



Inclusionary Zoning

A PROGRAM FROM THE DC DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

What Is Inclusionary Zoning?

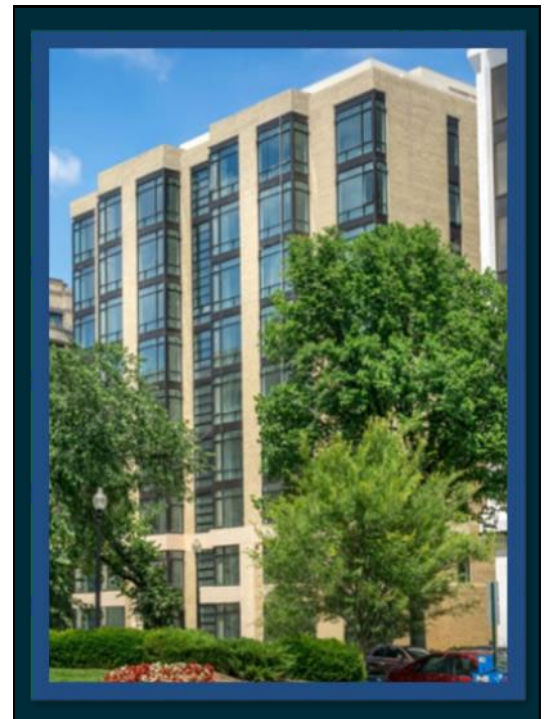
Inclusionary Zoning (IZ) is one of many affordable housing tools in the District of Columbia. It requires most new housing developments (or expansions) of 10+ units to include affordable units. In exchange, the developments can build larger buildings.

What Is “Affordable”?

Affordable housing prices are usually based on the “typical” household income in an area (the “Median Family Income” or “MFI”). IZ units are available for households earning less than 50%, 60%, or 80% of MFI. The rents or sale prices are set for those income levels.

Maximum IZ Rents (if all utilities and required fees are included)

	50% MFI	60% MFI	80% MFI
Studio	\$1,140	\$1,390	\$1,840
1 Bedroom	\$1,230	\$1,480	\$1,970
2 Bedroom	\$1,480	\$1,780	\$2,360



Who is Eligible?

Anyone (except for full-time college or university students of any age) may register for the program. Priority is given to current DC residents first, then those that work in DC. Households must also meet the income & household size requirements for the unit, and you cannot own any other housing at the time you rent or buy an IZ unit.

What are the Income Requirements?

Minimum Income is **\$27,350** a year, (unless you have a voucher or other rental subsidy that can be brought to the IZ unit). The maximum incomes for the program are below. All pre-tax sources of income are counted.

Maximum Incomes for the IZ Program (80% MFI, highest income bracket)

Number of People	1	2	3	4	5
Income Limits	\$85,200	\$97,350	\$109,500	\$121,700	\$133,850

How Can I Get an IZ Unit?

1. **Attend the required IZ Orientation class (IZO).**
2. **Complete the online registration form.**
3. **Check your email regularly** (1-2 times/week) and participate in the lotteries.

Get started at: dhcd.dc.gov (under “services” click Inclusionary Zoning Registration)

ABOUT Inclusionary Zoning Program

How Does an IZ Lottery Work?

When an IZ unit is available by lottery, all registered households that meet the income and household size requirements for the unit receive an email. To enter the lottery, the household must click on the link in the email to submit an entry. Usually, 10 households are randomly selected for each unit and will receive an email with next steps. Selected households that live in DC have priority, followed by those that work in DC. There is also a preference for those in the program the longest. There are no other priorities.

What Happens If I Rent or Buy an IZ Unit?

Rent- You must pay the pre-determined rent and continue to live in the unit as your primary residence and certify your household size and income each year. At lease renewal, households can earn up to 1.4 times the maximum income for the unit and still keep the IZ rate. If you need to move, the unit goes back to the IZ lottery system.

Buy- You must pay the pre-determined purchase price and continue to live in the unit as your primary residence. There is no restriction on your income or household size after the purchase. The unit belongs to you and you do earn equity, but the resale price will be limited so it is affordable to the next household. If you need to move, the unit goes back to the IZ lottery system.

Where can I take the required IZ Orientation Class?

Contact one of the Community Based Organizations below to register for the next class. If a class is full, ask about walk-in availability.



Greater Washington Urban League	(202) 265-8200
Housing Counseling Services, Inc.	(202) 667-7006
Latino Economic Development Center	(202) 540-7401
Lydia's House	(202) 373-1050
Manna, Inc.	(202) 559-2792
Marshall Heights Community Development Organization	(202) 650-5604
University Legal Services, Inc.	(202) 889-2196 (202) 527-7070 (202) 547-4747

How Can I Find Other Affordable Units?

Visit dchousingsearch.org

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<https://public.govdelivery.com/accounts/DCWASH/subscriber/new>

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