



INCLUSIONARY ZONING
2017 MAXIMUM INCOME, RENT AND PURCHASE PRICE SCHEDULE,
REVISED

Effective October 6, 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. This IZ schedule includes the 30 percent, 100 percent, and 120 percent MFI levels often used for Affordable Dwelling Units (ADUs). For ADUs created before October 6, 2017, all figures are for guidance only. Interested parties must consult the particular affordability requirements of the property to determine the applicable rules.

For further information, contact iz.adu@dc.gov or 202-442-7221.

Maximum Household Income						
Household Size	30% of MFI	50% of MFI	60% of MFI	80% of MFI	100% of MFI	120% of MFI
1	\$23,150	\$38,600	\$46,350	\$61,750	\$77,200	\$92,650
2	\$26,450	\$44,100	\$52,950	\$70,600	\$88,250	\$105,900
3	\$29,800	\$49,650	\$59,550	\$79,400	\$99,250	\$119,100
4	\$33,100	\$55,150	\$66,200	\$88,250	\$110,300	\$132,350
5	\$36,400	\$60,650	\$72,800	\$97,050	\$121,350	\$145,600
6	\$39,700	\$66,200	\$79,400	\$105,900	\$132,350	\$158,850
7	\$43,000	\$71,700	\$86,050	\$114,700	\$143,400	\$172,050
8	\$46,350	\$77,200	\$92,650	\$123,550	\$154,400	\$185,300

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Minimum Household Income (Recommended)						
Based on Housing Costs Not Exceeding <u>38%</u> of the Household Income						
Unit Size	30% of MFI	50% of MFI	60% of MFI	80% of MFI	100% of MFI	120% of MFI
Studio	\$18,300	\$30,650	\$36,650	\$48,650	\$60,950	\$73,250
1 bedroom	\$19,600	\$32,550	\$39,150	\$52,400	\$65,350	\$78,300
2 bedroom	\$23,700	\$39,150	\$47,050	\$62,850	\$78,300	\$94,100
3 bedroom	\$27,450	\$45,800	\$54,950	\$73,250	\$91,600	\$109,600
4 bedroom	\$31,250	\$52,400	\$62,850	\$83,700	\$104,550	\$125,350

Minimum Household Income						
Based on Housing Costs Not Exceeding <u>50%</u> of the Household Income						
Unit Size	30% of MFI	50% of MFI	60% of MFI	80% of MFI	100% of MFI	120% of MFI
Studio	\$13,900	\$23,300	\$27,850	\$36,950	\$46,300	\$55,700
1 bedroom	\$14,900	\$24,700	\$29,750	\$39,850	\$49,700	\$59,500
2 bedroom	\$18,000	\$29,750	\$35,750	\$47,750	\$59,500	\$71,500
3 bedroom	\$20,900	\$34,800	\$41,750	\$55,700	\$69,600	\$83,300
4 bedroom	\$23,750	\$39,850	\$47,750	\$63,600	\$79,450	\$95,300

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.

Multifamily Developments

			30% of MFI Units		50% of MFI Units		60% of MFI Units	
Number of Bedrooms	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	\$111 - \$160	\$331	\$580	\$48,000	\$970	\$109,800	\$1,160	\$140,700
1	\$169 - \$241	\$394	\$620	\$44,500	\$1,030	\$110,700	\$1,240	\$143,800
2	\$226 - \$322	\$583	\$750	\$34,100	\$1,240	\$113,600	\$1,490	\$153,300
3	\$285 - \$404	\$662	\$870	\$41,400	\$1,450	\$134,100	\$1,740	\$180,400
4	\$342 - \$484	\$693	\$990	\$56,200	\$1,660	\$162,200	\$1,990	\$215,100

			80% of MFI Units		100% of MFI Units		120% of MFI Units	
Number of Bedrooms	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	\$111 - \$160	\$331	\$1,540	\$202,500	\$1,930	\$264,300	\$2,320	\$326,100
1	\$169 - \$241	\$394	\$1,660	\$210,100	\$2,070	\$276,300	\$2,480	\$342,500
2	\$226 - \$322	\$583	\$1,990	\$232,800	\$2,480	\$312,200	\$2,980	\$391,700
3	\$285 - \$404	\$662	\$2,320	\$273,100	\$2,900	\$365,900	\$3,470	\$458,600
4	\$342 - \$484	\$693	\$2,650	\$321,100	\$3,310	\$427,000	\$3,970	\$533,000

Single-Family Developments

			30% of MFI Units		50% of MFI Units		60% of MFI Units	
Number of Bedrooms	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	\$269 - \$426	\$143	\$750	\$85,300	\$1,240	\$164,800	\$1,490	\$204,500
3	\$336 - \$529	\$169	\$870	\$99,400	\$1,450	\$192,100	\$1,740	\$238,500
4	\$401 - \$629	\$195	\$990	\$105,500	\$1,660	\$211,500	\$1,990	\$264,400

			80% of MFI Units		100% of MFI Units		120% of MFI Units	
Number of Bedrooms	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	\$269 - \$426	\$143	\$1,990	\$284,000	\$2,480	\$363,400	\$2,980	\$442,900
3	\$336 - \$529	\$169	\$2,320	\$331,200	\$2,900	\$423,900	\$3,470	\$516,600
4	\$401 - \$629	\$195	\$2,650	\$370,400	\$3,310	\$476,300	\$3,970	\$582,300

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The Maximum Allowable Purchase Price or Rent is calculated based on a household at the benchmark income spending no more than 30 percent of its income toward housing costs.

Maximum Allowable Rent is equal to the rent published minus any utility expenses paid by the tenant for water, sewer, electricity, natural gas, trash and any other fees required in order to occupy the Unit, including, but not limited to, mandatory amenity fees or administrative fees. 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.

A 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 13 cents per square foot per month applied to the assumed unit square footages. Estimated unit sizes are:

	Multi-Family Development				Single-Family 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 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 Unit.
- **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 for the 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).

Multifamily 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 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