

HB 1052 - SUPPORT

Judy Treible

Leeland Tenant Association

jatreible@gmail.com 240-355-6014

HB 1052 SUPPORT

**Corporations and Associations - Limited Equity Housing
Cooperatives -Establishment:** Environment and

Transportation Committee

February 25th, 2025

Dear Chair Korman, Vice Chair Boyce, and Members of the
Environment and Transportation Committee:

My name is Judy Treible and I am the Secretary of the
Leeland Tenant Association. I am writing in favor of HB
1052. The Leeland Tenant Association is: “ a group of
neighbors committed to nurturing the sustainability of our
larger community, keeping our home safe and affordable, and
supporting each other’s well-being.”

We are a culturally diverse community; half of us identify as
non-white, with roots in El Salvador, Palestine, and the
Philippines, to name a few.

We are artists, activists, teachers, environmentalists.

We are federal workers. We are nonprofit leaders. Award-
winning filmmakers live here. Part-time poets live here.

Our interests range from soccer to sock puppets, roller derby
to belly dancing to bees. We have brought Shakespeare to

detention centers and prisons, and nonverbal theatre to toddlers.

Original musicals were written here, to give LGBTQ youth a “happily ever after.”

A cancer battle was fought and won from this building, with the support of this community.

A neurodivergent child is growing up here, with neighbors who help look out for them, who don’t mind the noise they make.

We are 11 years old, going to school down the hill.

We are 77 years old, hoping to age in place.

These apartment units are also recording studios, theaters, classrooms, offices.

These apartment units are homes, where people who likely would not otherwise be able to, can proudly call themselves residents of Montgomery County, of Takoma Park.

We are storytellers, and we are Takoma Park’s stories.

We are 15 units of affordable housing in a safe, walkable neighborhood.

We are The Leeland.

In 2021 our landlord put our building at 112 Lee Ave in Takoma Park up for sale which threatened to displace all of the 15 low income households living there. In October of 2022 , the Leeland Tenant Association, utilized Takoma Park’s Tenant Opportunity to Purchase law to successfully acquire the property.

The LTA’s intention has always been to convert the building to a limited equity coop, ensuring it would remain affordable and

owned by the residents in perpetuity. Although more than 90 limited equity coops thrive in the District of Columbia, there are none in the state of Maryland. We soon learned the reason why: the existing state laws make the creation of a limited equity coop confusing, expensive and time-consuming. HB 1052 would simplify the process and allow more tenant associations to follow our lead. This bill, were it to become law, would create another tool to stem the growing housing crisis within the state of Maryland.

I urge a favorable report on HB 1052.