



2026 Living in Indy Guide

Onboarding MDLDs

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[Living in the Indy: FAQ Overview](#)

[Neighborhood Spotlights](#)

[Housing Suggestions from Our CMs](#)

[Housing Tips](#)

Living in Indy: Frequently Asked Questions

Will I be able to afford living in Indy?

Recently Indianapolis was named as one of the more affordable large cities in the country. Personal finance website SmartAsset analyzed 50 of the largest U.S. cities and Indy ranks in the top 10 cities where residents spend the least on housing.

Will I live with or near other corps members?

Yes, if you choose to! Most of our corps members live with or near other corps members in the community where they teach. This is, of course, a personal decision and some corps members choose to live on their own, with family or with friends. We will send out a roommate survey in the spring to find potential roommates.

Will I need a car?

It is highly recommended. The vast majority of our partner schools are not proximate to public transportation. Corps members without cars typically commute by bike, bus, and/or rideshare services like Lyft and Uber.

What is the Renting Process Like?

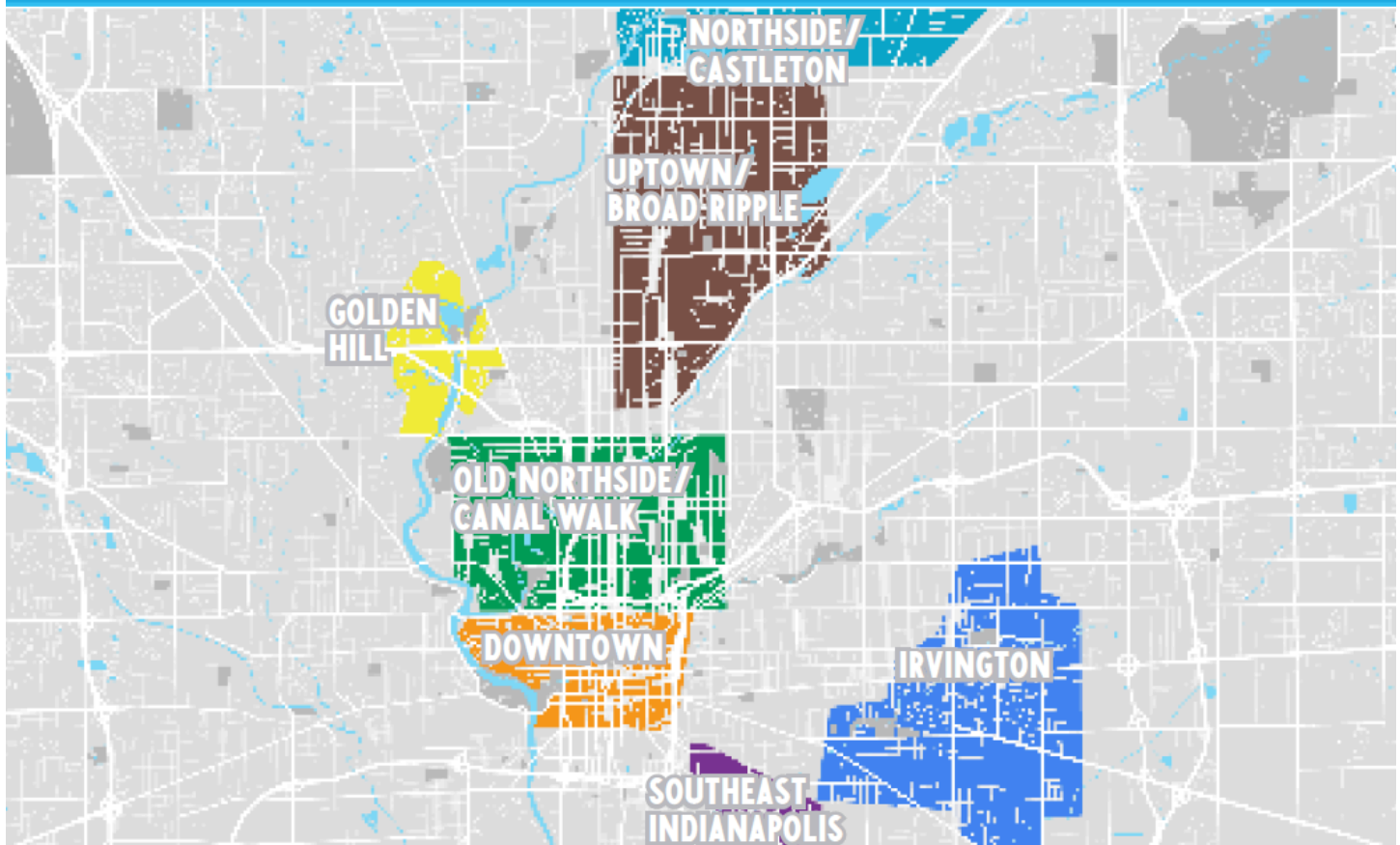
Application process: You will be asked to fill out an application for an apartment. Likely this will include an application fee (\$30–50) and potentially a deposit (up to one month’s rent). Landlords will use your information to approve you based only on your credit history and income. In the event where there are issues, a landlord may grant the application on the condition that a guarantor co-signs the lease.

After you’re approved: A landlord will often ask for a security deposit and prepaid rent. A landlord typically charges up to two months rent as a security deposit and will ask for up to two months in prepaid rent. At the end of your lease and after you give proper notification that you are moving out (typically 60–90 days), the landlord has 30 days to return the security deposit at the end of the lease. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

What to look out for: Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about previous electrical/utility bills to get a feel for what additional monthly costs there may be. Be sure to research the landlord and management company before placing any sort of deposit.

INDIANAPOLIS NEIGHBORHOODS EXPLAINED

The most popular neighborhoods for TFA Indianapolis corps members



THE TOP FOUR TFA INDIANAPOLIS NEIGHBORHOODS

1 Uptown, Broad Ripple, and Mapleton/Fall Creek Area

27% of corps members

A great option for young professionals, splitting the feeling of a suburban settings with access to downtown via car or bus.

2 Northside/Castleton

18% of corps members

Boasting great access to shopping and restaurants, this family and pet friendly area is well-liked even though it's a bit far from downtown.

3 Downtown

18% of corps members

A popular spot for young professionals, Downtown Indianapolis is walkable and offers great nightlife options.

4 Old Northside/Canal Walk

13% of corps members

Located near downtown, Old Northside and Canal Walk offer Corps Members quiet and safe residences with quick access to nightlife.

Other Neighborhoods

<10% of corps members each

- 5 Irvington
- 6 Golden Hill Historic District
- 7 Southeast Indianapolis



Percentage of surveyed TFA Indianapolis corps members who live outside of the top 4 neighborhoods.

Neighborhood Spotlight: Broad Ripple

Just a few miles north of Indianapolis you'll find Broad Ripple Village, a lively neighborhood known for its social scene. This neighborhood of Indianapolis Metro is great for younger professionals who are just starting their careers. It's located near Butler University, which is why there is such a great bar and nightlife scene here.

Broad Ripple Village is also home to multiple music venues and microbreweries, making it a perfect place to enjoy a night out without having to fare with city traffic inside of Indianapolis. There are also many cozy cafes, unique shopping boutiques, and art galleries to enjoy. Prefer a more outdoors scene? Broad Ripple has lush parks, canal-straddling walking paths, its own farmers market and plenty of street art to enjoy too!

This neighborhood is known for its walkability, exciting things to do and some of the best restaurants in the Indianapolis area.



GETTING TO DOWNTOWN INDIANAPOLIS



Over 60
Minutes



25-35
Minutes



30-40
Minutes



20-30
Minutes

Signature Spots:

Restaurants	Coffee Shops/Brunch	Bars	Treats	Attractions and Entertainment
goodfellaspizzeria	Patachou	Alley Cat Lounge	Nicey Treat	The Monon Trail
20 Tap	Perk Up Cafe	Upland Brewery	BRICS	The Vogue
Ezra's Enlightened Cafe	Hubbard & Cravens Coffee & Tea	Brick House Dueling Piano Bar	Pots & Pans Pie Co.	Broad Ripple Farmers Market
Root and Bone	Biscuits Cafe	Brothers Bar	Just Pop In	Broad Ripple Park
Luciana's Mexican	Good Morning Mamas	Sun King Barrel House	Gallery Pastry Shop	Indianapolis Arts Center
The Jazz Kitchen	The Garden Table	Hop Cat	Rene's Bakery	Holcomb Gardens
Public Greens	Three Sisters	Thieves Cocktails	Cake Bake Shop	Central Canal Towpath
https://joellas.com/		https://www.kilroysindy.com/	insomniacookies	

Neighborhood Spotlight: Northside

Caseltown, Lawrence, Fishers, and Carmel

The Northside of Indianapolis is removed from downtown Indianapolis but makes up for it with nearby access to great shopping and dining. Corp Members consistently called out the area for its pet/family friendly feel. That said, professionals living in the neighborhoods find that the housing options can get pricey, and the lack of access to downtown can be a hindrance to nightlife.



GETTING TO DOWNTOWN INDIANAPOLIS



Over 60 Minutes



Over 50 Minutes



Over 50 Minutes



20-30 Minutes

Signature Spots: Caseltown/Nora

Restaurants	Coffee Shops/Brunch	Bars	Treats	Attractions and Entertainment
Ale Emporium	Yolk	Big Lug Canteen	Chris's Ice Cream	Castleton Mall & Keystone Fashion Mall
District Tap	Rize	Saddle Up Saloon	Doughnuts and Dragons	Keystone Art Cinema & Indie Lounge
Bru Burger	Metro Diner	Daredevil Hall	Crumb Cookies	Sahm Park
https://www.docbsrestaurant.com/locations/indianapolis	https://www.anotherbrokenegg.com/locations/indianapolis-in/		https://www.nothingbundtcakes.com/ind-a-bakery/	

Signature Spots: Lawrence

Restaurants	Coffee Shops/Brunch	Bars	Treats	Attractions and Entertainment
Jockamo Upper Crust Pizza	Porters Books & Bread	Daniel's Family Vineyard & Winery	Sweeties Gourmet Treats	Fort Harrison State Park
Da Blue Lagoon	Cafe Audrey at the Fort	Triton Brewing Company & Bistro	Heidelberg Haus Cafe and Bakery	Fort Ben Farmers Market
His Place Eatery	Brickhouse Coffee	Taxman	Sundae's Ice Cream	Fort Ben Cultural Campus

Signature Spots: Fishers, suburb

Restaurants	Coffee Shops/Brunch	Bars	Treats	Attractions and Entertainment
Ali'i Poké	The Well Coffeehouse	Four Day Ray Brewing	Handel's Ice Cream	Ruoff Music Center
Fishers Test Kitchen	The Roost	Sun King Fishers	Crumb! Cookies	Top Golf
LouVino	Rize	1933 Lounge	Taylors Bakery	Nickel Plate District
Pure Eatery	Another Broken Egg Cafe	Chatham Tap	Nicey Frozen Treats	The Fishers District
			Rise and Roll Bakery	

Signature Spots: Carmel, suburb

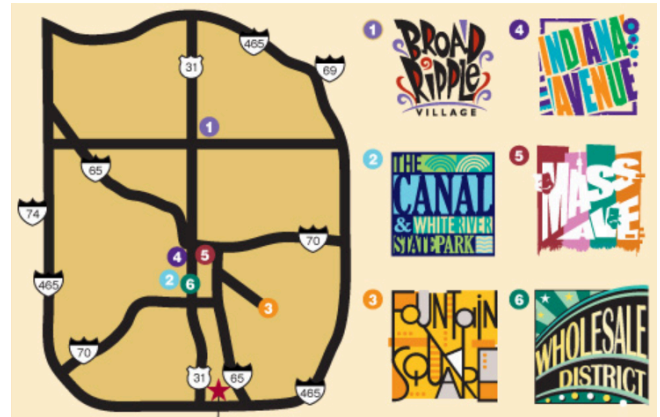
Restaurants	Coffee Shops/Brunch	Bars	Treats	Attractions and Entertainment
Matt the Miller's Tavern	Indie Coffee Roasters	Peace Water Winery	The Cake Bake Shop	Midtown Plaza
Pad Thai Restaurant	Java House Coffee Bar	3UP Rooftop Bar	The Flying Cupcake	The Center for the Performing Arts
Sun King Distillery & Food Hall	Caffé Buondí	Upland Carmel Tap House	Bub's Burgers & Ice Cream	Monon Community Center
Bazbeaux Pizza	Wild Eggs	Urban Vines	Rosie's Place	Arts & Design District

Neighborhood Spotlight: Downtown

Great nightlife and walkable

Downtown Indianapolis – the center of a lot of action in the Indy area! Like any major US city, you’ll find that downtown Indy is the central business district and is home to multiple sporting venues and cultural hotspots.

Within the downtown area are six different cultural districts that have their own unique offerings for things to do and enjoy. Downtown Indianapolis is an area of Indy that continues to develop with a growing art scene, more and more farm-to-table eateries, unique festivals and outdoor public spaces to enjoy.



Downtown Indianapolis is a popular location for young professionals looking for a walkable neighborhood with lots of nightlife. In addition, Downtown Indianapolis is called out for its safe feel. However, some of the properties can be pricier and noisier than those in other neighborhoods.

GETTING TO DOWNTOWN INDIANAPOLIS



Under 5 Minutes



Under 5 Minutes



Under 5 Minutes



Under 5 Minutes

Signature Spots: Mass Ave

This five-block area is ripe with theaters, restaurants, art galleries, and, most attractively for shoppers, a number of eclectic, independent boutiques.

Restaurants	Coffee Shops/Brunch	Bars	Treats	Attractions and Entertainment
Bakersfield Tacos, Tequila & Whiskey	Coat Check Coffee	Tini	Sub Zero	Bottleworks District
The Eagle Food & Beer Hall	Love Handle	Ball & Biscuit	Gordon's Milkshake Bar	16 Bit and Pins Mechanical Bar
Ralstons	The Garden Table	Metro	Lick	The Rathskeller
Livery	Latea Bubble Tea Lounge	The Oakmont	Leviathan Bakehouse	Old National Center

Signature Spots: Fountain Square

Fountain Square is part of the popular Cultural Trail. This Indy neighborhood is located just southeast of downtown, only a stone's throw away from the downtown district. The neighborhood is known for its funky and quirky atmosphere, but it also provides the area with a lot of deep rooted history.

Restaurants	Coffee Shops/Brunch	Bars	Treats	Attractions and Entertainment
Siam Square	Calvin Fletcher's Coffee Company	The Dugout	Amelia's Bakery	White Rabbit Cabaret
La Margarita	Nine Lives Cat Café	Hotel Tango	Midwest Juicery	The Hifi
Three Carrots	Milktooth	The Inferno Room	Square Scoop	Duckpin Bowling

Signature Spots: White River and The Canal

The canal is a great place for anyone who is looking for a beautiful outdoor space. You can jog, bike or take a leisurely stroll down the well maintained paved walkways. Beyond the canal itself, this area is home to many museums, local festivities and sporting events!

Restaurants	Coffee Shops/Brunch	Bars	Attractions and Entertainment
Goodwood Indy	Cafe Patachou	The Workingman's Friend	White River State Park and Canal Walk
Nada	Quills Coffee	Brew Link Brewing	Indianapolis Zoo
Fresco Italian Cafe			Victory Field and Lucas Oil Stadium
			Indiana State Museum and IMAX

Signature Spots: Wholesale District

This district includes Monument Circle, Circle Centre Mall and plenty of entertainment options. This is also where a lot of Indianapolis's historic buildings are, mixed with fresh, modern skyscrapers. A great place to experience both old and new!

Restaurants	Coffee Shops/Brunch	Bars	Treats	Attractions and Entertainment
Michaels Soul Kitchen	Parlor Public House	Howl at the Moon	Gallery Pastry Bar	Indianapolis City Market
St. Elmos	Maxines Chicken and Waffles	Taps and Dolls	Jack's Doughnuts	Soldiers & Sailors Monument Circle
Slippery	Commissary Barber & Barista	Punch Bowl Social		The Cabaret
https://www.yelp.com/biz/chicken-scr		Tin Roof		Hilbert Circle Theatre

Additional Attractions & Seasonal Events

- **The AMP at 16 Tech** – Food hall with diverse vendors and live music (NEW)
- **Market Street Catacombs** – Underground tunnels beneath City Market (NEW)
- **Garfield Park Conservatory** – Botanical gardens and seasonal exhibits (NEW)
- **Tibbs Drive-In Theatre** – One of the last drive-in theaters in Indiana (NEW)
- **Annual Events:** Indy 500 Festival, Devour Indy (Winter/Summer), Indiana State Fair, GermanFest at The Athenaeum (NEW)

Housing Suggestions from our CMs

Advice from Current Residents

Check out this Q&A from our corps members and staff.

<p>What are some general tips?</p>	<ul style="list-style-type: none"> ▶ Think strategically about how to use transitional funding ▶ Most school sites are not accessible by public transit; car or bike is essential. Some corps members also use a ride-share service. ▶ Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of fully refunding deposits. ▶ Leases with independent landlords are negotiable. Check your lease for restrictions on subletters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease. ▶ Avoid Scams: <ul style="list-style-type: none"> ○ Don't send any money or your social security number without having seen the apartment or to anyone you haven't met in person! ○ Try not to rent sight unseen. Reach out to someone on the onboarding team if you need an opinion on a complex. ▶ You don't <i>have</i> to live in the same community you are assigned to. <ul style="list-style-type: none"> ○ CMs have lived in Broad Ripple, Caselton, Irvington, Fountain Square, Downtown, Lawrence, Speedway, Mass Ave and more.
<p>Who do you live with? How did you find you find roommates?</p>	<ul style="list-style-type: none"> ● Build relationships on Groupme now! :) ● Keep an eye out for second years leaving – you could transfer leases! Also keep in mind, living with other CMs/teachers presents a different experience than living with non-CM roommates. Think about what would work best for you!