

# THIS IS GOOD (+ Value!) LIVING

Rents  
from the  
\$1,000s

**1600 PENN SE**  
1600 PENNSYLVANIA AVE SE, WASHINGTON D.C. 20003  
LIVEAT1600PENN.COM

1600 Penn SE in the Capitol Hill neighborhood of Washington D.C. offers inclusionary zoning (IZ) units in studio, one- and two-bedroom layouts. Enjoy open-concept apartment living with modern finishes, in-home washers and dryers, 24/7 fitness center, garage parking available and on-site management.

| Apartment Size | Allowable Asking Rent  | Minimum Income    |
|----------------|------------------------|-------------------|
| Studio         | from \$1,018 - \$1,788 | \$29,750-\$48,250 |
| One Bedroom    | N/A                    | N/A               |
| Two Bedrooms   | from \$1,226 - \$2,186 | \$38,650-\$61,700 |

rates as of February 2026; rates contingent on 50% or 80% MFI\*

## Maximum Income Limits



| Household Size | 50% of MFI | 80% of MFI |
|----------------|------------|------------|
| 1              | \$57,350   | \$91,800   |
| 2              | \$65,550   | \$104,900  |
| 3              | \$73,750   | \$118,000  |
| 4              | \$81,950   | \$131,000  |
| 5              | \$88,550   | \$141,600  |
| 6              | \$95,100   | \$152,100  |

\*MFI: Median Family Income; Please note that minimum and maximum income limits are contingent on household size

## LEARN MORE

Bernstein Management Corporation participates in the Inclusionary Zoning (IZ) program of the District of Columbia. Pursuant to the District of Columbia IZ program, income-restricted units are available at this development. [Contact the Department of Housing and Community Development](#) regarding the availability of such units and requirements for registration in the IZ program. Household income must be verified to match property income restrictions. For more details please review [www.liveat1600penn.com/affordableliving](http://www.liveat1600penn.com/affordableliving). [Contact the leasing team](#) for pricing, availability and additional details.

[1600Penn@bmcproperties.com](mailto:1600Penn@bmcproperties.com)

  
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