

Stronger DHCD Oversight Needed for Inclusionary Zoning Program to Reach Housing Goals

The Inclusionary Zoning program is a key initiative identified by the Mayor as a pathway toward the affordable housing goal of producing 36,000 new housing units and 12,000 new affordable units by 2025. The program is adding more units each year, but without effective oversight by the Department of Housing and Community Development (DHCD) there is no assurance the program is filling them with current and future residents who qualify for the IZ program. This audit examined whether DHCD implemented the IZ program effectively to provide housing for qualified applicants, and DHCD's ability to track and measure equity progress and improvements through the IZ program.

November 20, 2024

A report by the Office of the D.C. Auditor

The report findings include that DHCD did not:

- Ensure that IZ tenants' income was recertified annually which potentially allowed participants to remain in IZ units for which they were no longer eligible because their income exceeded their units' income requirement.
- Enforce the annual reporting requirements, which meant they were not able to track which units were vacant or who was living in occupied units.
- Ensure IZ units were filled timely and took on average more than 13 months to fill IZ units between DHCD issuing a post Notice of Availability letter to lease start date.
- Initiate enforcement action against property owners who violated IZ development covenant requirements and DCMR.

1,966

Total IZ units

18,024

Households registered with DHCD

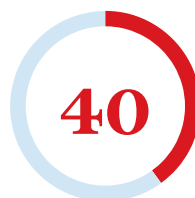
AVERAGE OF MORE THAN

13

Months DHCD took to fill IZ units

0

Enforcement during audit scope



Percent of sample properties that submitted annual reports

