

# INCOME-QUALIFIED HOUSING IN MCLEAN COUNTY

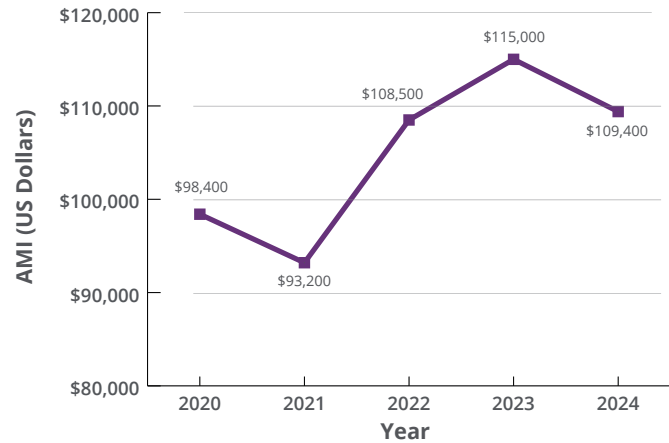
**2024 AREA MEDIAN INCOME (AMI)**  
**MARCH 2025**

## Area Median Income

Income-Qualified Housing refers to housing restricted to households that receive incomes below certain thresholds, many of which are tied to the **Area Median Income (AMI)**. The AMI is the midpoint of a region's income distribution, where 50 percent of the households earn above, and 50 percent earn below than the median figure. Each year, the U.S. Department of Housing and Urban Development (HUD) calculates the median income for each metropolitan area in the country.<sup>1</sup>

For Bloomington-Normal, the metropolitan region is defined as McLean County. In 2024, the AMI for this region is **\$109,400**, a 4.87% decrease from the 2023 AMI. The graph illustrates how AMI has changed in McLean County since 2020.

**Area Median Income (AMI) in McLean County, IL  
2020-2024**



Based on AMI, HUD defines and calculates three levels of affordability by household size. McLean County's levels of affordability for FY 2024 are listed below:<sup>2</sup>

Household Size	Extremely Low Income (30% AMI)	Very Low Income (50% AMI)	Low Income (80% AMI)
One-person	\$23,000	\$38,300	\$61,250
Two-person	\$26,250	\$43,800	\$70,000
Three-person	\$29,550	\$49,250	\$78,750
Four-person	\$32,800	\$54,700	\$87,500
Five-person	\$36,580	\$59,100	\$94,500
Six-person	\$41,960	\$63,500	\$101,500
Seven-person	\$47,340	\$67,850	\$108,550
Eight-person	\$52,720	\$72,250	\$115,500

Households earning below these income levels are eligible for certain government programs. For example, a household with an income at or below 50% AMI is eligible for a Housing Choice Voucher. A public housing agency (PHA) is legally required to provide 75% of its vouchers to applicants whose income do not exceed 30% of the AMI. Households with an income at or below 80% AMI are eligible to live in certain income-restricted housing throughout the community.

## Real World Comparison

Comparing income levels to certain occupations helps us understand their significance to our community. In the Bloomington Metropolitan Statistical Area (MSA), a four-person household with a single wage earner making an annual mean wage, as reported by the Bureau of Labor Statistics, would fall within different income levels: 30% AMI in positions such as Childcare Worker or Waiter/Waitress, 50% AMI in positions such as Legal Secretary and Administrative Assistant, and 80% AMI in positions such as School Psychologist or Insurance Sales Agent.<sup>3</sup>



**30% AMI**  
Childcare Worker or  
Waiter/Waitress



**50% AMI**  
Legal Secretary or  
Administrative Assistant



**80% AMI**  
School Psychologist or  
Insurance Sales Agent

Data from the Census Bureau’s American Community Survey (ACS) sheds additional light on what these levels mean for our community. As of 2023, there are 69,702 households in McLean County. Of that, about 33,500 households (48.6%) make less than \$75,000, about 23,500 households (34.2%) make less than \$50,000 and almost 16,500 households (24.1%) make less than \$35,000 a year.<sup>4</sup>


## Affordability in McLean County

Every year, HUD and the Illinois Housing Development Authority (IHDA) publish affordable rent values that are used as guides to estimate households' ability to qualify for different housing assistance programs. The following are the 2024 HUD's Fair Market Rents for McLean County.<sup>5</sup>

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$782	\$869	\$1,103	\$1,536	\$1,541

IHDA publishes several levels of housing affordability based on households’ income levels. A housing unit is generally considered “affordable” if a household can live there without spending 30% or more of their gross income on housing costs. Affordable gross rents include contract rent plus utilities and vary based on household size and number of bedrooms. The following are affordable gross rents in McLean County for different income levels in 2024.<sup>6</sup>

Bedrooms	Extremely Low Income (30% AMI)	Very Low Income (50% AMI)	Low Income (80% AMI)
Efficiency	\$574	\$957	\$1,531
One-bedroom	\$615	\$1,026	\$1,640
Two-bedroom	\$738	\$1,231	\$1,968
Three-bedroom	\$853	\$1,422	\$2,275
Four-bedroom	\$952	\$1,587	\$2,537
Five-bedroom	\$1,050	\$1,751	\$2,800



**Nearly 35 percent of households**  
make less than \$50,000

**MEDIAN GROSS RENT**  
**\$992**  
in McLean County

**\$1,004**  
in Bloomington

**\$974**  
in Normal

ACS data provides insight into the community's conditions. In 2023, the median gross rent is \$992 in McLean County, \$1,004 in Bloomington, and \$974 in Normal.<sup>7</sup> While these rates may appear relatively affordable, households earning less than 30% AMI face a shortage of available housing options.

For more information on affordable housing in McLean County, please visit [mcplan.org](https://www.mcplan.org)

1. Please note, HUD's calculation for AMI differs from the US Census Bureau's reported median income. HUD's calculation varies annually, but typically uses a combination of 5-year or 1-year median income data, and the Consumer Price Index (CPI) published by the Bureau of Labor Statistics. To see HUD's methodology for calculating FY24's Income Limits, visit <https://www.huduser.gov/portal/datasets/il.html>

2. HUD FY 2024 Income Limits Documentation System

3. Based on FY 2024 HUD Income Limits for McLean County and May 2023 Bureau of Labor Statistics Area [Occupational Employment and Wage Estimates](#)

4. Based on 2023 American Community Survey (ACS) 5-Year Estimates for McLean County; Table S2503

5. HUD 2024 Fair Market Rents. <https://www.huduser.gov/portal/datasets/fmr.html#year2024>

6. Illinois Housing Development Authority (IHDA) 2024 Rent Limits for McLean County

7. Based on Census Bureau ACS 2023 5-Year Estimates for McLean County; Table B25064