



Coastal Association of REALTORS ® 2026

Questionnaire for The Candidate seeking election in Wicomico County Maryland.

Candidate Information

Name & Contact Information	<u>Shanie Shields</u>
Mailing Address	<u>1803 Jersey RD, Salisbury, MD 21801</u>
Campaign Name	<u>Shanie Shields for Wicomico County District 1</u>
Treasurer	<u>Kenson Raymond</u>
Website, Social Media, Etc.	<u>FaceBook</u>
Years as a County Resident	<u>68 years</u>
Professional Experience	<u>Served 10 years on the Salisbury CityCouncil</u>
What are your goals for this position?	<u>I would like to encourage the younger generation to enter in job training programs. For example, apprentice programs, and Wot Wic Community College. Find ways to motivate the younger generation to get involved in issues pertaining to their future,</u>

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><u>Cost of living</u></p>
<p>As a resident of Wicomico County, how would you describe the County's Housing Market?</p>	<p><u>There are a lot of houses being built. The question is it to many.</u></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><u>Not good, with economic situation today.</u></p>
<p>What stands out to you in the housing information CAR has provided?</p>	<p><u>The cost of a home today.</u></p>
<p>How can Wicomico County Council further homeownership accessibility to first-time homebuyers and single income earners?</p>	<p><u>The budget cuts in Washington has hurt everyone. What are the priorities of our County? Law enforcement and education is the largest piece of the county budget.</u></p>
<p>Given the State's Housing shortage, how can Wicomico County "lead the charge" on inventory?</p>	<p><u>Affordability is the question for me. You have to include everything in the cost to live</u></p>
<p>How can the Executive's office help improve the current septic issues in the County?</p>	<p><u>This issue is an very costly.</u></p>
<p>Do you have an appetite to explore alternative ways for septic installation / inspection, like in jurisdictions such as Dorchester County and Delaware?</p>	<p><u>Yes.</u></p>

Do you think the county needs to adjust their zoning code?	<u>I think it should be reviewed.</u>
Do you believe it is appropriate for the State to supersede local zoning control?	<u>No.</u>
Do you believe the County needs to adjust its permitting process for new construction and renovation?	<u>I don't know.</u>
Would you bust the revenue cap?	<u>Not at this time. I think we should review it.</u>
Where can the Coastal Association of REALTORS® partner with the County Executive's Office?	<u>See how we can help with the closing costs for first time home buyers.</u>
Please provide any additional thoughts and information here:	<u>The major problem is how we can get companies to come here and offer a livable wage.</u>

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. Thank you for your participation.

Sincerely,
Hunter Isaac



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