

February 12, 2026

Re: **SB0511 Corporations and Associations – Cooperative Limited Equity Housing Corporations
- Establishment
Judicial Proceedings Committee
Position: FAVORABLE**

Dear Members of the Judicial Proceedings Committee:

My name is Patrick Jenkins, and I am writing in strong support of SB0511. I am a solo affordable housing attorney practicing under Heath Covington LLC, a resident of District 46, and a Board member of the Community Development Network of Maryland. I am also legal counsel to a tenant group currently working to convert their building into a cooperative limited-equity housing corporation. My client has been working toward this conversion for years but faces unnecessary barriers under current law.

I support this bill for three reasons:

1. **SB0511 preserves long-term affordability:** Limited-equity cooperatives ensure that when a resident moves out, the next resident must be income qualified. This structure keeps housing affordable over time and prevents the loss of naturally occurring affordable housing.
2. **SB0511 provides meaningful tenant control:** Under this bill, residents collectively own and govern their buildings. Decisions about maintenance, management, and operations are made by the people who live there, not by out-of-state or disconnected landlords.
3. **SB0511 allows residents to build modest equity:** While this model is not speculative real estate ownership, it allows residents to leave with a small financial stake when they move on, estimated to be a few hundred to a few thousand dollars.

SB0511 is a practical, revenue-neutral tool that expands the State's affordable housing toolkit. The Senate showed leadership by passing SB927 last year. This session presents an opportunity to complete that important work and make limited-equity cooperatives a reality for Maryland families. The bill has been refined based on stakeholder feedback, and the House is now engaged through the crossfile HB0085. Maryland continues to lose affordable housing to market-rate conversions. This bill allows the State to preserve existing affordable housing, to empower residents, and to free up subsidies for other projects that truly require them. This model is viable in urban, suburban, and rural communities across the State.

For these reasons, I strongly urge a favorable report on SB0511.



Patrick Jenkins

Affordable Housing and Community Development Attorney in Maryland
District 46 Resident