



**Coastal Association of REALTORS ® 2026  
Questionnaire for The Candidate seeking election in Wicomico County Maryland.**

**Candidate Information**

Name & Contact Information	Mike Houck
Mailing Address	PO Box 32 Fruitland MD 21826
Campaign Name	Friends to Elect Mike Houck
Treasurer	Brian O’Hara
Website, Social Media, Etc.	www.hoochforcouncil.com
Years as a County Resident	I have been an Eastern Shore resident since 1987
Professional Experience	I am a retired Deputy Sheriff. I am also a local business owner of Mike Houck Construction LLC.
What are your goals for this position?	My goals are: Ensure that fiscally conservative budgets are approved. Budgets that enable core county government services (schools, safety, infrastructure) for citizens of Wicomico County. When necessary, bring common-sense and meaningful amendments to the county charter. I will proactively work with the County’s Executive to address future unfunded State mandates and regularity challenges. I will accomplish this with integrity, transparency, and fairness.

### Real Estate Specific Questions:

<p>What do you believe to be the most important issue for the district you're seeking to serve?</p>	<p>Specific to District 6, State over-reach. District 6 is the largest land district and is primarily agricultural. The State has and will continue to legislate open land to conform to THEIR vision, not the people who live here.</p>
<p>As a resident of Wicomico County, how would you describe the County's Housing Market?</p>	<p>I believe it follows, albeit a laggard to, what we see nationally.</p>
<p>After reviewing the housing information provided, what are your thoughts on a first-time homebuyer's ability to purchase a home in the County?</p>	<p>Be it a first-time or any-time buyer, the two largest factors in qualifying for a mortgage are price and income. The price of housing, post-COVID, seems to have stabilized. While incomes are starting to rise, they are not climbing as fast for service-related jobs. My thoughts – potential buyers should seek/obtain careers in STEM, Trades, Medical fields.</p>
<p>What stands out to you in the housing information CAR has provided?</p>	<p>“Sold to List Price” is still strong. This tells me the true value of homes in Wicomico is solid. I think this is a real plus for homeowners (i.e. net worth and ability to borrow).</p>
<p>How can Wicomico County Council further homeownership accessibility to first-time homebuyers and single income earners?</p>	<p>As a conservative, I do not believe the County should be in the “homebuyer” business. While the County can leverage taxes to help provide services for the homeowner, the County has already removed its transfer tax for the homebuyer. I do not support any county taxpayer's money off-setting individual homebuyers.</p>
<p>Given the State's Housing shortage, how can Wicomico County “lead the charge” on inventory?</p>	<p>I believe the so-called “housing shortage” is somewhere between a Western Shore myth and a liberal talking point. Again, the County should not be in the housing business. The County's focus should only be on</p>

	<p>long-term planning (where to put things) and zoning (what can go there).</p> <p>I believe the housing industry (single-family or rental) can/will determine when and where to build based on economic and business decisions.</p> <p>Housing startups seem to always be a laggard. Just take a drive around Salisbury City's boundary.</p> <p>Housing is BOOMING!</p>
How can the Executive's office help improve the current septic issues in the County?	<p>I think the Executive's team has laid out a good plan to start. I'm sure the plan will mature and change in the future.</p> <p>Again, State mandates and legislation will play a big role in the County's implementation.</p>
Do you have an appetite to explore alternative ways for septic installation / inspection, like in jurisdictions such as Dorchester County and Delaware?	<p>I do not have a defined opinion about "alternative" septic systems. I know many localities allow mound and development-specific systems, but I am open to industry proven solutions, especially inexpensive ones.</p>
Do you think the county needs to adjust their zoning code?	<p>The County is in the middle of changing them now. As a result of State mandates, the County will be making changes.</p> <p>If things don't change in Annapolis, the county won't have much saying in zoning/planning.</p>
Do you believe it is appropriate for the State to supersede local zoning control?	<p>Absolutely No!</p>
Do you believe the County needs to adjust its permitting process for new construction and renovation?	<p>I don't have enough information to say. If current housing startups continue, I'm thinking the County is not a barrier to construction.</p>
Would you bust the revenue cap?	<p>Absolutely not!! Hell No!</p>
Where can the Coastal Association of REALTORS® partner with the County Executive's Office?	<p>I believe you are, and if you're not, call her office.</p>

Please provide any additional thoughts and information here:

Responses to these questions are intended to be shared with the Coastal Association of REALTORS®'s members to help them better understand your platform and views on the County's housing market.

Please send your completed questionnaire to [Advocacy@coastalrealtors.org](mailto:Advocacy@coastalrealtors.org). Thank you for your participation.

Sincerely,  
Hunter Isaac



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