

1. Affordable Housing: Estimates show nearly half of all D.C. renters spend more than 30% of their income on rent. What resources, if any, will you implement to create more affordable housing options in the District?

Washington, D.C. has a housing crisis, and the solution has to be both immediate and structural. I plan to build 50,000 new homes across all wards by 2032, cut approval timelines from years to months, and create a Housing Accelerator Office so that housing projects have a single point of contact and a clear, single timeline. We will also eliminate parking minimums near Metro to lower construction costs and help reduce rents.

But building alone is not enough. I will prioritize permanently affordable housing through community-owned land, mixed-income public social housing, more affordable workforce housing, and an Equity Map so every neighborhood does its fair share. Affordability should not expire after 15 years; D.C. needs homes that stay affordable permanently.

Although good data is hard to obtain, it is estimated 10% - 20% of existing residential units are vacant due to owners not able to get a Certificate of Occupancy, the cost to get licenses and ongoing reporting, and the risks of renting the residence.

2. Safe Housing: What policies will you advocate for to provide safe housing to people across D.C., including those living in poor rental conditions?

Safe housing means more than a roof over someone's head. It means housing that is healthy, stable, affordable, and not at constant risk of displacement. I will advocate for stronger protections for residents who live in their homes, limits on how quickly taxable property values can rise, and property tax relief for homeowners and building owners who make needed improvements without passing those costs on through unaffordable rent increases.

For renters in poor conditions, the city must improve enforcement, hold negligent landlords accountable, and make it easier for tenants to organize, purchase, or convert their buildings when owners fail them. My plan includes a Cooperative Conversion Program to help tenants buy their buildings and create long-term stability. The first of its kind Eight to Equity Program will provide a new path for home ownership.

3. Shelter Capacity: D.C.'s low-barrier shelters are often at high capacity. Do you think there are enough shelter beds and locations, including spaces for women, men, youth, and LGBTQ+ individuals? If not, what new facilities (low-barrier, non-congregate, etc) would you advocate for?

No. D.C. lacks sufficient shelter capacity, and the existing system too often forces people into unsafe, overcrowded, or unsuitable environments. The city needs more low-barrier shelter options, but also more non-congregate shelter, especially for people with health needs, families, women, youth, seniors, LGBTQ+ residents, and people who have experienced trauma.

Shelter should be a pathway to housing, not a warehouse for poverty. The current programs are not functioning as intended. I would advocate for a full-service housing facility that

accommodates all the service needs for its residents. It would include professional staff offering a wide range of medical, psychological and skill training practitioners. Providing robust support services including mental health care must be an integral part of any shelter.

4. Encampment Closures: D.C. officials recently said the city “shouldn’t have encampments” and has been closing encampments regularly for the last several years. What would your encampment policy be? Should the city be closing more or fewer encampments? What resources should people be offered during encampment closures?

I do not support encampment closures that simply move people from one block to another without housing, storage, services, and trust. It is the city’s responsibility to provide safe, appropriate housing or shelter, along with transportation, storage for belongings, ID replacement help, health care, behavioral health support, and case management. People should receive clear notice, repeated outreach, and options that meet their actual needs.

My policy is based upon Maslow’s Hierarchy of Needs. #1 - Providing safe and stable housing. #2 - Access to high quality, nutritious food for each person. #3 - Accommodate the individual's health care and mental care requirements. #4 - Create a support community, #5 - Teach life skills and job training.

The goal should be fewer encampments because fewer people are homeless, not fewer encampments. After all, people have been displaced. My goal is to end homelessness in Washington, DC.

5. Vouchers: This year, the mayor’s budget proposal does not include any new housing vouchers for people experiencing homelessness. How would you respond to homelessness given the city’s limited resources?

I would not accept a budget that abandons new housing vouchers while thousands of residents remain unhoused or housing insecure. Nearly 39,000 families are already on the public housing and voucher waitlist. The city is already not meeting residents' needs.

Given limited resources, I would focus on the interventions that actually reduce homelessness: housing vouchers, permanent supportive housing, rapid rehousing that leads to stability, and prevention for people at risk of eviction. I would also expand lower-cost pathways to stability, including social housing, community land, cooperative ownership, and a Section 8 to Equity pathway that helps families move from vouchers toward ownership when possible.

6. DCHA: With Keith Pettigrew leaving the District of Columbia Housing Authority, what do you think are the qualities of an effective leader for the agency? What are some objectives you'd want a prospective appointee to achieve?

DCHA needs a leader who is transparent, competent, human-centered, and capable of restoring trust. The next leader must understand public housing not as a real estate portfolio, but as a public responsibility to residents who deserve safe, stable, dignified homes.

My objectives for the next DCHA leader would be clear: reduce the public housing and voucher waitlists, improve maintenance response times, quickly bring vacant units back online, protect current residents from displacement, improve transparency in contracting and redevelopment, and communicate directly with tenants. DCHA also needs to align with a broader citywide housing strategy that builds more homes, permanently preserves affordability, and creates real pathways from renting to ownership.

7) Stakeholder Input: How have you involved people with lived experience of homelessness in your policy-making, and how will you in the future?

I engage with people with lived experience of homelessness on an ongoing basis. Too often, the city designs programs around people instead of with them. My administration would create formal, paid advisory roles for residents with lived experience of homelessness, public housing residents, voucher holders, shelter residents, and tenants facing unsafe conditions.

Their input would shape shelter policy, encampment response, voucher administration, DCHA reform, and housing production. I would also require quarterly public accountability reviews so residents can see whether the city is meeting its housing goals, how money is being spent, and whether programs are actually moving people into stable housing. Public dashboards and quarterly reviews are already part of my approach to accountability in other policy areas, and housing should be no different.

I will continue to work with stakeholders to develop long term solutions. Individuals and families with lived experience and working with all stakeholders is essential to sustainable results.