

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?

Nearly half of DC renters spending more than 30 percent of their income on rent is not a market outcome. It is the result of decades of too little housing production and too little enforcement of the protections that exist.

I will build more housing by pursuing zoning reform to allow density near transit, fixing permitting timelines, eliminating parking minimums near Metro, and requiring affordable units in every ward. I will establish ward-level production benchmarks with public reporting so every part of the city is accountable.

I will protect existing residents by aggressively enforcing tenant protections, cracking down on predatory junk fees and illegal rent increases, and creating a displacement early-warning system that monitors rental prices and eviction filings in neighborhoods facing development pressure.

I will fully fund the Housing Production Trust Fund and the Local Rent Supplement Program, both of which are under threat in the current budget, and pursue every available dollar before cutting housing programs.

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?

Too many DC renters are living in conditions that violate basic habitability standards, and the city's enforcement has been too slow, too complaint-driven, and too easy for bad landlords to ignore.

As Mayor, I will strengthen enforcement of housing code violations by requiring the Department of Buildings to conduct proactive inspections in buildings with histories of complaints rather than waiting for individual tenants to report. I will publish a chronic problem property list so residents and neighbors know which landlords are repeat offenders.

I will establish explicit whistleblower protections for tenants who report unsafe conditions so they cannot be retaliated against or threatened with eviction. I will ensure that a housing code violation against a landlord cannot be weaponized to terminate a tenant's lease or voucher.

For voucher holders specifically, I will reform DCHA's inspection process so every unit is physically inspected before a landlord is approved to accept vouchers — and re-inspected whenever conditions are reported to have deteriorated. Vulnerable residents living in unsafe conditions because the system failed to catch it is a systemic failure I will fix.

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, there are not enough shelter beds, and the distribution of what exists is inadequate. DC's shelter system has chronic capacity shortfalls for single adults, and dedicated safe and affirming space for women, youth, and LGBTQ+ individuals is insufficient.

As Mayor, I will conduct an immediate audit of shelter capacity across all populations and publish the findings publicly so the gap is documented and addressable. I will prioritize expanding non-congregate options, because congregate shelters are not appropriate for everyone and are particularly unsafe for some of the most vulnerable residents including survivors of domestic violence and LGBTQ+ youth.

I will work with LGBTQ+ serving organizations to ensure that affirming shelter options exist that do not require people to choose between their safety and their identity. And I will treat the shelter system not as a permanent solution but as emergency infrastructure — the goal is to move people through shelter and into stable housing as quickly as possible, which requires both adequate shelter capacity and a functioning housing placement system on the other end.

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?

Closing an encampment without a genuine housing or shelter offer for every person there does not solve homelessness. It also destroys people's belongings, disrupts survival networks, and makes it harder to reconnect people with services.

My encampment policy will require that before any closure, every person living in an encampment has been offered a genuine, appropriate alternative. Outreach workers must have real time with residents to build trust before closures occur. Closures should not happen during extreme weather. Further, I will ensure belongings must be stored, not discarded.

If the city does not have enough housing and shelter options to make genuine offers to everyone in an encampment, we should not be closing that encampment. The answer is to build the housing and shelter capacity, not to move people around and call it progress. I will not measure success by how few visible encampments there are. I will measure it by how many people are housed.

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?

The Mayor's decision to include no new housing vouchers in this budget while thousands of DC residents are on waitlists for housing assistance is a choice I would not make. Vouchers are the most direct and evidence-based tool we have for moving people from homelessness into stable housing. Cutting them during a homelessness crisis is fiscal short-sightedness, not discipline.

As Mayor, I will pursue every available dollar before cutting housing programs, including the \$180 million the CFO is holding and the \$68.7 million Events DC owes the city. I will protect the Emergency Rental Assistance Program and fight to restore new voucher funding.

I will also work to make the vouchers we have more effective. The average affordable unit in DC takes 13 months to fill after it becomes available — a bureaucratic failure that leaves voucher holders in limbo and shelter beds occupied when they could be turned over. Fixing that process will make existing resources go further. And I will crack down on sources of income discrimination so that voucher holders can actually use their vouchers in the neighborhoods where they want to live.

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?

The next DCHA director needs three qualities above all: operational competence, genuine accountability to residents, and the independence to tell the Mayor's office when something is not working.

DCHA manages housing for thousands of the city's most vulnerable residents. Its failures, for example, the federal receivership that lasted years, the persistent maintenance backlogs, and the voucher processing delays affect real people's lives every day. The next director must have a proven track record of running a complex housing authority with measurable improvement in outcomes, not just a political relationship with the Wilson Building.

My objectives for a new DCHA director: cut voucher processing timelines significantly in the first year; publish monthly data on maintenance request response times by development; develop a concrete plan for bringing all DCHA properties up to habitability standards with a published timeline; and establish a resident advisory structure with real authority, not just advisory-only status. I will evaluate the director on those outcomes and I will change leadership if they are not met.

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

My engagement with people with lived experience of homelessness has been through community forums and conversations, and I am working intentionally to seek those voices out throughout the campaign.

As Mayor, I will establish a formal advisory structure for homelessness and housing policy that includes people with lived experience of homelessness. I would provide them with stipends for participation, real decision-making authority, and a direct line to my office. I will also ensure that Street Sense and other organizations led by and for people experiencing homelessness have regular access to my housing and human services leadership. The people most affected by homelessness policy have the clearest view of what is and is not working. I will govern like that expertise matters.