



**DC Department of Housing and Community Development
Inclusionary Zoning Residential Developers Affordability Requirements**

The District’s IZ program requires new residential development projects of ten or more units, and rehabilitation projects that are expanding an existing building by 50 percent or more and adding ten or more units to set-aside a percentage of the residential floor area for affordable units. The table summarizes how the affordability set aside varies by construction types and zone district.

Projects required to meet the affordability requirement may receive up to a 20% increase in Floor Area Ratio (FAR). In order to achieve the bonus density, lot occupancy and height limits for inclusionary developments have been adjusted in certain zone districts. The Board of Zoning Adjustment (BZA) can allow some or all of the units to be located off-site in the case of economic hardship or other feasibility challenges.

Density/Construction Type		Zoning Categories	
Low Density Zones (R-2 to R-5-B, C-2-A, W-1) (Stick Built Construction)	% of Units Required	Residential Zones (R-2 to R-5-D)	All Other Zones (C, CR, SP, & W)
		Greater of 10% of residential floor area ratio (FAR) or 75% of the bonus density	Greater of 10% of residential FAR or 75% of the bonus density
	Target Households	Units set aside split evenly between 50% and 80% of AMI	Units set aside split evenly between 50% and 80% of AMI
	% of Units Required	Greater of 8% of residential FAR or 50% of the bonus density	Greater of 8% of residential FAR or 50% of the bonus density
Units set aside split evenly between 50% and 80% of AMI	Target Households	Units set aside split evenly between 50% and 80% of AMI	Units set aside for 80% of AMI

Price and rent are governed by the Rent and Purchase Price Schedule. Developers may charge up to the greater rent or purchase prices from the schedule published at the time of the building permit application, or the Notice of Availability.

For more information see the Summary of the Zoning Regulations and/or the Zoning Regulations below:

- The [DCRA website](#) has more information regarding the building permit process.