



2026 Candidate Questionnaire

Candidate Name: Jack Carmody
Position: Baltimore County Council
District: 8

What is your position regarding the Councilmanic Courtesy norm?

My loyalty is to the constituents, not another councilperson. I will not vote against the will of the voters even if it means voting against the councilperson representing that district.

What concrete steps will you take to address the acute shortage of affordable housing in Baltimore County? Please include your position on the current Urban-Rural Dividing Line.

I will vote in favor of any proposed large capacity residential constructions (such as apartment complexes), vote against any measures restricting construction to single family houses, and when possible, vote to change existing single-family zoning to multi-family zoning. I view the Urban-rural demarcation line as antiquated and elitist which prevents necessary construction of housing. I do not care about protecting property values. I do not think property value is a valid reason to vote against a fundamental right.

What resources are under-utilized in our County that could be used to increase economic growth?

Land itself. There is a large amount of open land that cannot be utilized due to protectionist zoning. Rural spaces are very important to me, but they do not trump the needs of those facing homelessness when this land could be used to ease housing prices. Simply wanting to keep an area open for the existing residents to have a nice view is not a good enough reason to keep housing unaffordable.

What is the greatest need in the district you are seeking to represent and what are your plans to address it?

District 8's roads are in severe disrepair. I would like to repave these starting with main roads and working my way towards smaller neighborhoods after.