

Table 1. Adjusted AMI		
	Current Naperville AMI (2024)*	IDHA Chicago Metro AMI (2025)**
100%	\$ 150,360	\$ 107,938
80%	\$ 120,288	\$ 86,350
60%	\$ 90,216	\$ 64,763
*Source: Current AMI calculation derived per US Census 2024 ACS 1 year estimate		
** Source: IHDA Affordability Charts for years 2024 to 2025 - 3 person household		

Table 2. Rent Limits (per month)		
	Current Naperville AMI (2024)	IDHA Chicago Metro AMI (2025)
100%	\$ 3,759	\$ 2,698
80%	\$ 3,007	\$ 2,159
60%	\$ 2,255	\$ 1,619
NOTE. Assumes 30% of gross income spent on rent.		

Table 3. The Astoria			
	Average Rent	# of Units	% of Complex
Studio	\$ 1,725	77	33%
1-Bedroom	\$ 2,015	133	56%
2-Bedroom	\$ 2,465	26	11%
<b>TOTAL</b>		<b>236</b>	<b>100%</b>

Table 4. The Astoria (% of Units Provided Under 80% AMI)		
	Current Naperville AMI (2024)	IDHA Chicago Metro AMI (2025)
Studio	100%	100%
1-Bedroom	100%	100%
2-Bedroom	100%	0%
<b>TOTAL</b>	<b>100%</b>	<b>89%</b>

Table 5. The Astoria (% of Units Provided Under 60% AMI)		
	Current Naperville AMI (2024)	IDHA Chicago Metro AMI (2025)
Studio	100%	0%
1-Bedroom	100%	0%
2-Bedroom	12%	0%
<b>TOTAL</b>	<b>90%</b>	<b>0%</b>