



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT**  
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS**



## INCLUSIONARY ZONING (IZ) AFFORDABLE HOUSING PROGRAM 2016 MAXIMUM RENT AND PURCHASE PRICE SCHEDULE

This Maximum Rent and Purchase Price Schedule is established based on the Inclusionary Zoning Implementation Amendment Act of 2006, effective March 14, 2007 (D.C. Law 16-275; D.C. Official Code §6-1041.01 et seq.) (as amended, “the Act”) and the Inclusionary Zoning Regulations adopted by the Zoning Commission for the District of Columbia and codified in Chapter 26 Title 11 of the DC Municipal Regulations. The Schedule became effective upon publication in the *D.C. Register*.

### Multi-Family Inclusionary Developments

				50% of AMI Units		80% of AMI Units	
Number of Bedrooms	Occupancy Pricing Standard	Total Estimated Utility Allowance	Estimated Condo Fees	Maximum Allowable Rent	Maximum Purchase Price	Maximum Allowable Rent	Maximum Purchase Price
<b>Studio</b>	1	\$160	\$310	\$950	\$114,600	\$1,520	\$209,100
<b>1</b>	1.5	\$240	\$388	\$1,018	\$113,000	\$1,629	\$214,300
<b>2</b>	3	\$323	\$574	\$1,222	\$115,900	\$1,955	\$237,400
<b>3</b>	4.5	\$404	\$651	\$1,425	\$136,800	\$2,281	\$278,600

### Single-Family Inclusionary Developments

				50% of AMI Units		80% of AMI Units	
Number of Bedrooms	Occupancy Pricing Standard	Total Estimated Utility Allowance	Estimated Homeowner Assoc. Fees	Maximum Allowable Rent	Maximum Purchase Price	Maximum Allowable Rent	Maximum Purchase Price
2	3	\$385	\$110	\$1,229	\$172,000	\$1,955	\$293,600
3	4.5	\$479	\$130	\$1,433	\$202,500	\$2,281	\$344,300
4	6	\$571	\$150	\$1,638	\$232,900	\$2,606	\$395,000

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The Maximum Purchase Price and Maximum Allowable Rent are based on the Washington Metropolitan Statistical Area 2016 Area Median Income of \$108,600 for a family of four as published by the U.S. Department of Housing and Urban Development (HUD) on March 28, 2016. The price and rent calculations take into account an ability to pay 30 percent of the benchmark income toward the housing cost.

An IZ Development Owner may lower the rents or sale prices in order to market the IZ Units to a larger band of incomes and increase marketability.

Maximum Allowable Rent is:

- defined as the maximum amount of monthly housing cost a tenant should pay for rent and any utilities paid by the tenant for heat, air conditioning, cooking, electricity, hot water, water, sewer, trash, etc.
- the maximum amount that may be collected from a tenant if the IZ Development Owner is paying required utilities. If all or a portion of the required utilities are paid by the tenant, then the IZ Development Owner shall charge a monthly rent equal to the Maximum Allowable Rent minus the utilities paid by the tenant (as estimated by the DC Housing Authority). See Schedule 1 for the estimated utilities per unit type.

Maximum Purchase Prices use the following assumptions:

1. A conventional 30 year, fixed-rate, fully amortizing mortgage at the national average mortgage rate as published by the Federal Housing Finance Agency at [www.fhfa.gov](http://www.fhfa.gov) (3.88 percent as of March 29, 2016) plus a 1.5 percent cushion to protect for future interest rate increases and a 5 percent down payment.
2. Real estate property taxes are assessed at the control price at current real property tax rates (\$0.85 per \$100 of assessed value) and Homestead Tax deduction (\$71,700).
3. Condominium fees are estimated at 62 cents per square foot per month applied to the assumed unit square footages. Single-family homeowner association fees are estimated at 10 cent) per square foot per month applied to the assumed unit square footages. Estimated unit sizes are:

### Multi-Family Inclusionary Developments

Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
\$500	\$625	\$925	\$1,050

### Single-Family Inclusionary Developments

2 Bedrooms	3 Bedroom	4 Bedrooms
\$1,100	\$1,300	\$1,500

4. Monthly hazard insurance on single-family units is estimated at \$125.

**NOTE 1.** If the actual homeowner association/condominium fee for a specific Inclusionary Unit is more than 10 percent higher than the fees assumed in this Schedule, then DHCD may use the actual fees to determine the Maximum Purchase Price for the IZ Unit.

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**NOTE 2.** If the condominium fees for any given IZ Unit do not include hazard insurance, then DHCD may add the actual insurance costs to determine the Maximum Purchase Price for the Inclusionary Unit.

**NOTE 3.** For unit types larger than listed above, contact DHCD's Housing Regulation Administration.

**NOTE 4.** More information on IZ is available at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).

## SCHEDULE 1: ESTIMATED UTILITIES PER UNIT TYPE

The following utility estimates are produced by the DC Housing Authority. The estimates shall be deducted from the maximum allowable rent if the tenant pays all or a portion of the required utilities. Only deduct from the rent the utility for which the tenant is responsible.

**Example:** An 80 percent of AMI one bedroom apartment for which the tenant pays electricity and not water and sewer will have a maximum rent of \$1,450 (\$1,629 maximum allowable rent minus \$179 estimated electricity cost).

### Multi-Family Inclusionary Developments

Unit type	Electricity	Gas	Water	Sewer	Total
<b>Electric heat, hot water, and cooking</b>					
<b>Studio</b>	\$130	N/A	\$13	\$17	\$160
<b>1 bedroom</b>	\$179	N/A	\$26	\$35	\$240
<b>2 bedrooms</b>	\$232	N/A	\$39	\$52	\$323
<b>3 bedrooms</b>	\$282	N/A	\$52	\$70	\$404
<b>Gas heat, hot water, and cooking</b>					
<b>Studio</b>	\$35	\$44	\$13	\$17	\$109
<b>1 bedroom</b>	\$44	\$59	\$26	\$35	\$167
<b>2 bedrooms</b>	\$56	\$76	\$39	\$52	\$226
<b>3 bedrooms</b>	\$67	\$91	\$52	\$70	\$284

### Single-Family Inclusionary Developments

Unit type	Electricity	Gas	Water	Sewer	Total
<b>Electric heat, hot water, and cooking</b>					
<b>2 bedrooms</b>	\$301	N/A	\$39	\$45	\$365
<b>3 bedrooms</b>	\$366	N/A	\$52	\$61	\$453
<b>4 bedrooms</b>	\$430	N/A	\$65	\$76	\$541
<b>Gas heat, hot water, and cooking</b>					
<b>2 bedrooms</b>	\$69	\$96	\$39	\$45	\$249
<b>3 bedrooms</b>	\$83	\$115	\$52	\$61	\$311
<b>4 bedrooms</b>	\$97	\$134	\$65	\$76	\$372