

February 21, 2025
The Honorable Marc Korman
Chair, Environment and Transportation Committee
Maryland General Assembly
House Office Building
Annapolis, MD 21401

Support for House Bill 1052 – Corporations and Associations - Limited Equity Housing
Cooperatives - Establishment

Dear Chair Korman and Esteemed Committee Members,

At Maryland Latinos Unidos (MLU), we believe that housing is more than just shelter—it is the foundation of economic stability, community well-being, and opportunity. For many Latino and immigrant families in Maryland, access to affordable homeownership remains an unattainable goal due to systemic barriers, rising housing costs, and limited pathways to equity-building.

House Bill 1052 presents a significant opportunity to change this reality by enabling the creation of limited equity housing cooperatives, a model that prioritizes affordability and long-term stability for Maryland's working families. This legislation authorizes Maryland nonstock corporations to convert into limited equity housing cooperatives, ensuring that affordable housing options remain available for low- and moderate-income residents. Furthermore, the bill includes provisions to protect current tenants by requiring proper notification and relocation assistance if necessary.

This legislation is an essential step toward preserving affordable housing and preventing displacement in communities where Latino and immigrant families face the greatest risk of instability. By enabling cooperative housing, HB 1052 removes financial and institutional obstacles that prevent marginalized communities from securing stable and affordable housing.

MLU is committed to working with local housing advocates, community organizations, and policymakers to ensure Latino residents are aware of and can benefit from the cooperative housing opportunities created by this bill. Through outreach, education, and advocacy, we will support the implementation of HB 1052 in ways that best serve our communities.

We strongly urge the Environment and Transportation Committee to issue a favorable report on HB 1052. By passing this legislation, Maryland will take a crucial step toward ensuring housing security and economic empowerment for all its residents.

Sincerely,

Carlos Orbe, Jr.
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