



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Deputy Mayor for Planning and Economic Development
Department of Housing and Community Development

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INCLUSIONARY ZONING PROGRAM
2024-2025 MAXIMUM INCOME, RENT AND PURCHASE PRICE SCHEDULE
Effective August 30, 2024

This 2024-2025 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 Income¹ limits, Minimum Annual Income limits², housing costs 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 April 1, 2024, is \$154,700. 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, 1909 Martin Luther King Jr. Avenue, SE, Washington, DC 20020 at (202) 442-7221 or iz.adu@dc.gov.

¹ 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.

² 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 (\$s)					
	30% of MFI	50% of MFI	60% of MFI	80% of MFI	100% of MFI	120% of MFI
1	32,500	54,150	64,980	86,650	108,300	129,950
2	37,150	61,900	74,280	99,000	123,750	148,500
3	41,800	69,650	83,580	111,400	139,250	167,100
4	46,400	77,350	92,820	123,750	154,700	185,650
5	50,150	83,550	100,260	133,650	170,150	204,200
6	53,850	89,750	107,700	143,550	185,650	222,750
7	57,550	95,950	115,140	153,450	201,100	241,350
8	61,250	102,150	122,580	163,350	216,600	259,900

Unit Size	Minimum Annual Income, based on Housing Costs not exceeding 50% of the Household's Annual Income (\$s)					
	30% of MFI	50% of MFI	60% of MFI	80% of MFI	100% of MFI	120% of MFI
Co-Living	12,950	21,100	25,700	34,300	42,700	51,350
Studio	17,300	28,100	34,300	45,600	57,100	68,400
1 bedroom	18,250	30,500	36,500	48,700	60,950	73,450
2 bedrooms	21,850	36,500	43,900	58,300	73,450	87,850
3 bedrooms	25,700	42,700	51,350	68,400	85,200	102,500
4 bedrooms	29,050	48,700	58,300	78,000	97,900	117,100

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 (\$s)	Max. Purchase Price (\$s)	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)
Co-Living	540	-	880	-	1,070	-
Studio	720	48,700	1,170	116,000	1,430	149,600
1	760	44,300	1,270	116,400	1,520	152,400
2	910	31,000	1,520	117,600	1,830	160,800
3	1,070	38,100	1,780	139,100	2,140	189,600
4	1,210	54,000	2,030	169,300	2,430	227,000

Bedrooms	80% of MFI Units		100% of MFI Units		120% of MFI Units	
	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)
Co-Living	1,430	-	1,780	-	2,140	-
Studio	1,900	216,900	2,380	284,200	2,850	351,600
1	2,030	224,500	2,540	296,700	3,060	368,800
2	2,430	247,400	3,060	333,900	3,660	420,400
3	2,850	290,500	3,550	391,500	4,270	492,400
4	3,250	342,400	4,080	457,800	4,880	573,200

Single-Family Developments

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

	30% of MFI Units		50% of MFI Units		60% of MFI Units	
Bedrooms	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)
2	910	99,700	1,520	186,200	1,830	229,500
3	1,070	115,900	1,780	216,900	2,140	267,400
4	1,210	125,100	2,030	240,500	2,430	298,200

	80% of MFI Units		100% of MFI Units		120% of MFI Units	
Bedrooms	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)	Max. Housing Cost (\$s)	Max. Purchase Price (\$s)
2	2,430	313,200	3,060	402,600	3,660	489,100
3	2,850	364,100	3,550	469,300	4,270	570,300
4	3,250	406,500	4,080	529,000	4,880	644,300

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 2024 MFI represents a 1.71% increase over the prior year MFI for the region (\$152,100). 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 Maximum Housing Costs in this schedule are increasing by 3% over the prior schedule's figures.

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 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> (6.79% as of April 1, 2024 and in place at the time the HUD MFI was announced) plus a 0.25% 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 0.25% cushion instead of the 0.5% cushion used in the last 2 schedules due to the current relatively high interest rates. Prior to that, the schedule used a 1.5% cushion.
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 \$87,050.
3. Condominium fees are estimated at \$0.82 per square foot per month applied to the assumed unit square footages. Single-Family homeowner association fees are estimated at \$0.14 per square foot per month applied to the assumed unit square footages. Estimated unit sizes are:

	Multi-Family Inclusionary Development				Single-Family Inclusionary Development		
Unit Size	Studio	1 BR	2 BR	3 BR	2 BR	3 BR	4 BR
Square Ft.	525	625	925	1,050	1,100	1,300	1,500
Hazard Insurance	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. Incomes within 1% of the Maximum Annual Incomes and Minimum Annual Incomes may be considered by DHCD.

NOTE 5. More information on IZ and ADUs is available at 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 \$1,850 (\$2,030 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 \$1,808.

Multi-family Developments

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

Single-family Developments

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