

2025 Affordable Rental Unit Survey – Updated June 2025

The tables on the following pages display, for every census tract in Illinois, the number of rental units that are affordable to households at various percentages of the Area Median Income (AMI). This survey is based on data collected from the 2019 – 2023 American Community Survey 5-Year Estimates (2023 ACS 5Y) and includes housing units that are subsidized and/or rent-restricted, as well as housing units without any subsidies or rent-restrictions. Unoccupied rental units and occupied rental units paying no rent are not included in the survey.

To provide clarity and transparency on the analysis conducted for this survey, the methodology used is explained below. Any questions on the purpose of this survey or the process utilized to produce it should be referred to the Strategic Planning and Research Department at Illinois Housing Development Authority (Jacob Rich at jrich@ihda.org).

Methodology

1. 'Median Household Income' data was collected from the 2023 ACS 5Y to set the AMI levels for every Illinois county.
2. Affordable monthly rent limits were determined for households earning 20% AMI, 30% AMI, 40% AMI, 50% AMI, 60% AMI, 70% AMI and 80% AMI with the assumption that 30% of a household's monthly income is an affordable amount to pay for rent.
3. 'Gross Rent' data was collected from the 2023 ACS 5Y to count the number of households paying less than the affordable monthly rent limit at the various AMI thresholds. To count the number of affordable rental units in a given census tract the following process was utilized:
 - a. All occupied rental units represented in 'Gross Rent' intervals wholly below the affordable rental limit were totaled. Occupied rental units not paying rent were not included in the calculation.
 - b. The number of occupied rental units represented in a 'Gross Rent' interval that contains a portion, but not all, of the units below the affordable rental limit were estimated first by calculating the percentage of that interval covered by the affordable rental limit (i.e. the percentage of the interval that falls below the rent limit) and then applying that percentage to the number of occupied rental units reported in that interval. For instance, if the affordable rent limit was \$463 and the number of units reported in the 'Gross Rent - \$400 to \$499' interval was 42, then 26 units would be the estimated number of affordable rental units (\$463 covers 62% of the 'Gross Rent - \$400 to \$499' interval and 26 is 62% of 42). The number of affordable rental units calculated in this step was added to the number of affordable rental units calculated in step 3.a.
4. To calculate the percentage of occupied rental units affordable to households at a given AMI level, the number of affordable rental units at that AMI level and in that census tract were divided by the total number of housing units paying rent in that census tract.

Every census tract in Illinois is included in the following tables and they are organized by county. The census tracts can be identified within the tables by the appropriate Federal Information Processing Standards (FIPS) code or the appropriate county-specific tract number.

A searchable excel version of this document is available for download.