



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Deputy Mayor for Planning and Economic Development**  
**DC Department of Housing and Community Development**  
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**INCLUSIONARY ZONING PROGRAM**  
**2023-2024 MAXIMUM INCOME, RENT AND PURCHASE PRICE SCHEDULE**  
 Effective July 7, 2023

This 2023-2024 Maximum Income, Rent and Purchase Price Schedule is published pursuant to 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) and the Inclusionary Zoning Regulations codified in Chapter 10 of Title 11-C and Chapter 22 of Title 14 of the DCMR. This schedule is effective upon publication in the D.C. Register.

Maximum Annual Income<sup>1</sup> limits, Minimum Annual Income limits<sup>2</sup>, rents and purchase prices are based on the Washington Metropolitan Statistical Area Median Family Income (MFI), previously referred to as Area Median Income (AMI). The MFI for a household of 4, as published by the U.S. Department of Housing and Urban Development (HUD) on May 15, 2023, is \$152,100. The limits are adjusted for household size in this schedule.

Inclusionary Zoning (IZ) units currently exist only at the 50%, 60%, and 80% MFI levels. However, this schedule also includes the 30%, 100%, and 120% MFI maximum and minimum income levels and maximum rent and purchase price amounts, which are often used in residential developments that include Affordable Dwelling Units (ADUs). For ADUs that are subject to Affordable Housing Covenants that include specific formulas for calculating income limits, rents, and purchase prices, all figures provided here are for guidance only. Individuals must consult the particular affordability requirements imposed by the terms of the applicable Affordable Housing Covenants to determine the requirements applicable to the subject ADU.

For further information, please contact the IZ Program Office, DHCD, 1800 Martin Luther King Jr. Avenue, SE, Washington, DC 20020 at (202) 442-7221 or [iz.adu@dc.gov](mailto:iz.adu@dc.gov).

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<sup>1</sup> The term “Maximum Annual Income” is used throughout this schedule to include both the Maximum Annual Household Income for ADU and maximum Household Annual Income for IZ purposes.

<sup>2</sup> The term “Minimum Annual Income” is used throughout this schedule to include both the Minimum Annual Household Income for ADU and minimum Household Annual Income for IZ purposes.

Note: IZ units currently exist only at the 50%, 60%, and 80% MFI levels.

Household Size	Maximum Annual Income					
	30% of MFI	50% of MFI	60% of MFI	80% of MFI	100% of MFI	120% of MFI
<b>1</b>	31,950	53,250	63,900	85,200	106,450	127,750
<b>2</b>	36,500	60,850	73,000	97,350	121,700	146,000
<b>3</b>	41,050	68,450	82,150	109,500	136,900	164,250
<b>4</b>	45,650	76,050	91,250	121,700	152,100	182,500
<b>5</b>	50,200	83,650	100,400	133,850	167,300	200,750
<b>6</b>	54,750	91,250	109,500	146,000	182,500	219,000
<b>7</b>	59,300	98,850	118,650	158,200	197,750	237,300
<b>8</b>	63,900	106,450	127,750	170,350	212,950	255,550

Unit Size	Minimum Annual Income, based on Housing Costs not exceeding 50% of the Household's Annual Income					
	30% of MFI	50% of MFI	60% of MFI	80% of MFI	100% of MFI	120% of MFI
<b>Co-Living</b>	12,500	20,400	24,950	33,350	41,500	49,900
<b>Studio</b>	16,800	27,350	33,350	44,150	55,450	66,500
<b>1 bedroom</b>	17,750	29,500	35,500	47,300	59,300	71,300
<b>2 bedrooms</b>	21,100	35,500	42,700	56,650	71,300	85,200
<b>3 bedrooms</b>	24,950	41,500	49,900	66,500	82,800	99,600
<b>4 bedrooms</b>	28,100	47,300	56,650	75,850	95,050	113,750

Note: Minimum Annual Incomes are only applicable for rental Inclusionary Units and ADUs and are not applicable if a Household has rental assistance, such as a rent voucher or subsidy.

Note: DHCD recommends that Households should not expend more than (a) 38% of their Annual Income on housing costs for rental Inclusionary Units and ADUs and (b) 41% of their Annual Income on housing costs for for-sale Inclusionary Units and ADUs.

## Multi-Family Developments

Note: IZ units currently exist only at the 50%, 60%, and 80% MFI levels.

Bedrooms	30% of MFI Units		50% of MFI Units		60% of MFI Units	
	Max. Housing Cost	Max. Purchase Price	Max. Housing Cost	Max. Purchase Price	Max. Housing Cost	Max. Purchase Price
<b>Co-Living</b>	520	-	850	-	1,040	-
<b>Studio</b>	700	48,500	1,140	115,000	1,390	148,200
<b>1</b>	740	44,200	1,230	115,400	1,480	151,100
<b>2</b>	880	31,400	1,480	116,900	1,780	159,600
<b>3</b>	1,040	38,500	1,730	138,300	2,080	188,100
<b>4</b>	1,170	54,200	1,970	168,200	2,360	225,200

Bedrooms	80% of MFI Units		100% of MFI Units		120% of MFI Units	
	Max. Housing Cost	Max. Purchase Price	Max. Housing Cost	Max. Purchase Price	Max. Housing Cost	Max. Purchase Price
<b>Co-Living</b>	1,390	-	1,730	-	2,080	-
<b>Studio</b>	1,840	214,700	2,310	281,200	2,770	347,700
<b>1</b>	1,970	222,300	2,470	293,500	2,970	364,800
<b>2</b>	2,360	245,100	2,970	330,600	3,550	416,100
<b>3</b>	2,770	287,800	3,450	387,600	4,150	487,300
<b>4</b>	3,160	339,100	3,960	453,100	4,740	567,100

## Single-Family Developments

Note: IZ units currently exist only at the 50%, 60%, and 80% MFI levels.

Bedrooms	30% of MFI Units		50% of MFI Units		60% of MFI Units	
	Max. Housing Cost	Max. Purchase Price	Max. Housing Cost	Max. Purchase Price	Max. Housing Cost	Max. Purchase Price
2	880	98,900	1,480	184,300	1,780	227,100
3	1,040	115,000	1,730	214,800	2,080	264,600
4	1,170	124,000	1,970	238,000	2,360	295,000

Bedrooms	80% of MFI Units		100% of MFI Units		120% of MFI Units	
	Max. Housing Cost	Max. Purchase Price	Max. Housing Cost	Max. Purchase Price	Max. Housing Cost	Max. Purchase Price
2	2,360	312,600	2,970	398,100	3,550	483,500
3	2,770	364,400	3,450	464,100	4,150	563,800
4	3,160	408,900	3,960	522,900	4,740	636,900

The Maximum Purchase Price or Maximum Housing Costs are calculated based on a Household at the benchmark income spending no more than 30% of its income toward housing costs.

The 2023 MFI represents a 6.89% increase over the prior year MFI for the region (\$142,300). Historically, the MFI has often varied significantly from year to year, declining and increasing due to statistical and economic factors. To facilitate the operation of the program and the planning of housing providers and residents alike, starting in 2018, Maximum Housing Costs and Maximum Purchase Prices have been limited to a 3% change over the prior year. Since 2018, the MFI has typically increased by more than 3%, so the Maximum Housing Costs and Maximum Purchase Prices increases have been limited to 3% over prior years. The latest increase in MFI again limits increases in Maximum Housing Costs and Maximum Purchase Prices to 3% increases over the prior year.

Maximum Allowable Rent is equal to the Maximum Housing Costs published in the above tables minus any utility expenses paid by the tenant for water, sewer, electricity, natural gas, (see Schedule 1, last page of this document) trash, and any other fees required in order to occupy the unit, including, but not limited to, mandatory amenity fees or administrative fees. An owner of an IZ unit or ADU may lower the rents or prices below the maximum rates identified in the tables to achieve a larger marketing band of incomes for marketing purposes to assure occupancy.

Maximum Purchase Prices are calculated using the following assumptions:

1. A conventional 30 year, fixed-rate, fully amortizing mortgage at the national average mortgage rate as published by Freddie Mac at <https://www.freddiemac.com/pmms> (6.35% as of May 18, 2023 and in place at the time the HUD MFI was announced) plus a 0.5% cushion to protect for future interest rate increases and a 5% down payment. We are using the Freddie Mac Primary Mortgage Market Survey (PMMS) data and we are using a 0.5% cushion instead of the typical 1.5% cushion due to the abnormally high interest rates.
2. Real estate property taxes are assessed based on the control price at the current real estate tax rate of \$0.85 per \$100 of valuation and a homestead deduction of \$84,000.
3. Condominium fees are estimated at \$0.79 per square foot per month applied to the assumed unit square footages. Single-Family homeowner association fees are estimated at \$0.13 per square foot per month applied to the assumed unit square footages. Estimated unit sizes are:

	Multi-Family Inclusionary Development				Single-Family Inclusionary Development		
<b>Unit Size</b>	Studio	1 BR	2 BR	3 BR	2 BR	3 BR	4 BR
<b>Square Ft.</b>	525	625	925	1,050	1,100	1,300	1,500
<b>Hazard Insurance</b>	Included in Condominium Fee				120	130	190

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

NOTE 2. If the condominium fees for any given unit do not include hazard insurance, then DHCD may add the actual or estimated insurance costs to determine the Maximum Purchase Price.

NOTE 3. For unit types or target MFI not listed above, contact DHCD's IZ Program.

NOTE 4. Maximum Annual Incomes and Minimum Annual Incomes are rounded to the nearest 50, Maximum Housing Costs are rounded to the nearest 10 and Maximum Purchase Prices are rounded to the nearest 100. Incomes within 1% of the Maximum Annual Incomes and Minimum Annual Incomes will be considered by DHCD.

NOTE 5. More information on IZ and ADUs is available at [www.dhcd.dc.gov](http://www.dhcd.dc.gov)

### **Schedule 1: Estimated Utilities by Unit Type**

The following utility estimates are produced by the District of Columbia Housing Authority (2016 figures retained for this price schedule). The estimates shall be deducted from the Maximum Housing Costs if the tenant pays all or a portion of the required utilities. Only those utilities for which the tenant is responsible shall be deducted from the Maximum Housing Costs. For example, an 80% of MFI one-bedroom all-electric apartment for which the tenant pays electricity, but not water and sewer charges, will have a maximum rent of \$1,790 (\$1,970 Maximum Housing Costs minus \$180 estimated electricity cost).

Required fees are also deducted from the Maximum Housing Costs. If this same property also charges a \$500/year amenity fee, the pro-rated amount of \$42/month would also be deducted from the rent, yielding a maximum allowable rent of \$1,748.

#### **Multi-family Developments**

<b>Unit type</b>	<b>Electricity</b>	<b>Gas</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
<b>Electric heat, hot water, and cooking</b>					
<b>Studio</b>	\$130	N/A	\$13	\$17	\$160
<b>1 bedroom</b>	\$180	N/A	\$26	\$35	\$241
<b>2 bedroom</b>	\$231	N/A	\$39	\$52	\$322
<b>3 bedroom</b>	\$282	N/A	\$52	\$70	\$404
<b>4 bedroom</b>	\$332	N/A	\$65	\$87	\$484
<b>Gas heat, hot water, and cooking</b>					
<b>Studio</b>	\$36	\$45	\$13	\$17	\$111
<b>1 bedroom</b>	\$48	\$60	\$26	\$35	\$169
<b>2 bedroom</b>	\$60	\$76	\$39	\$52	\$226
<b>3 bedroom</b>	\$72	\$91	\$52	\$70	\$285
<b>4 bedroom</b>	\$84	\$106	\$65	\$87	\$342

#### **Single-family Developments**

<b>Unit type</b>	<b>Electricity</b>	<b>Gas</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
<b>Electric heat, hot water, and cooking</b>					
<b>2 bedroom</b>	\$335	N/A	\$39	\$52	\$426
<b>3 bedroom</b>	\$407	N/A	\$52	\$70	\$529
<b>4 bedroom</b>	\$477	N/A	\$65	\$87	\$629
<b>Gas heat, hot water, and cooking</b>					
<b>2 bedroom</b>	\$72	\$106	\$39	\$52	\$269
<b>3 bedroom</b>	\$86	\$128	\$52	\$70	\$336
<b>4 bedroom</b>	\$101	\$149	\$65	\$87	\$401