



1221 VAN

If your annual income is between \$39,350 - \$106,750 you may qualify for special pricing on select units.

See eligibility information on page two for details.

YOU, ON VAN

In the heart of Capitol Riverfront's Ballpark District, 1221 Van is at the heart of a bustling community that puts you minutes from anywhere. Select units are available through D.C.'s Inclusionary Zoning Program.

APARTMENT FEATURES

- Quartz countertops
- Modern white cabinets
- Kitchen islands
- Vinyl "wood-inspired" flooring
- Spa-Inspired baths with porcelain tile tub and shower, porcelain tile floor, custom vanity with quartz countertop, and high-end fixtures
- Pet-friendly
- Washer/Dryer in every unit

COMMUNITY AMENITIES

- Rooftop with 360-degree views of Nationals Stadium, the Capitol, Washington Monument and Anacostia River
- Infinity pool with spacious lounging deck
- Stadium seating with views into Nationals Park
- Lounge, dining banquettes, grill and bar
- State-of-the-art fitness center
- Easy access to Capitol Hill
- Steps away from Navy Yard Metro station



FOR MORE INFORMATION

833.291.0712 | 1221VANIZ@jbgsmith.com



INCLUSIONARY ZONING APARTMENTS

Income Qualifications & Rent*

Household Size	Minimum Household Income	Maximum Annual Income	Apartment Rent	Estimated Utility
Studio				
1 person	\$39,350	\$67,950	\$1,540	-\$0
2 persons	\$39,350	\$77,650	\$1,540	-\$0
Studio + Den				
1 person	\$39,350	\$67,950	\$1,540	-\$0
2 persons	\$39,350	\$77,650	\$1,540	-\$0
1 Bedroom				
1 persons	\$42,000	\$67,950	\$1,660	-\$0
2 persons	\$42,000	\$77,650	\$1,660	-\$0
3 persons	\$42,000	\$87,350	\$1,660	-\$0
2 Bedroom				
2 persons	\$50,400	\$77,650	\$1,990	-\$0
3 persons	\$50,400	\$87,350	\$1,990	-\$0
4 persons	\$50,400	\$97,050	\$1,990	-\$0
5 persons	\$50,400	\$106,750	\$1,990	-\$0

Application fee is \$60. Pet fee is \$500 for up to 2 pets then \$60 monthly per pet. Breed restrictions apply.
Garage parking is \$225 per month

Pursuant to the District of Columbia Inclusionary Zoning program, income restricted units are available at this development. Please contact the Department of Housing and Community Development at www.dhcd.dc.gov regarding the availability of such units and requirements for registration in the Inclusionary Zoning program.

Applicants must have completed the DHCD Inclusionary Zoning Orientation Class. After completing the course, visit www.dhcd.dc.gov to submit your registration form.

Greater Washington Urban League (GWUL)

2901 14th Street NW
Washington, DC 20009
202.265.8200 | gwul.com

Housing Counseling Services (HCS)

2410 17th Street NW, Suite 100
Washington, DC 20009
202.667.7006 | housingetc.org

Latino Economic Development Center (LEDC)

641 S Street NW
Washington, DC 20009
202.588.5102 | ledcmetro.org

Marshall Heights Community

Development Organization (MHCDO)
3939 Benning Road NE
Washington, DC 20019
202.396.1200 | mhcd.org

Lydia's House

4101 Martin Luther King Jr. Avenue SW
Washington, DC 20032
202.373.1050 | lh4us.org

University Legal Services (ULS Far NE)

Lloyd E. Smith Center
3939 Benning Road NE
Washington, DC 20019
202.650.5631 | uls-dc.org

University Legal Services (ULS NE)

220 I Street NE, Suite 230
Washington, DC 20002
202.547.4747 | uls-dc.org

University Legal Services (ULS SE)

1800 Martin Luther King Jr. Avenue SE
Washington, DC 20020
202.889.2196 | uls-dc.org