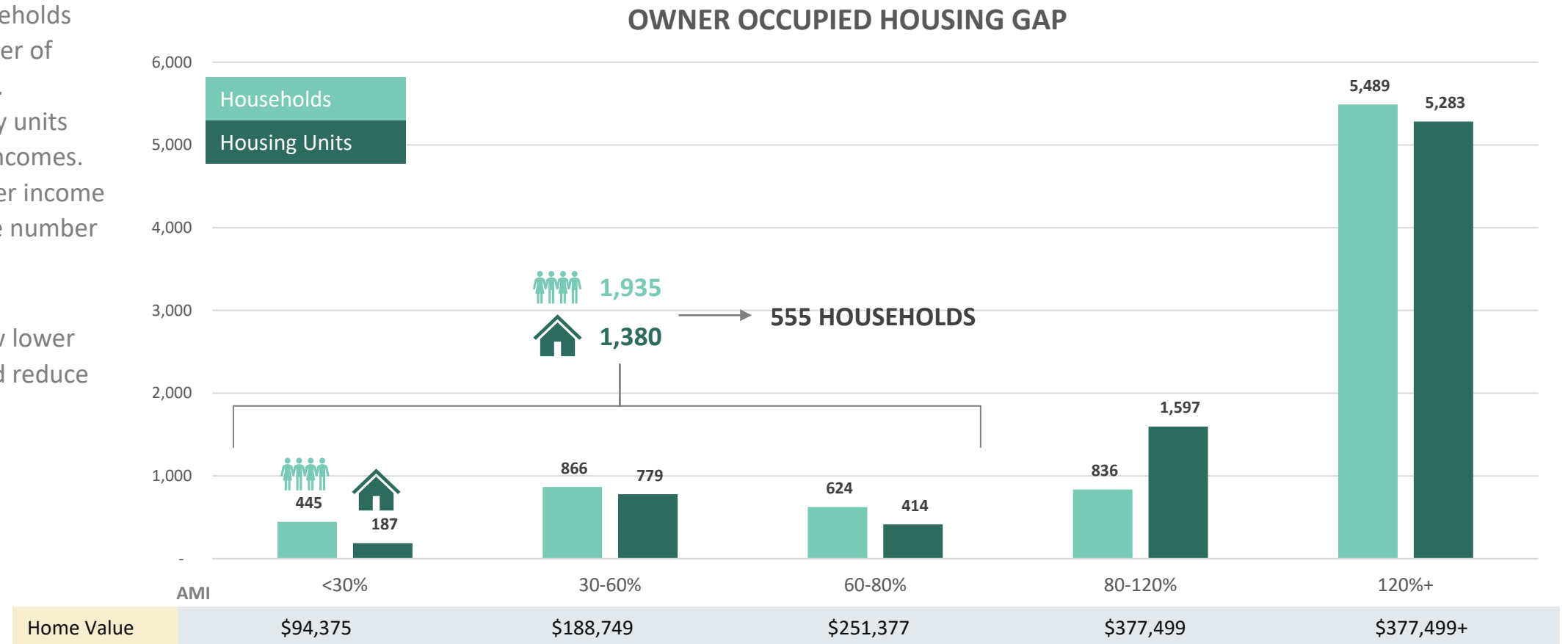


HOUSING MISMATCH – OWNER OCCUPIED

555 households earning less than 80% AMI likely occupy housing that exceeds their price range

Additionally, the number of owner-occupied households that earn more than 120% AMI exceeds the number of units that are affordable to only that income level. Therefore, these more affluent households occupy units that are affordable to households earning lower incomes. This increases the difficulty for households at lower income levels to find affordable housing and increases the number of cost burdened households in Glen Ellyn.

Adding more affordable housing units would allow lower income households to occupy affordable units and reduce the cost burden of housing.



Analysis assumes a household size of 3.
Source: 2020 ACS 5-Year Estimates, Illinois Housing Development Authority, Redfin, SB Friedman

HOUSING MISMATCH – RENTER OCCUPIED

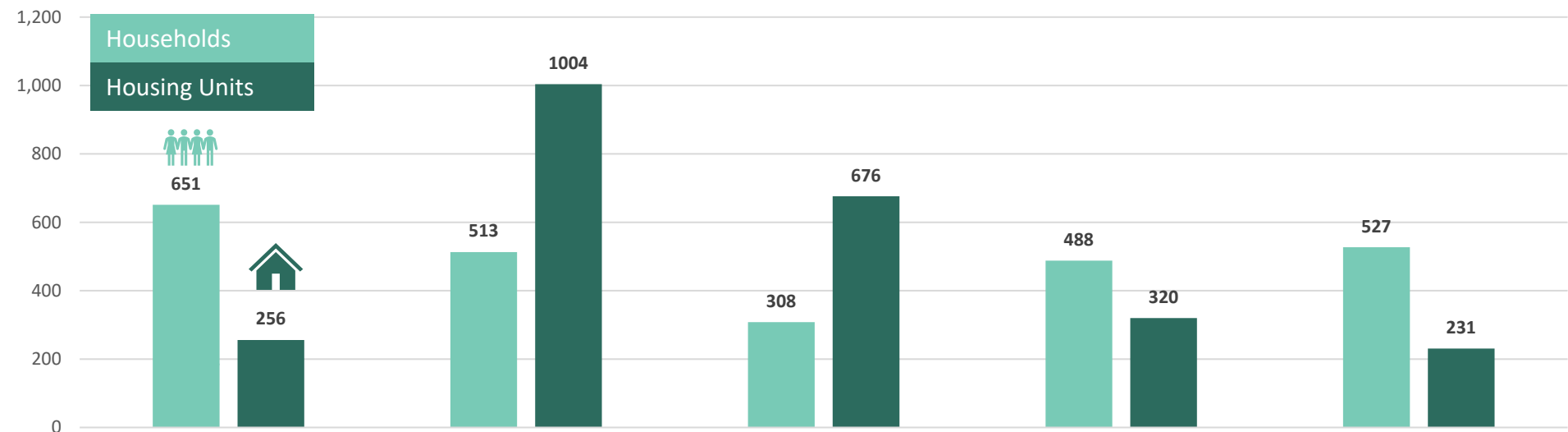
Lower-income renter households have limited options and live in housing that exceeds their price range

The supply of deeply affordable rental housing units (affordable to households earning less than 30% AMI) is inadequate relative to the number of households earning less than 30% AMI. With fewer housing options, low-income households must often live in housing that is not considered affordable for their income level.

Furthermore, affluent households may choose to occupy units that are affordable to households at lower income levels, providing an additional constraint on the available affordable housing supply.

Adding more affordable housing could relieve the cost burden for lower income households and increasing the supply of legally-restricted affordable housing may be one means of serving very low-income households.

RENTER OCCUPIED HOUSING GAP



Maximum Rent Limit	AMI	<30%	30-60%	60-80%	80-120%	120%+
0/1-BR		\$478	\$956	\$1,275	\$1,911	\$1,911+
2-BR		\$546	\$1,092	\$1,456	\$2,184	\$1,284+
3-BR +		\$614	\$1,229	\$1,639	\$2,457	\$2,457+

The rent limits shown ABOVE roughly correspond to the maximum housing payment considered affordable for households within each AMI category. Rent limits depend on household size; assuming household sizes of 1 for studios, 1 for 1-BR, 2 for 2-BR, and 3 for 3BR.

Analysis assumes a household size of 2 / a two-bedroom unit.
Source: 2020 ACS 5-Year Estimates, Illinois Housing Development Authority, SB Friedman