



CALVERT COUNTY BOARD OF COUNTY COMMISSIONERS

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Board of Commissioners
Mark C. Cox Sr.
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February 24, 2026

Via Electronic Mail

The Honorable Valderrama, Chair
Economic Matters Committee
230 Taylor House Office Building
Annapolis, Maryland 21401

RE: HB0778 – Middle Housing Options - Requirements

Chair Valderrama, Vice Chair Charkoudian and Committee Members:

The Calvert County Board of County Commissioners (BOCC) writes in **opposition** to **House Bill 778**.

While we support responsible, targeted strategies to expand housing opportunities for young families, workforce households and seniors, HB 778 imposes a one-size-fits-all mandate that overrides key elements of Calvert County's long-standing planning framework, requires extensive rewrites to local laws and diminishes meaningful public participation in land use decisions.

1) State mandates conflict with local growth management

Calvert County's Comprehensive Plan and zoning ordinance reflect decades of planning and public engagement. The county has intentionally directed higher-density residential growth to Town Centers and other areas planned for public facilities and services. HB 778 would require "middle housing" to be permitted by right on qualifying lots in single-family zoning districts and mandate a middle-housing component in larger new subdivisions, regardless of local infrastructure capacity or planning priorities.

2) Transportation and infrastructure limits

Calvert County is a peninsula with limited options for transportation expansion. MD 2/4 — the county's primary north-south corridor — is state-owned and already experiences peak-hour congestion.

A significant portion of the county's workforce commutes outside the county for employment. Increasing residential density without corresponding job growth will intensify outbound commuting patterns, add traffic to already constrained roadways and increase reliance on state infrastructure improvements. At a time of state and local fiscal constraints, these impacts warrant careful, locally guided planning rather than blanket mandates.

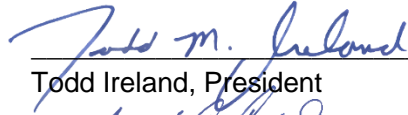
3) Environmental and public health concerns

Calvert County's waterways, shoreline and highly erodible soils require careful growth management to protect water quality and the Chesapeake Bay. Increased residential intensity can increase impervious surface coverage, stormwater runoff and erosion impacts. The county also continues to address public health and environmental risks associated with failing septic systems in older communities and in areas with soil and groundwater limitations. Policies that drive growth and increase development pressure can intensify demands for wastewater capacity, create pressure to extend sewer service and divert limited resources away from needed septic remediation and water quality protection efforts.

For these reasons, the BOCC respectfully urges the committee to consider the impacts of this legislation and request an unfavorable report as written.

Thank you for the opportunity to share our perspective. Should you have any questions or wish to discuss these concerns further, please contact Planning & Zoning Director Jason Brinkley at 410-535-1600, ext. 2334.

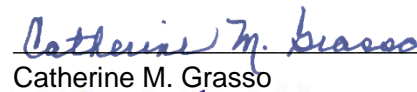
Sincerely,
BOARD OF COUNTY COMMISSIONERS
CALVERT COUNTY, MARYLAND




Todd Ireland, President



Mark C. Cox Sr., Vice President



Catherine M. Grasso



Earl F. Hance



Mike Hart