

DOES OUR SUPPLY OF AFFORDABLE RENTAL HOUSING MATCH OUR COMMUNITY'S NEED?

UPDATED 2018

AREA MEDIAN INCOME (AMI)

The median family income in the metropolitan area

EXTREMELY LOW INCOME (ELI)

Households with incomes at or below 30% of AMI

VERY LOW INCOME (VLI)

Households with incomes between 30% and 50% of AMI

DEFINITIONS

LOW INCOME (LI)

Households with incomes between 50% and 80% of AMI

NOT LOW INCOME

Households with incomes greater than 80% of AMI

RENT BURDENED HOUSEHOLD

A renter household spending more than 30% of income on housing costs

SEVERELY RENT BURDENED HOUSEHOLD

A renter household spending more than 50% of income on housing costs

EXTREMELY LOW INCOME RENTERS: WHO ARE THEY?

We know that extremely low income (ELI) renters make less than 30% of area median income, and that these households are the most likely to become homeless. We also know that Central Iowa ELI renters face a shortage of affordable units unlike households at any other income level. But what do we know about the people in this group? Before we can begin to address their needs as a community, we must find out about their characteristics and the unique set of challenges they face. To understand their housing needs, we must first know who they are.

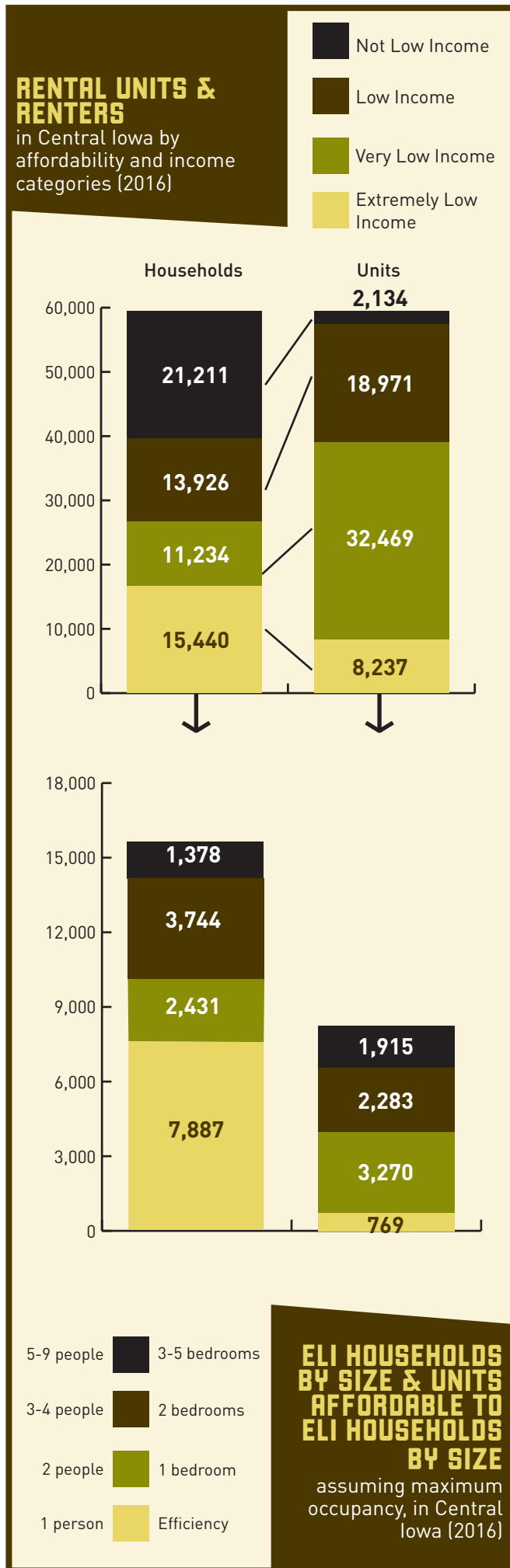
THE AVERAGE ELI HOUSEHOLD PAYS \$756 MONTHLY RENT, OR 68% OF THEIR INCOME.

MAXIMUM ELI ANNUAL HOUSEHOLD INCOME BY SIZE

in Polk County, HUD 2016 income limits

1 PERSON	\$16,150
2 PEOPLE	\$18,450
3-4 PEOPLE*	\$24,300
5-9 PEOPLE*	\$45,050

*Income limit based on largest household size in range.

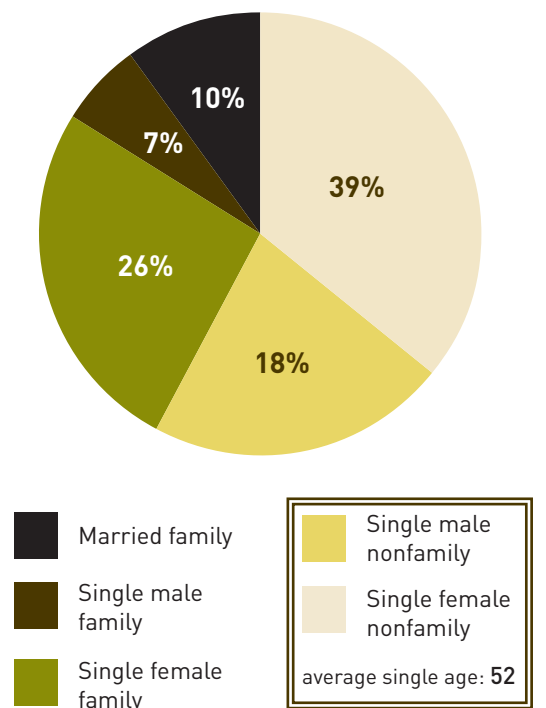


RENT BURDEN & SEVERE RENT BURDEN in Central Iowa by income category (2016 data)



47% of units affordable to ELI households are occupied by households with higher incomes.

ELI HOUSEHOLDS BY TYPE in Central Iowa (2016)



31%
DO NOT OWN VEHICLES

1 IN 3 contain at least one member under 18

1 IN 7 contain at least one member over 65

64%
LIVE IN DES MOINES