liveaitheritageapartments.com/>
- Studio, one-bedroom, two-bedroom, and three-bedroom apartment options
- 2.4 miles from O’Neill
- Near the bus stop (4)

**Meadow Creek (by Renaissance Rentals)**

- 3321 S. Cheekwood Ln

- 812.333.2280
- <https://apartments.renaissancerentals.com/properties/6/meadowcreek>
- One-bedroom, two-bedroom, and three-bedroom apartments with different acreage options
- 3.8 miles from O'Neill
- Near the bus stop (5, 8)

**Steeplechase (by Regency)**

- 3400 S. Sare Rd. (office on site)
- 812.330.9070
- <https://www.liveatsteeplechaseapartments.com/>
- One-bedroom and two-bedroom apartments with different acreage options
- 3.9 miles from O'Neill
- Near the bus stop (5,8)

**East Side:**

**Union Street Center (by Residential Programs & Services)**

- 445 N. Union St.
- 812.855.5513
- <https://housing.indiana.edu/housing/locations/central/USC/index.html>
- One-bedroom, two-bedroom, and four-bedroom apartment options
- 0.5 miles from O'Neill
- near the bus stop (6, 6L, 9)
- On campus, near Student Recreation Sports Center

**Easy Bay @Eastgate**

- 601 N. College Ave, Suite 1A
- 812.339.8777
- <https://www.tenthandcollege.com/iu-bloomington-campus-apartments-for-rent/east-bay/>
- Studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom apartments with different acreage options
- 1 mile from O'Neill
- Near the bus stop (9)
- ALDI and BestBuy nearby

**Tulip Tree Apartments (by Residential Programs & Services)**

- 2451 E. 10<sup>th</sup> St.
- 812.855.2108
- [https://housing.indiana.edu/housing/locations/northeast/Tulip\\_Tree/index.html](https://housing.indiana.edu/housing/locations/northeast/Tulip_Tree/index.html)
- two-bedroom and three-bedroom apartment options available
- 1.1 mile from O'Neill
- near the bus stop (9)
- On campus

**Park Doral (by CRE Rentals)**

- 2663 E. 7th Street
- 812.336.8208
- <https://www.crerentals.com/bloomington?pageSch=AAF>
- One-bedroom, two-bedroom, and three-bedroom apartments with different acreage options
- 1.2 miles from O'Neill
- Near the bus stop (8, 9)
- ALDI and BestBuy nearby

**Fountain Park (by Regency)**

- 3209 E. 10<sup>th</sup> St. (office on site)
- 812.339.5533
- <https://www.fountainpark-aps.com/>

- One-bedroom and two-bedroom apartments with different acreage options
- 1.3 miles from O'Neill
- Near the bus stop (3, 6, 6L, 8)
- Rongcheng International Supermarket nearby

**Cedargate Apartment**

- 3073 E. Amy Lane
- (812) 961-8809
- <https://www.cedargatebloombyelon.com/>
- Studio, one-bedroom, and two-bedroom apartments with different acreage options
- 1.5 miles from O'Neill
- Near the bus stop (3, 8, 9)
- ALDI and BestBuy nearby

**Cambridge Square Apartment**

- 307 Pete Ellis Drive
- (812) 337-3507
- <https://www.cambridgesquarebloomington.com/>
- One-bedroom apartments with different acreage options
- 1.5 miles from O'Neill
- Near the bus stop (3, 8)
- ALDI and BestBuy nearby

**Woodbridge (by Gene B. Glick)**

- 3401 John Hinkle Place (office on site)
- 812.337.3501
- <https://www.woodbridgeapt.com/>
- One-bedroom, two-bedroom, and three-bedroom apartments with different acreage options
- 1.6 miles from O'Neill
- Near the bus stop (3, 6, 6L, 8)

**Kingston Manor (by Woodington management LLC)**

- 3200 East Longview Avenue
- 812-339-1400
- <http://www.woodingtonmanagementproperties.com/>
- Studio, One-bedroom, two-bedroom, and three-bedroom apartment options
- 1.6 miles from O'Neill
- Near the bus stop (3, 8)

**City Flats on Tenth**

- 3821 E. Barrington Dr., Apt. C
- 812.561.1973
- <https://www.homeiscityflatstenth.com/>
- One-bedroom, two-bedroom, and three-bedroom apartments with different acreage options
- 1.6 miles from O'Neill
- Near the bus stop (3, 6, 6L, 8)

**Meadow Park (by Regency)**

- 800 N. Smith Rd. (office on site)
- 812.339.5544
- <https://www.meadowpark-aps.com/>
- One-bedroom and two-bedroom apartments with different acreage options
- 2.0 miles from O'Neill
- 10ish-minute walking distance form bus stops (3, 6, 6L, 8)

**Covenanter Hill Neighborhood (by Renaissance Rentals)**

- 3101 E. Covenanter Dr. (office on site)
- 812.323.8021

- <https://apartments.renaissancerentals.com/properties/1/covenanter-hill>
- One-bedroom, two-bedroom, and four-bedroom apartments with different acreage options
- 2.3 miles from O'Neill
- Near the bus stop (3, 9, 9L)
- B-Town international Market and Kroger nearby

#### **The Monroe**

- 1150 S. Clarizz Blvd.
- 812.324.8437
- <https://themonroeliving.com/>
- two-bedroom and four-bedroom apartment options
- 2.6 miles from O'Neill
- near the bus stop (3, 9, 9L)
- B-Town international Market and Kroger nearby

#### **Hunter Ridge (by CRE Rentals)**

- 720 S. College Mall
- 812.334.2880
- <https://www.crerentals.com/bloomington?pageSch=AAF>
- One-bedroom, two-bedroom, and three-bedroom apartments with different acreage options
- 2.8 miles from O'Neill
- Near the bus stop (3, 8, 9)
- College Mall and Kroger nearby

#### **The Field**

- 1333 Fenbrook Lane
- 812-337-9000
- <https://www.thefields.com/>
- One-bedroom, two-bedroom, three-bedroom, and four-bedroom apartments with different acreage options
- 2.9 miles from O'Neill
- B-Town international Market and Kroger nearby

#### **Reserve on Third**

- 500 S Park Ridge Rd.
- (812) 558-3600
- <https://reserveonthird.com/>
- two-bedroom and three-bedroom apartment options
- 3 miles from O'Neill
- near the bus stop (3, 6)

#### **Knightridge (by Woodington management LLC)**

- 612 South State Road 446 (office on site)
- 812.339.1584
- <http://www.woodingtonmanagementproperties.com/>
- One-bedroom, two-bedroom, and three-bedroom apartments with different acreage options
- 3.4 miles from O'Neill
- Near the bus stop (6)

### **Westside:**

#### **The Dillon (by Letter9):**

- 525 South Patterson Drive (office)
- 812. 822.3734
- <https://liveatthedillon.com/>

- one-bedroom apartment, two-bedroom, four-bedroom, and five-bedroom townhouse options
- 2.5 miles from O'Neill
- Near the bus stop (3, 4)

**The Quarters at Bloomington**

- 1521 Isaac Drive
- 812.894.4300
- <https://www.thequartersbloomington.com/>
- one-bedroom, two-bedroom, three-bedroom, and four-bedroom apartment options
- 2.5 miles from O'Neill
- Near the bus stop (3)

**Whittington Commons (by Campus Cribs)**

- 1431 W. Allen St. (call for appt.)
- 888.474.6293
- <http://www.campus-cribs.com/>
- Townhouse model
- 2.8 miles from O'Neill

**Bloom Apartment (by Hunter Bloomington Properties)**

- 1051 S Adams Street
- 812-558-0800
- <https://www.bloom-living.com/>
- one-bedroom and two-bedroom apartment options
- 3 miles from O'Neill
- Near the bus stop (4)

**The Village at Muller Park**

- 500 S Muller Pkwy
- 812. 333.6800
- <https://villagemp.com/>
- one-bedroom, two-bedroom, three-bedroom, and four-bedroom apartment and townhouse options
- 3.2 miles from O'Neill

**Basswood Apartments (by Woodington Management)**

- 1000 Basswood Circle
- 812-333-9123
- <http://www.woodingtonmanagementproperties.com/>
- One-bedroom and two-bedroom apartment options
- 3.2 miles from O'Neill
- Near the bus stop (4)

**Millennium Apartments (by Hunter Bloomington Properties)**

- All are by Millennium Property Management
- 1200 S Rolling Ridge Way
- 812. 558.0800
- <http://www.mpm-living.com/>
- one-bedroom, two-bedroom, and three-bedroom apartment options
- 3.5 miles from O'Neill

**Forest Ridge Apartments (by Hallmark Management)**

- 1205 N. Walnut St. (office)
- 812-334-8819
- <https://hallmarkrentals.com/rental/forest-ridge/>
- one-bedroom, two-bedroom, and three-bedroom apartments with different acreage options



- 3.7 miles from O'Neill

#### **Limestone Corssing**

- 540 S Basswood Drive
- 844.764.6449
- <http://bloomington-apartments.com/>
- one-bedroom, two-bedroom, and three-bedroom apartment options
- 3.8 miles from O'Neill
- Near the bus stop (4)

#### **The Quarry (by Hunter Bloomington Properties)**

- 986 S Copper Beech Way
- 812. 558.0800
- <https://www.thequarryiu.com/>
- one-bedroom, two-bedroom, three-bedroom, and four-bedroom apartment options
- 3.9 miles from O'Neill
- Near the bus stop (4)

#### **Bradford Ridge Apartments**

- 2900 Ridge Rd.
- 812. 720.9697
- <https://www.bradfordridgeapts.com/>
- one-bedroom, two-bedroom, and three-bedroom apartment options
- 3.9 miles from O'Neill
- Near the bus stop (4)

#### **Oakdale Square Apartments**

- 1655 S Oakdale Dr.
- 812.332.7289
- <https://liveatoakdalesquare.com/>
- one-bedroom, two-bedroom, three-bedroom, and four-bedroom townhouse options
- 4.3 miles from O'Neill
- Near the bus stop (4)
- Sam's Club nearby

### **Downtown:**

#### **Deer Park Management**

- 1501 E. Hillside Dr. (office)
- 812.333.9355
- <https://deerparkmgmt.com/>
- Various apartments available 1-2 miles from O'Neill

#### **Olympus Properties**

- 2620 N. Walnut St. (office)
- 812.334.8200
- <https://www.olympusproperties.com/>
- Various apartments available 1-2 miles from O'Neill

#### **The Mercury (Olympus Properties)**

- 212 N. Morton Street (office and apts.)
- 812-334-8200
- <https://www.olympusproperties.com/mercury>
- Studio, one-bedroom, and two-bedroom apartments with different acreage options
- 1.4 miles from O'Neill

- Near the bus stop (2)

**The Kirkwood (by CFC, Inc.)**

- 320 W. 8th St., Suite 200 (office)
- 812.332.0053
- <https://www.cfcproperties.com/residential/the-kirkwood/>
- One-bedroom, two-bedroom, and three-bedroom apartments with different acreage options
- 1.5 miles from O’Neill
- Near the bus stop (3, 4)

**Additional Resources:**

📄 **Get ready to move!**

- United States Postal Service to change your address and forward your mail: [www.usps.com](http://www.usps.com)
- Rent a truck / trailer: U-Haul – [www.uhaul.com](http://www.uhaul.com) or Penske – [www.pensketruckrental.com/](http://www.pensketruckrental.com/)
- Protect yourself by getting rental insurance. Renter’s insurance protects you in case of theft, fire, or destruction of your stuff. Basic coverage is surprisingly inexpensive. Check with your regular insurance provider. State Farm is a great place to start. Find an agent: <http://www.statefarm.com/jscript/easysrch.htm>

📄 **Set up your utilities:**

Make sure you are clear on which utilities (if any) are paid by your new landlord.

**Legal Stuff:** Bloomington (located in southern Indiana’s Monroe County) boasts the existence of the Monroe County Apartment Association (MCAA), which is a member of the Apartment Associations of Indiana. The MCAA is a group of landlords that have committed to fair housing practices and upholding of positive living experiences for residents. Members of the Association may be viewed at: [www.mcaaonline.org](http://www.mcaaonline.org). The MCAA’s mission is *“to serve the interests of and maintain a high level of professionalism within the multi-family housing industry (its owners, developers, staff, and suppliers of products and services) to better serve the rental housing needs of the public.”* If you have questions, contact MCAA at 812.331.7368.

The City of Bloomington has a department that regulates rental inspections, permits, and complaints. This department, Housing and Neighborhood Development (HAND) also works toward fair housing and ordinance enforcement. To file a complaint or ask a question, see HAND’s website: <http://bloomington.in.gov/hand/>

Legal assistance is also available for students at Indiana University Student Legal Services (SLS), a nonprofit student law office mostly run by IU law students and professional supervisors. Check out the SLS website: <https://studentaffairs.indiana.edu/student-support/legal-services/index.html>

You should be aware that new occupancy ordinances have gone into effect in Bloomington that set maximums on the number of unrelated adults living in a unit. If you are planning on having several roommates, make sure you ask your future landlord to confirm that he/she has an occupancy permit for that number of individuals. Definitely do not assume that signing a lease consents the number of individuals; make sure to inquire with your landlord in order to prevent potential citation and penalty by the City.

The State of Indiana Security Deposit Statute states that the security deposit held during a resident’s tenancy must be returned within 45 days after the lease expires, provided that the resident supplied the landlord with a forwarding address. The accounting for any deductions (for unpaid rent, damages, etc.) should be included. Additionally, the landlord may send a bill within 45 days if deductions exceeded the security deposit amount, and an amount is due. Keep this in mind!

***Good luck and happy apartment hunting!***