



# Inclusionary Zoning (IZ)

A PROGRAM FROM THE DC DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)

Inclusionary Zoning (IZ) is one of many affordable housing tools in the District of Columbia. It requires most new housing developments or expansions with 10 or more units, built after 2011 to include affordable units.

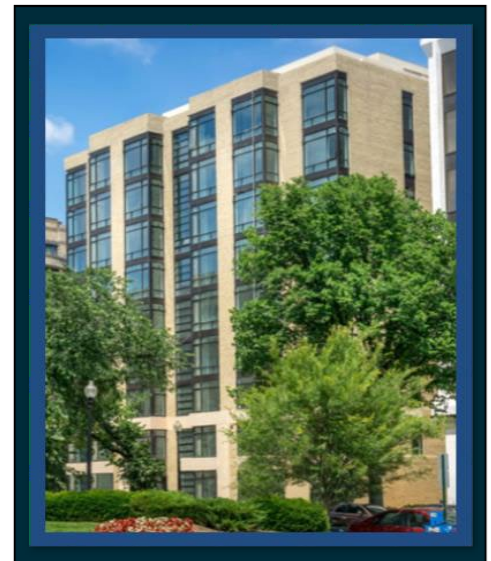
The IZ program offers affordable housing options, primarily rental apartments, along with some for-sale condominiums and townhomes. The IZ program does not provide financial assistance, the listed monthly rent amounts are the final prices.

## Applicant requirements:

1. IZ applicants are required to live or work in the District, and priority is given to current DC residents.
2. Households must meet the income requirements. There is a minimum income of **\$29,750** per year or more (before taxes). Vouchers and other rental subsidies can be utilized; all pre-tax sources of income are counted.
3. Maximum income is based on the household size and household income. For details, reference DHCD's website for the IZ price schedule.
4. Full-time college or university students are ineligible for the IZ program.
5. You must live in the IZ unit you rent or buy. If you move, the unit returns to a lottery.
6. You cannot own other property when you rent or buy an IZ unit or ADU.

## How Can I Get an IZ Unit?

1. Almost all IZ units (and Affordable Dwelling Units or ADUs) are available by DHCD lottery or waitlist only.
2. To get started, take the 2-hour IZ Orientation class (IZO). Learn more and schedule at [dhcd.dc.gov](https://dhcd.dc.gov) (under the "Services" menu click "**Inclusionary Zoning Registration**"). (See additional step #3 if you want to purchase.)
3. DHCD emails application links as units become available. Check your email account weekly including spam and follow directions closely.
4. Like any other lottery or waitlist, the IZ program provides a chance (not a promise) of "winning" (getting a home).
5. For other opportunities, visit [www.dchousingsearch.org](https://www.dchousingsearch.org).



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