Uncertain Economy, Action by Congress Weaken D.C. Revenue Forecast

August 31, 2026

A report by the Office of the District of Columbia Auditor

Model prepared by
EY/Quantitative Economics and Statistics
Will Singer, Assistant Deputy Auditor for Finance

Office of the District of Columbia Auditor

Kathleen Patterson, District of Columbia Auditor
www.dcauditor.org

August 31, 2026

The Hon. Phil Mendelson, Chairman
Councilmembers
Council of the District of Columbia
1350 Pennsylvania Avenue NW
Washington, DC 20004

Dear Councilmembers:

The report that follows is an updated estimate of revenues to be received by the District of Columbia through the end of Fiscal Year 2026 provided by EY/Quantitative Economics and Statistics, the economic consulting firm that conducts revenue certifications on contract with the Office of the D.C. Auditor.

Their August 2026 forecast projects lower revenues than the same model had forecast in March, based on weakened employment and commercial real estate values as well as action taken by Congress and overall economic uncertainty. The current estimate is $11.8 billion for FY 2026, down from the $12.2 billion the firm estimated in March, but still slightly higher than the official February 2026 forecast of $11.7 billion by the Office of the Chief Financial Officer.

I asked the consultant to update their earlier forecast after Chief Financial Officer Glen Lee issued a "no-change" letter in June rather than the "quarterly re-estimate" required by D.C. Code.

The forecast reflects federal tax code changes in the 2025 One Big Beautiful Bill Act (OBBBA), lower individual and business income tax revenue., and the limited decoupling measure that was included in the FY 2027 budget.

The report cites additional risks including "geopolitical uncertainty related to the Iran conflict, which could affect District individual income, business income, and sales tax revenue as well as other potential policy changes including federal expenditures, legislation and coupling impact, and interest rates."

The downturn in revenue forecast here is consistent with findings in the National Association of State Budget Officers (NASBO) Fiscal Survey of the States published in the spring, reviewing state budgets proposed for the fiscal year starting July 1. NASBO found governors were employing "strategies such as targeted spending cuts, eliminating vacant positions, revenue increases and other measures…signaling a constrained budget environment." Thirteen states had projected budget gaps totaling $26.3 billion before budget-balancing proposals were presented.

We hope this updated analysis will be of use to Councilmembers particularly in light of the expected hearing on new revenue proposals. Please let me know if you have any questions on the information included.

Sincerely yours,

Kathy Patterson

Kathleen Patterson
District of Columbia Auditor

District of Columbia Forecast Update: August 2026 Forecast

Prepared for the Office of the District of Columbia Auditor

August 26, 2026

Contents

Executive Summary

- **Lower forecast than March 2026:** The August 2026 forecast estimates gross revenue of $11.8 billion for FY 2026, down from the $12.2 billion we estimated in March but still slightly higher than the February 2026 forecast of $11.7 billion by the Office of the Chief Financial Officer. Two factors drive our lower estimate:

    1. **OBBBA decoupling assumptions:** The forecast reflects the narrower set of decoupling amendments enacted as part of the D.C. Council's July 2026 Budget Support Act for FY 2027, rather than the broader decoupling assumed in March. This change lowers projected individual and business income tax revenues and is a key driver of the downward revision. Given ongoing legal and congressional developments, this remains an area of uncertainty worth monitoring.

    2. **Mixed economic outlook.** D.C. Gross Domestic Product (GDP) and food and accommodation GDP were revised upward, which supports business income and sales tax revenue. At the same time, employment, wage and salary income, and the commercial office market weakened relative to March, which weighs on income tax, property tax, and other revenue.

- **Risks to the outlook:** Additional risks include geopolitical uncertainty related to the Iran conflict, which could affect District individual income, business income, and sales tax revenue as well as other potential policy changes including federal expenditures, legislation and coupling impact, and interest rates.

I. Introduction

This report provides an updated revenue forecast for the District of Columbia ("August 2026 forecast"), requested by the Office of the D.C. Auditor (ODCA) following the decision by Chief Financial Officer Glen Lee to issue a no-change letter in lieu of a revised revenue estimate in June 2026.[1] This August 2026 forecast is an update of a similarly produced forecast in March 2026 and uses the same methodology as the March 2026 forecast, with updated economic inputs. Changes in the forecasts are highlighted in the report. A complete list of model inputs and sources is provided in Appendix Table A1.

The forecast does not replace the Office of the Chief Financial Officer (OCFO) Office of Revenue Analysis (ORA) forecast and it should not be used as an official projection of District revenues.

The August 2026 forecast incorporates available information about future tax policy changes off-model where applicable, including provisions of the Fiscal Year 2026 Budget Support Act of 2025 and One Big Beautiful Bill Act (OBBBA). Many smaller policy adjustments use the estimated fiscal impacts outlined in the Budget Support Acts. Larger policy changes, such as Universal Paid Leave suspension and the forthcoming increase in the general sales tax rate, are incorporated through manual calculations.[2]

[1] Government of the District of Columbia, Office of the Chief Financial Officer. (2026, June 30). June 2026 Revenue Estimates for FY 2025 - 2030. Retrieved from: https://cfo.dc.gov/sites/default/files/dc/sites/ocfo/publication/attachments/June%202026%20Revenue_Estimate%20Letter%20063026.pdf

[2] Other than the OBBBA decoupling assumptions, all policy adjustments remain unchanged from the March 2026 forecast.

II. Changes to the Economic Forecast

The March 2026 and August 2026 forecasts incorporate data from Oxford Economics, CoStar, and the Congressional Budget Office (CBO) for forecasts of the economic and demographic variables that drive the revenue projections. Table 1 summarizes the changes in the compound annual growth rates (CAGRs) for 2025 to 2030 in the August 2026 update. Further details about sources are included in the Appendix (Table A1).

Table 1. Summary of economic variables impacting the revenue outlook

Indicator	FY 2025 value	March FY 2025-2030 Compound Annual Growth Rate (CAGR) growth forecast	August FY 2025-2030 Compound Annual Growth Rate (CAGR) growth forecast	Use in models
D.C. GDP ($M)	$191,297	3.2%	3.8%	Business income
D.C. food and accommodation GDP ($M)	$6,252	4.2%	5.0%	General sales
D.C. wage and salary income ($M)	$99,084	3.5%	2.8%	Individual income, general sales, deed tax, lottery
D.C. office vacancy (rate)	18%	0.4%	0.5%	Real property (commercial assessed value)
D.C. office net deliveries (sq ft)	0*	NA	NA	Real property (commercial assessed value)
U.S. capital gains ($M)	$1,547,825	-0.3%*	-0.3%*	Individual income
S&P 500 (index)	5,995	5.6%	6.8%	Business income
U.S. Case Shiller housing price (index)	328	2.9%	3.1%	Real property (residential assessed value)
US single family home sales ($M)	$3,697,503	3.8%	3.7%	Deed tax
US gross private domestic investment ($M)	$5,408,879	4.5%	4.5%	Licenses/fees
US nonresidential fixed investment ($M)	$4,165,419	4.4%	4.4%	Real property (commercial assessed value)
D.C. resident population (level)	693,215	0.1%	0.0%	Licenses/fees, charges
D.C. employment, including nonresidents (level)	759,855	-0.5%	-1.1%	Fines

Sources: U.S. Congressional Budget Office (CBO); U.S. Bureau of Economic Analysis (BEA); U.S. Bureau of Labor Statistics (BLS); U.S. Census Bureau, CoStar; Oxford Economics (US BLS, US BEA; FHFA, National Association of Realtors, Haver Analytics, U.S. Census Bureau).

* The negative CAGR growth forecast for U.S. capital gains reflects CBO's projections for declining capital gains during 2027-2030, following unusually strong increases of approximately 15% in 2024, 28% in 2025, and a forecasted 8.7% in 2026.

Though the CBO has not yet published updated figures at the time of this forecast update, many of the tax revenue models include variables from Oxford Economics, which has incorporated more recent data and has revised its estimates compared to the last forecast in March 2026.

The August 2026 forecast uses updated projections from Oxford Economics for the variables used in the revenue forecasting models, including District GDP, District wage and salary income, D.C. food and accommodation GDP, resident population, employment, housing indicators, office market conditions, and the S&P 500 index (see Appendix Table A1 for forecast dates for explanatory variables). These inputs show a mixed economic outlook compared to the March 2026 forecast. Relative to the March 2026 forecast, projections for D.C. GDP, D.C. food and accommodation, the S&P 500, and the S&P CoreLogic Case-Shiller U.S. National Home Price Index housing price increased, while projections for D.C. wage and salary income, employment, D.C. resident population, and U.S. single family home sales declined. The office market outlook also weakened since the March 2026 forecast, with projected office vacancy increasing by 2.5%. These revisions show that several labor-market indicators have weakened since March 2026, but District output is still projected to grow driven by business income.

Table 2. Changes in economic conditions using Oxford Economics forecasts from August 2026 versus March 2026

Indicator	% Change from March 2026 to August 2026 Update (Average of FY26-FY30)	Impact on Tax
D.C. GDP	2.0%	↑ Business income
D.C. food and accommodation GDP	3.4%	↑ General sales
D.C. wage and salary income	-4.5%	↓ Individual income, general sales, deed tax, lottery
D.C. office vacancy	2.5%*	↓ Real property (commercial assessed value)
D.C. office net deliveries	NA**	NA**
S&P 500	5.4%	↑ Business income
U.S. Case Shiller housing price	0.9%	↑ Real property (residential assessed value)
U.S. single family home sales	-0.9%	↓ Deed tax
D.C. resident population	-2.9%	↓ Licenses/fees, charges
D.C. employment, including nonresidents	-3.8%	↓ Fines

Sources: U.S. Bureau of Economic Analysis (BEA); U.S. Bureau of Labor Statistics (BLS); U.S. Census Bureau, CoStar; Oxford Economics (US BLS, US BEA; FHFA, National Association of Realtors, Haver Analytics, U.S. Census Bureau).

*An increase in vacant office space puts downward pressure on office property values, lowering the commercial real property tax base.

**Office net deliveries reflect the difference between construction completed and demolition. For FY 2030, office net deliveries were projected to be 0sq ft in the March 2026 forecast and 71,666 sq ft in the August 2026 forecast. Because the base period value is 0, a percent change cannot be calculated.

The revised economic inputs are a bit of a mixed bag in terms of expected impact on revenue. On the upside, the revised D.C. GDP estimate points to continued growth in the District's overall output. Nominal D.C. GDP is projected to increase at a 3.8% compound annual growth rate over the forecast period, up 2% from the previous forecast. This is consistent with expectations for growth in broader U.S. GDP, driven by stronger productivity growth rather than job growth. The expected growth in GDP increases the business income tax base.

The food and accommodation sector also shows stronger projected growth than the overall District economy. D.C. food and accommodation GDP is projected to increase at a 5.0% compound annual growth rate, an increase of 3.4% relative to the March forecast. Because this variable is used in the general sales tax model, the projected growth in this sector supports taxable sales activity, particularly for restaurants, hotels, and visitor-related spending.

Strong corporate earnings and steady consumer spending have supported growth in the S&P 500 index. As a result, the S&P 500 forecast has been revised, up 5.4% from the previous forecast. This further increases the business income tax.

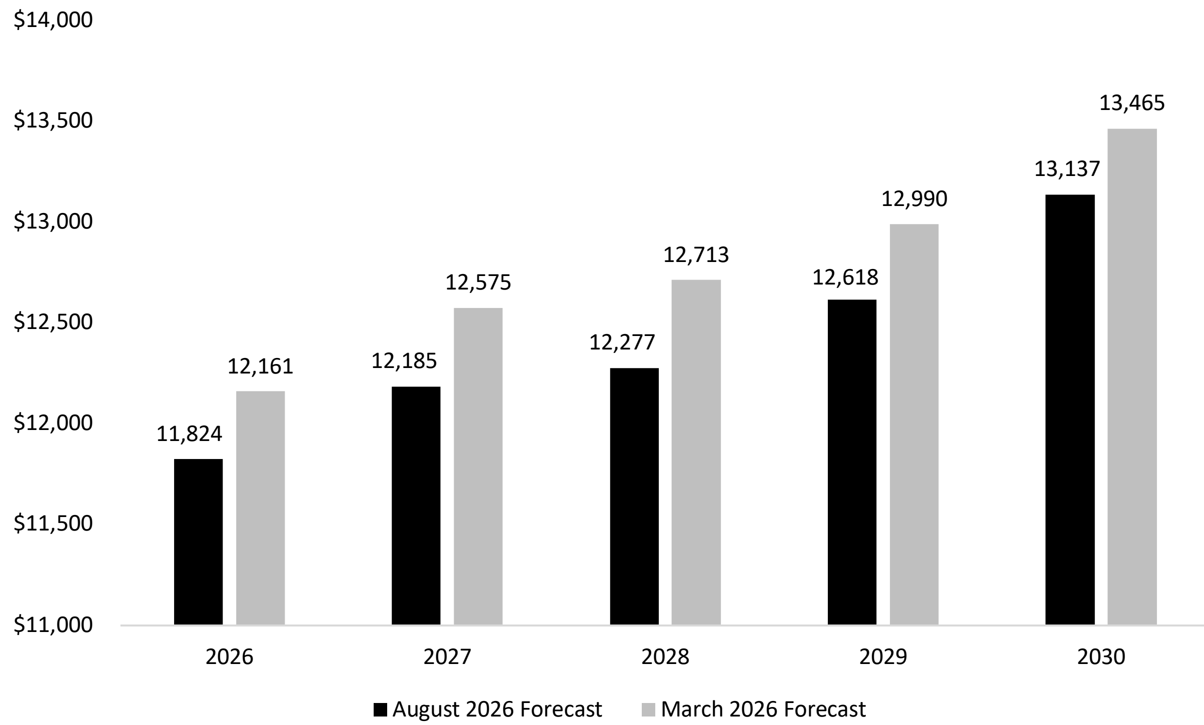
At the same time, labor market conditions have turned softer between March and August. Total nonfarm District employment for 2026 Q1 is 3.5% lower than had been expected in the March 2026 forecast. As a result, the employment forecast has been revised down by an average of 3.8% from FY 2026 through FY 2030. The labor market slowdown has also affected wage growth. While D.C. wage and salary income is still projected to grow from FY 2026 through FY 2030, it has been revised down by 4.5% compared to the March 2026 forecast. The lower employment and wages result in a lower income tax base and residents' spending, affecting the forecast for the sales and use tax.

Housing market conditions, office vacancy, and office net deliveries show mixed signals but continue to point to a soft property tax base. Although the U.S. housing price has been revised up by 0.9% relative to the March forecast which increases the residential assessed value of real property tax, the 2.5% increase in D.C. office vacancy decreases the assessed value of commercial real property. Meanwhile, D.C. net office deliveries have been generally revised up each year. Still, overall, these housing indicators decrease the property tax base due to the magnitude of downward effect of the commercial real estate market forecast.

III. Changes to the Baseline Revenue Forecast

The August 2026 forecast estimates gross revenue of $11.8 billion (comprising local fund and dedicated revenue) for FY 2026, lower than the March 2026 forecast of $12.2 billion but still higher than the OCFO February 2026 forecast of $11.7 billion.[3] The OCFO February 2026 forecast for FY 2026 through FY 2030 is within a 95% confidence interval (CI) of the August 2026 forecast. Figure 2 illustrates the projected increase in gross revenue, expected to reach $13.1 billion by FY 2030.

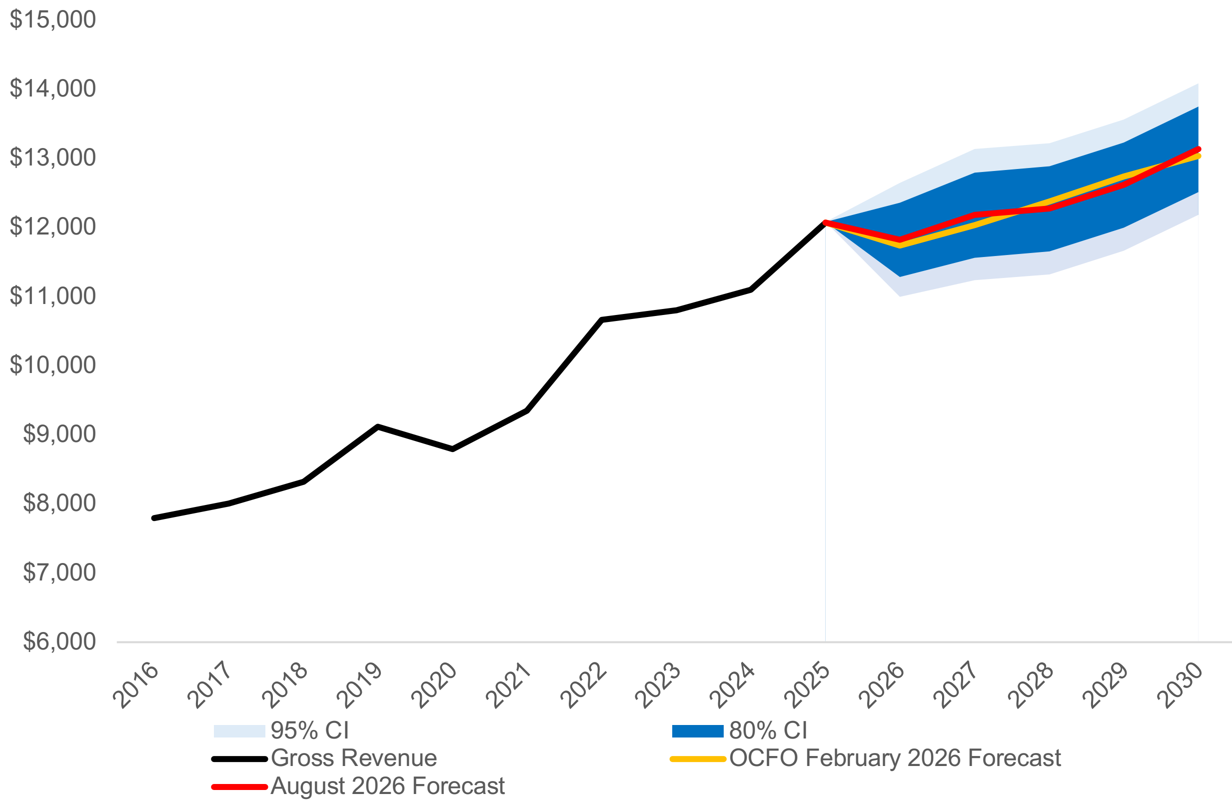
Figure 1. August 2026 Forecast vs. March 2026 Forecast ($ in millions)



Source: ODCA

[3] Government of the District of Columbia, Office of the Chief Financial Officer. (2026, February 27). February 2026 Revenue Estimates for FY 2025-2030. Retrieved from: https://ora-cfo.dc.gov/publication/022726-february-2026-revenue-estimates-fy-2026-2030

Figure 2. Total gross revenue forecast, August 2026 forecast and February 2026 OCFO forecast ($ in millions)



Sources: OCFO February 2026 Revenue Estimate, OCFO 2025 ACFR, ODCA, CI=confidence interval

The August 2026 forecast reflects slow growth in D.C. employment as well as wage and salary income since the prior March 2026 forecast, which contributes to slower growth in income, general sales, and other tax revenue. For property tax, the economic variables—single-family home sales, D.C. office vacancy rates, and D.C. office net deliveries—have been revised in a more negative direction than the March 2026 forecast and reduce the property tax base. Meanwhile, stronger growth in the S&P 500 index and D.C. GDP increases the forecast for business income tax revenue.

Similar to the February 2026 OCFO estimate, the August 2026 forecast also reflects the effect of the One Big Beautiful Bill Act for FY 2026 through FY 2030. The D.C. Council initially voted in November and December 2025 to decouple from nearly all key OBBBA provisions—including the $750 standard deduction increase, business full expensing, and research and experimentation expensing. Congress disapproved this broader decoupling in February 2026. Subsequently, as part of its July 2026 budget, the D.C. Council enacted a narrower set of decoupling amendments. In contrast, the March 2026 forecast assumed that the broader decoupling amendments would be adopted in full. The narrower set of decoupling amendments assumed in the August forecast further reduces projected business and individual income tax revenues. Compared to the March 2026 forecast, gross revenue across all tax types in the August 2026 forecast is approximately $300 million to $400 million lower per year over the forecast period due to the economic and policy factors reported above.

Table 3. Revenue forecast comparison, FY 2025-2030, ($ in millions)

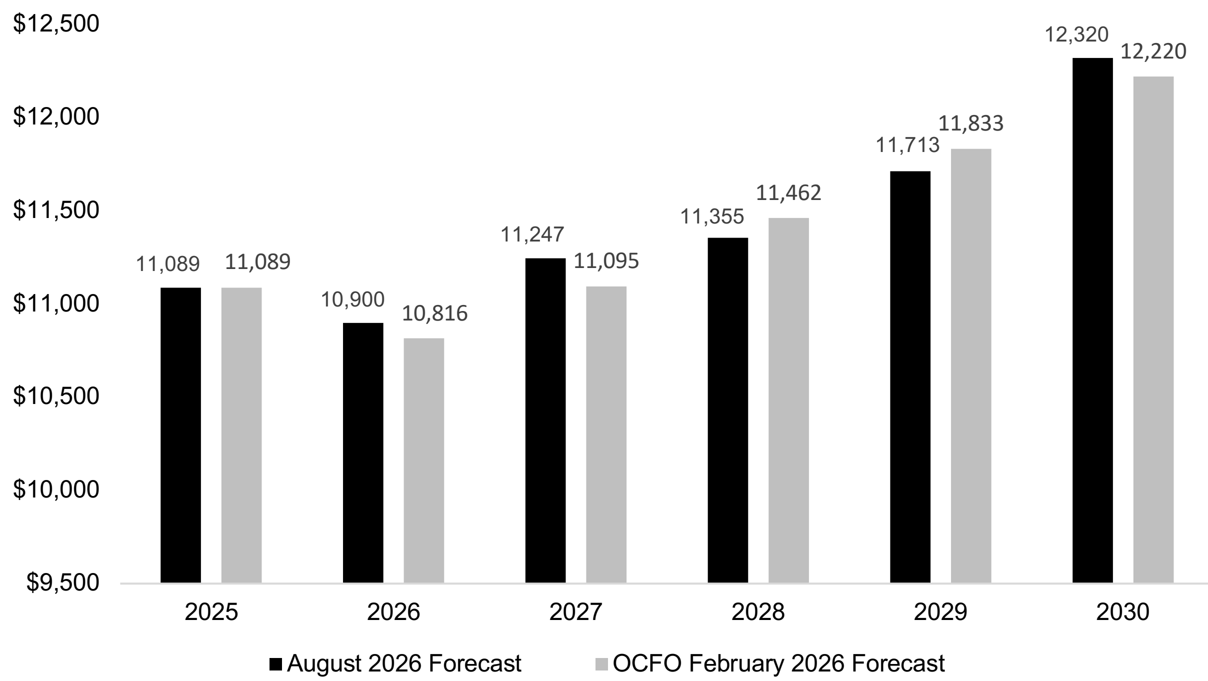
	Real Property	General Sales	Individual Income	Business Income	Deeds	Nontax	All Other	Gross	Annual change
August 2026 forecast									
2025	2,891	2,091	3,605	1,235	407	1,030	811	12,070	8.8%
2026	2,749	2,118	3,544	1,199	400	1,013	802	11,824	-2.0%
2027	2,727	2,367	3,626	1,243	418	1,007	797	12,185	3.1%
2028	2,525	2,491	3,683	1,282	455	1,010	832	12,277	0.8%
2029	2,563	2,620	3,809	1,331	495	1,035	763	12,618	2.8%
2030	2,668	2,760	3,965	1,379	533	1,067	765	13,137	4.1%
March 2026 forecast									
	Real Property	**General Sales**	**Individual Income**	**Business Income**	**Deeds**	**Nontax**	**All Other**	**Gross**	**Annual change**
2025	2,891	2,091	3,605	1,235	407	1,030	811	12,070	8.8%
2026	2,749	2,134	3,736	1,291	413	1,038	802	12,161	0.8%
2027	2,771	2,380	3,821	1,321	449	1,035	797	12,575	3.4%
2028	2,635	2,497	3,879	1,346	483	1,040	832	12,713	1.1%
2029	2,666	2,620	3,981	1,375	516	1,068	763	12,990	2.2%
2030	2,745	2,749	4,129	1,421	553	1,102	765	13,465	3.7%
August 2026 forecast variance from March 2026 forecast									
	Real Property	***General Sales***	***Individual Income***	***Business Income***	***Deeds***	***Nontax***	***All Other***	***Gross***	***Annual change***
2025	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*+0.0pp*
2026	*0*	*-16*	*-192*	*-91*	*-13*	*-25*	*0*	*-337*	*-2.8pp*
2027	*-44*	*-13*	*-196*	*-78*	*-31*	*-29*	*0*	*-390*	*-0.4pp*
2028	*-110*	*-7*	*-196*	*-64*	*-28*	*-30*	*0*	*-436*	*-0.3pp*
2029	*-102*	*0*	*-171*	*-44*	*-21*	*-33*	*0*	*-372*	*+0.6pp*
2030	*-77*	*12*	*-164*	*-42*	*-20*	*-35*	*0*	*-327*	*+0.5pp*
OCFO forecast – February 2026									
	Real Property	**General Sales**	**Individual Income**	**Business Income**	**Deeds**	**Nontax**	**All Other**	**Gross**	**Annual change**
2025	2,891	2,091	3,605	1,235	411	1,026	811	12,070	10.4%
2026	2,744	2,007	3,699	1,084	359	1,028	819	11,741	-2.7%
2027	2,768	2,155	3,710	1,170	245	1,000	985	12,033	2.5%
2028	2,824	2,185	3,798	1,231	485	1,010	849	12,383	2.9%
2029	2,893	2,251	3,930	1,259	540	1,024	841	12,738	2.9%
2030	2,979	2,310	4,112	1,288	591	1,033	725	13,037	2.4%
August 2026 forecast variance from OCFO forecast February 2026									
	Real Property	***General Sales***	***Individual Income***	***Business Income***	***Deeds***	***Nontax***	***All Other***	***Gross***	***Annual change***
2025	*0*	*0*	*0*	*0*	*-4*	*4*	*0*	*0*	*-0.02pp*
2026	*5*	*111*	*-155*	*115*	*41*	*-15*	*-18*	*84*	*+0.01pp*
2027	*-40*	*212*	*-84*	*73*	*173*	*7*	*-188*	*152*	*+0.01pp*
2028	*-300*	*305*	*-115*	*51*	*-31*	*-1*	*-17*	*-106*	*-0.02pp*
2029	*-330*	*370*	*-120*	*72*	*-45*	*11*	*-78*	*-120*	*+0.00pp*
2030	*-310*	*450*	*-147*	*91*	*-59*	*34*	*40*	*100*	*+0.02pp*

Source: OCFO February 2026 Revenue Estimate

Dedicated revenue. For the dedicated revenue assigned to other agencies or funds, the forecast uses the most recent OCFO forecast of dedicated revenues. The bulk of the dedicated revenue is sales tax, where nearly $600 million, or about one-fourth, is dedicated, including $200 million (in FY 2024) of hotel and restaurant tax revenue that was dedicated to Events DC and $178.5 million annually that is dedicated to support Washington Metropolitan Area Transit Authority capital investments.

Local revenue. Local revenue is calculated as gross revenue less dedicated revenue. Figure 3 shows that the August 2026 forecast estimates that local revenue will grow from $11.1 billion in FY 2025 to $12.3 billion in FY 2030. For comparison, the OCFO forecast estimates that local revenue will grow from $11.1 billion in FY 2025 to $12.2 billion in FY 2030.

Figure 3. Local fund revenue, FY 2025-2030 ($ in millions)



Sources: OCFO February 2026 Revenue Estimate, ODCA

IV. Conclusions

The August 2026 forecast estimates gross revenue (local fund plus dedicated revenue) of $11.8 billion in FY 2026, compared to $12.2 billion in the March 2026 forecast. Over the FY 2026–FY 2030 forecast period, projected gross revenue is approximately $300 million to $400 million lower per year than in the March forecast. The downward revision primarily reflects changes in tax policy assumptions related to OBBBA decoupling, which reduce projected individual and business income tax collections, as well as a weaker labor and commercial real estate market outlook characterized by slower employment and wage growth and higher vacancies than previously projected.

While stronger forecasts for D.C. GDP and financial market performance provide some offsetting support, risks to the outlook remain, including continued geopolitical uncertainty with Iran and its potential effects on economic activity and tax revenues. A prolonged conflict could weigh on the District's economy through higher energy prices that reduce consumer spending and general sales tax receipts, increased financial market volatility that dampens business income and capital gains tax revenues, and potential disruptions to federal spending and employment that affect the District's individual income tax base. Additional risks include further reductions to the federal civilian workforce and economic slowdowns associated with political uncertainty and future government shutdown.

Appendix

Table A1. Forecast sources for explanatory variables

Explanatory variable	Source	Latest update for explanatory variables in August 2026 forecast	Latest update for explanatory variables in March 2026 forecast
D.C. GDP ($M)	Oxford Economics (BLS)	June 2026	December 2025
D.C. food and accommodation GDP ($M)	Oxford Economics (BEA)	June 2026	December 2025
D.C. wage and salary income ($M)	U.S. BEA	June 2026	December 2025
D.C. office vacancy (rate)	CoStar	August 2026	January 2026
D.C. office net deliveries (sq ft)	CoStar	August 2026	January 2026
US Capital gains ($M)	U.S. CBO	February 2026	February 2026
S&P 500 (index)	Oxford Economics	July 2026	December 2025
US Case Shiller housing price (index)	*Oxford Economics (S&P, Fiserv, and MacroMarkets LLC\Haver Analytics)*	July 2026	December 2025
US Single family home sales ($M)	*Oxford Economics (National Association of Realtors\Haver Analytics)*	June 2026	December 2025
US Gross private domestic investment ($M)	U.S. CBO	February 2026	February 2026
US nonresidential fixed investment ($M)	U.S. CBO	February 2026	February 2026
D.C. resident population (level)	*Oxford Economics (USCB)*	June 2026	December 2025

Note: Acronyms are as follows: Office of the Chief Financial Officer (OCFO) U.S. Bureau of Economic Analysis (BEA), U.S. Congressional Budget Office (CBO), U.S. Bureau of Labor Statistics (BLS).

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This report was prepared by:

Sally Wallace, EY/QUEST Executive Director

Leqi Zhao, EY/QUEST Manager

Emma Wu, EY/QUEST Analyst

About ODCA

The mission of the Office of the District of Columbia Auditor (ODCA) is to support the Council of the District of Columbia by making sound recommendations that improve the effectiveness, efficiency, and accountability of the District government.

To fulfill our mission, we conduct performance audits, non-audit reviews, and revenue certifications. The residents of the District of Columbia are one of our primary customers and we strive to keep the residents of the District of Columbia informed on how their government is operating and how their tax money is being spent.

Office of the District of Columbia Auditor
1331 Pennsylvania Avenue, N.W.
Suite 800 South
Washington, DC 20004

202-727-3600
odca.mail@dc.gov
www.x.com/ODCA_DC
www.dcauditor.org

Office of the District of Columbia Auditor