



INCLUSIONARY ZONING

2017 MAXIMUM INCOME, RENT AND PURCHASE PRICE SCHEDULE

Effective July 21, 2017

This Maximum Income, Rent and Purchase Price Schedule is published pursuant to the Inclusionary Zoning Implementation Amendment Act of 2006 (D.C. Law 16-275; D.C. Official Code §6-1041.01 et seq.) (as amended, the "Act") and the Inclusionary Zoning Regulations codified in Chapter 10 of Title 11-C and Chapter 22 of Title 14 of the DCMR.

Maximum Household Income Limits, rents and purchase prices are based on the Washington Metropolitan Statistical Area 2017 Median Family Income (MFI), previously referred to as Area Median Income (AMI), of \$110,300 for a household of four, as published by the U.S. Department of Housing and Urban Development (HUD) on April 14, 2017. The limits are adjusted for household size.

Maximum Household Income			
Household Size	50% of MFI	60% of MFI	80% of MFI
1	\$38,600	\$46,350	\$61,750
2	\$44,100	\$52,950	\$70,600
3	\$49,650	\$59,550	\$79,400
4	\$55,150	\$66,200	\$88,250
5	\$60,650	\$72,800	\$97,050

Minimum Household Income			
Unit Size	50% of MFI	60% of MFI	80% of MFI
Studio	\$30,650	\$36,650	\$48,650
1 bedroom	\$32,550	\$39,150	\$52,400
2 bedroom	\$39,150	\$47,050	\$62,850
3 bedroom	\$45,800	\$54,950	\$73,250
4 bedroom	\$52,400	\$62,850	\$83,700

Minimum Incomes are only applicable for rental Inclusionary Units and are not applicable if a household has rental assistance, such as a rent voucher or subsidy.

Multi-Family Inclusionary Developments

				50% of MFI Units		60% of MFI Units		80% of MFI Units	
Number of Bedrooms	Occupancy Pricing Standard	Estimated Utility Allowance	Estimated Condo Fees	Maximum Allowable Rent	Maximum Purchase Price	Maximum Allowable Rent	Maximum Purchase Price	Maximum Allowable Rent	Maximum Purchase Price
Studio	1	\$111 - \$160	\$331	\$970	\$109,800	\$1,160	\$140,700	\$1,540	\$202,500
1	1.5	\$169 - \$241	\$394	\$1,030	\$110,700	\$1,240	\$143,800	\$1,660	\$210,100
2	3	\$226 - \$322	\$583	\$1,240	\$113,600	\$1,490	\$153,300	\$1,990	\$232,800
3	4.5	\$285 - \$404	\$662	\$1,450	\$134,100	\$1,740	\$180,400	\$2,320	\$273,100
4	6.0	\$342 - \$484	\$693	\$1,660	\$162,200	\$1,990	\$215,100	\$2,650	\$321,100

Single-Family Inclusionary Developments

				50% of MFI Units		60% of MFI Units		80% of MFI Units	
Number of Bedrooms	Occupancy Pricing Standard	Estimated Utility Allowance	Estimated Homeowner Assoc. Fees	Maximum Allowable Rent	Maximum Purchase Price	Maximum Allowable Rent	Maximum Purchase Price	Maximum Allowable Rent	Maximum Purchase Price
2	3	\$269 - \$426	\$143	\$1,240	\$164,800	\$1,490	\$204,500	\$1,990	\$284,000
3	4.5	\$336 - \$529	\$169	\$1,450	\$192,100	\$1,740	\$238,500	\$2,320	\$331,200
4	6	\$401 - \$629	\$195	\$1,660	\$211,500	\$1,990	\$264,400	\$2,650	\$370,400

The maximum allowable purchase price or rent takes into account an ability to pay 30 percent of the benchmark income toward the housing cost.

Maximum Allowable Rent is equal to the rent published minus any utility expenses paid by the tenant for heat, air conditioning, cooking, electricity, or hot water. Utilities are estimated above and the range is based on the difference between gas or electric heat. Actual costs to be deducted for each utility are itemized in Schedule 1.

An Inclusionary Development Owner may lower the rents or prices to achieve a larger marketing band of incomes for marketing purposes to ensure occupancy.

Maximum Allowable 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 (4.24 percent as of May 5, 2017) 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 based on the control price at the current real estate tax rate of \$0.85 per \$100 of valuation and a homestead deduction of \$72,450.

3. Condominium fees are estimated at 63 cents per square foot per month applied to the assumed unit square footages. Single-Family homeowner association fees are estimated at 11 cents 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 Type	Studio	1-Bedroom	2-Bedroom	3-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Unit Size	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 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 Inclusionary Unit.
- **NOTE 2.** If the condominium fees for any given Inclusionary Unit do not include hazard insurance, then DHCD may add the actual or estimated insurance costs to determine the Maximum Purchase Price for the Inclusionary Unit.
- **NOTE 3.** For unit types or target MFI not listed above contact the DHCD Housing Regulation Administration.
- **NOTE 4.** Maximum and minimum incomes are rounded to the nearest 50, maximum rents are rounded to the nearest 10 and maximum purchase prices are rounded to the nearest 100. Incomes within 1 percent of the Maximum and Minimum Household Incomes will be considered by DHCD.
- **NOTE 5.** More information on Inclusionary Zoning is available at www.dhcd.dc.gov.

SCHEDULE 1: ESTIMATED UTILITIES PER UNIT TYPE

The following utility estimates are produced by the District of Columbia 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. For example, an 80 percent of MFI one bedroom apartment for which the tenant pays electricity and not water and sewer will have a maximum rent of \$1,480 (\$1,660 maximum allowable rent minus \$180 estimated electricity cost).

Multi-family Inclusionary Developments					
Unit type	Electricity	Gas	Water	Sewer	Total
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 Inclusionary Developments					
Unit type	Electricity	Gas	Water	Sewer	Total
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