

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

Housing today is unaffordable - for buyers and renters - because there aren't enough homes that meet people's needs and budgets. The people whose families have lived here for decades, our teachers, child care workers and service workers, seniors, and others, simply can't find homes they can afford.

I'm committed to equitably distributing affordable housing throughout the District — and will not support policies that concentrate affordability in only a few neighborhoods while others avoid their responsibility. Equitable distribution of affordable housing strengthens our schools, stabilizes our workforce, reduces displacement, and ensures that opportunity is not confined to a handful of neighborhoods.

As Councilmember, I won't just advocate for more housing—I'll fight for the right mix of housing throughout Ward 1 and in the District of Columbia as a whole to preserve its rich diversity and ensure that residents thrive regardless of their income. I will continue to promote zoning and other adjustments that make it easier to build more units, to bring down prices. I will advocate for a far stronger comprehensive plan than the draft Future Land Use Map recently released by the Office of Planning.

I will support, protect, and invest in programs, from rental assistance and the Tenant Opportunity to Purchase Act, to assisting residents with down payments and first purchases. As a Home Purchase Assistance Program (HPAP) recipient, I know firsthand how these critical programs matter and that they must continue to be funded by the D.C. Council.

I'll also advance housing first policies with wraparound services to promote better pathways for our unhoused neighbors and remove systemic barriers that displace Black and brown residents from our community and make it harder for seniors to age in place.

What I've done:

Led the fight for Park Morton and Bruce Monroe. I've lived in Park View for 15 years and led the fight for Park Morton and Bruce Monroe, with 456 units – 60 percent of them affordable. There were many efforts to undermine and block it, but I kept fighting and now we have the first of hundreds of new units – many of them deeply affordable.

I supported the Kenyon Street family co-op. My work demonstrated that when tenants have knowledge of their rights and access to resources, they can successfully exercise the Tenant

Opportunity to Purchase Act (TOPA) and preserve affordable housing—but too many tenants never get that support because agencies aren't prioritizing it.

I collaborated with fellow ANC Commissioners on the comprehensive plan re-write to promote bonus density for more housing and revitalization along Lower Georgia Ave.

WHAT I'LL DO

As an Advisory Neighborhood Commissioner for 10 years, I have witnessed how Black and brown neighbors are being systematically displaced by rising costs and weakened protections, and seen how much harder it is for seniors to age in place. But the need for more affordable housing impacts everyone, at all income levels, ages, and ethnicities.

As Councilmember, I will:

- Reclaim and expand rent control. I will close the voluntary agreement loophole that lets landlords circumvent protections, eliminate the substantial rehabilitation exemption that's abused to remove units from rent control, and expand coverage to buildings built before 1985. Currently, 75,000 families depend on rent control—it's our largest source of affordable housing and a critical anti-displacement tool for BIPOC residents.
- Fund The Way Home. The 120-plus unhoused residents who died while matched to housing vouchers represent an unconscionable implementation failure. I will work to fully fund Permanent Supportive Housing and Local Rent Supplement vouchers, demand 30-day maximum processing times, and create a unified intake system between the Department of Human Services and the D.C. Housing Authority. I'll also restore non-congregate shelter funding, because dignified housing means privacy and autonomy, not warehousing people.
- Protect the Housing Production Trust Fund. HPTF has been repeatedly raided for budget gaps. I will fight to protect these funds exclusively for affordable housing production and preservation, with mandatory set-asides for deeply affordable units (0-30% AMI).
- Direct rental assistance. I will restore ERAP to \$20+ million annually and implement direct payment systems that prevent evictions before they happen.
- Advocate for a stronger comprehensive plan. Ward 1 can accommodate more homes for more people—and so can other wards. The draft Future Land Use Map doesn't give any part of the city the chance to do that meaningfully. We need to “legalize apartments District-wide” and do much more than this draft plan does to encourage diversity and attract more housing that makes it more affordable for ALL of us to rent, buy, and stay here.

- Stop displacement through TOPA. I oppose any weakening of tenant purchase rights. TOPA isn't blocking housing production—it's preventing displacement. As Ward 1 Councilmember, I will fight every attempt to weaken tenant rights and work to expand protections that keep long-term residents in their homes. We need more housing AND stronger tenant protections—I know these aren't contradictory goals.

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?

When Mayor Bowser committed to making homelessness rare, brief, and non-recurring by 2020, I was there—working as Policy Analyst in the Executive Office of the Mayor under the Deputy Mayor for Health and Human Services. I contributed directly to developing the Homeward DC Interagency Council on Homelessness' 2015-2020 strategic plan. I worked in partnership with the DC Housing Authority to explore policies and strategies that would create greater opportunities for heads of households experiencing housing instability to access quality services and supports. I've been in the rooms where these decisions are made, and I've seen both the promise of bold commitments and the devastating consequences when implementation fails.

Unfortunately, we're now moving further away from that 2020 goal rather than closer. The FY26 local budget includes no new funding for vouchers for unhoused individuals and very little for unhoused families—this is unconscionable. Our unhoused residents deserve access to dignified housing, and dignified housing means more than just a roof overhead. It means safe, stable, private spaces where people can lock their doors, cook their own meals, have autonomy over their daily routines, and rebuild their lives with respect and agency. It means Permanent Supportive Housing that pairs affordable housing with wraparound services—mental health support, substance use treatment, job training, case management—tailored to individual needs rather than one-size-fits-all congregate shelter models that strip people of dignity and privacy. It means Local Rent Supplement Program vouchers that allow families to remain in their communities rather than being displaced to distant neighborhoods where they lose support networks, children change schools, and parents face impossible commutes to work.

Dignified housing recognizes that people experiencing homelessness are not problems to be managed—they are our neighbors, our fellow residents, human beings deserving of the same respect, safety, autonomy and dignity that all of us expect in our homes. Non-congregate shelters represent a critical step toward this vision—moving away from large, institutional settings that feel punitive and dehumanizing toward smaller, trauma-informed spaces that preserve privacy and dignity while people transition to permanent housing.

As Ward 1 Councilmember, I will fight aggressively during every budget cycle to ensure these programs are fully funded. I will make the moral case that no one should be unhoused in one of the wealthiest cities in the nation. I will make the economic case that investing in Permanent Supportive Housing and vouchers is more cost-effective than the revolving door of emergency services, hospitalizations, and emergency shelter that characterize our current inadequate response. And I will make the policy case that we already know what works—we just need the political will to fund it at scale. We have the resources to end homelessness in DC. We have the evidence-based strategies. What we've lacked is the political will to fully fund these programs and the administrative will to implement them effectively. As Ward 1 Councilmember and with my social work background, I will bring both the political courage to fight for full funding and the technical expertise to ensure proper implementation. No one should die on our streets waiting for housing they've already qualified for. No one should be forced to sleep in congregate shelters that strip them of dignity when we have better alternatives. And no one should experience homelessness in the wealthiest city in one of the wealthiest nations on Earth. I'm ready to make ending homelessness the priority it should have been all along.

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

No. Ward 1 has some wonderful housing programs like Hope and a Home transitional housing, subsidized housing for returning citizens, seniors and families at Jubilee, medical respite beds at Joseph's House, shelter for youth at Latin American Youth Center, and short-term family housing at the Terrell with permanent supportive housing for seniors alongside it. But it does not have adequate low-barrier shelter for individuals. I would welcome facilities all along the continuum from low-barrier to permanent supportive housing. As a social worker who has spent my career working for families, I'm particularly interested in ensuring we have enough shelter and housing for LGBTQ+ youth. I'm concerned about budget cuts to all of our housing and homelessness services, including our adult day centers, Sasha Bruce Youthworks, homeless outreach services, rapid rehousing and permanent supportive housing.

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 is your stance on the city's encampment engagement policy, and should the city be closing more or fewer encampments? What resources should people be offered during encampment closures?

I oppose the Mayor's cruel encampment clearings. We must focus our efforts on offering real housing solutions and advancing systems change and promising approaches that address the underlying conditions of chronic homelessness, not criminalizing our homeless neighbors.

My Comprehensive Plan to End Homelessness:

Fix the Voucher-to-Housing Pipeline: It's unconscionable that 120+ people died while matched to housing they never received. I'll mandate 30-day maximum processing times, create a unified DHS-DCHA intake system, and fund housing navigators who help residents actually secure units. Bureaucratic delays are literally killing people.

Fully Fund Housing First Solutions: I'll fight for robust funding of Permanent Supportive Housing vouchers, LRSP vouchers, and non-congregate shelters in every budget cycle. These aren't expenses—they're investments that cost less than the revolving door of emergency services our current failure creates.

Bridge Support While Waiting: People shouldn't die waiting for paperwork. I'll establish emergency bridge funding for immediate temporary housing—hotels, rapid rehousing assistance—while permanent placements are processed. COVID proved we can act quickly when we have political will.

Employ People with Lived Experience: Housing navigators who've experienced homelessness themselves are most effective at helping others navigate these systems. This creates career pathways while improving outcomes.

Strengthen the Interagency Council on Homelessness: Having helped develop portions of ICH's original strategic plan, I know it needs real authority, adequate resources and staffing, and enforcement power to coordinate between agencies that currently point fingers while people suffer.

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

We cannot accept a budget with no new vouchers, or worse, cuts to voucher programs like this year's budget. We have to raise revenue by taxing our wealthiest residents in order to pay for the housing and services our residents need.

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

Among the supporters of my Ward 1 campaign are formerly unhoused residents who have shared their experience and advice with me. There is no substitute for lived experience when it comes to

input into policy work and constituent services. As a social worker I often counseled families living in poverty and on the edge of homelessness. The work I do every day as an ANC and the work I would do as a Councilmember is deeply informed by the families I've served and the people I've helped throughout my career.