



INTERNATIONAL TAI
STUDIES & CULTURAL
EXCHANGE



"UNEARTHING THE SYMBOLIC LANDSCAPE"

SENATE BILL 511 Corporations and Associations – Limited Equity Housing Cooperatives – Establishment Judicial Proceedings Committee FAVORABLE February 12, 2026

Dear Chair Smith and Members of the Judicial Proceedings Committee: My name is **Kim Poole**,

and I submit this testimony in strong support of **Senate Bill 511** as the **Executive Director of the Teaching Artist Institute** and as a **member of the TAI Air Housing Cooperative**, rooted in Northwest Baltimore, Park Heights.

I speak from both lived experience and professional practice. Baltimore—particularly communities like Park Heights—was a testing ground for redlining, urban renewal, blockbusting, and predatory lending. These policies were not accidental; they were designed. Black and Brown communities were used as sites of extraction, absorbing the long-term consequences through disinvestment, displacement, and housing instability.

Senate Bill 511 is important because it creates legal space for **Limited Equity Housing Cooperatives**, a model that interrupts speculative housing markets and restores collective governance, long-term affordability, and neighborhood stability. Speculative markets did not develop in a vacuum. They were built through policies that prioritized profit over people and treated entire communities as expendable.

As someone directly participating in cooperative housing, I see this legislation as a **first step toward repair**.

This is what we refer to as **Cooperative Repair**—the intentional use of cooperative ownership, governance, and stewardship models to remediate historic and ongoing harms produced by extractive economic systems. In the context of housing and land, Cooperative Repair prioritizes shared ownership, democratic decision-making, permanent affordability, and community stability in neighborhoods disproportionately impacted by discriminatory policies.

Senate Bill 511 allows communities to begin **undesiging the red line** that still runs through our neighborhoods by slowing speculation, protecting residents from displacement, and anchoring housing in stewardship rather than extraction. While Cooperative Repair extends beyond housing, this bill provides a necessary and concrete application of that practice within Maryland's housing framework.

As Maryland engages in legislative repair, it is critical that communities most harmed by past housing policy are centered and prioritized. Senate Bill 511 represents a modest but meaningful step in that direction. During this 100th year of Black History Month, passing this bill is an opportunity to move from acknowledgment to action.

I urge a favorable report on **Senate Bill 511**.

Kim Poole, Executive Director
Teaching Artist Institute