



2026 Candidate Questionnaire

Candidate Name: Regg J. Hatcher, Jr.

Position: Baltimore County Council

District: 3

What is your position regarding the Councilmanic Courtesy norm?

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.

To address the affordable housing shortage, I support a "Build Up, Not Out" strategy that focuses on infill and transit-oriented development where infrastructure already exists. By prioritizing the redevelopment of aging commercial corridors and offering incentives—like impact fee exemptions—for developers who build "missing middle" housing, we can create more affordable options for families and first responders. This approach allows us to grow our housing stock inside the existing Urban-Rural Demarcation Line (URDL), protecting our farmland from sprawl while ensuring we use taxpayer-funded utilities and transit as efficiently as possible.

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

To drive economic growth, we should focus on revitalizing under-performing assets like aging shopping centers and vacant industrial properties, turning them into active mixed-use hubs that combine housing and local business. By prioritizing high-density development around our existing transit stations, we can maximize the value of our current transportation infrastructure and attract a modern workforce. This strategy allows us to grow our tax base and create new jobs by breathing life back into blighted areas and underutilized land without the need for costly expansion into our rural spaces.

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

The greatest need in District 3 is revitalizing our local infrastructure and economy through strategic, sustainable growth. My plan focuses on a "Build Up, Not Out" strategy that prioritizes the redevelopment of aging commercial corridors and underutilized properties inside the URDL, ensuring we protect our rural farmland while maximizing existing resources. I am committed to improving food affordability and eliminating food deserts, supporting the Red Line to modernize our transit, and fostering high-tech job growth to provide our residents with stable, well-paying careers. By focusing on equitable school funding and fiscal responsibility, we can modernize our district's services and create a stronger, more sustainable future for every neighborhood.