

**SB0511\_DHCD\_SUPPORT.pdf**

Uploaded by: Chuck Cook

Position: FAV



WES MOORE  
Governor  
ARUNA MILLER  
Lt. Governor  
JACOB R. DAY  
Secretary  
JULIA GLANZ  
Deputy Secretary

**DATE:** February 12, 2026

**BILL NO.:** Senate Bill 511

**TITLE:** Corporations and Associations - Cooperative Limited Equity Housing Corporations - Establishment

**COMMITTEE:** Senate Judicial Proceedings Committee

### Letter of Support

#### **Description of Bill:**

Senate Bill 511 allows Maryland nonstock corporations to convert to a Cooperative Limited Equity Housing Corporation after acquiring ownership of a residential rental facility, if the nonstock corporation has been set up for that purpose. The legislation specifies the process the corporation would have to undertake, including the process for submitting to SDAT for approval. The legislation authorizes Maryland DHCD to adopt regulations to carry out the legislation and to ensure the effective functioning of Cooperative Limited Equity Housing Corporations in the state (CLEHC).

#### **Background and Analysis:**

Housing advocates have claimed that current Maryland laws related to cooperatives are antiquated and have seldom if ever been utilized because they are too prohibitive. In response, SB 511 creates a statutory framework for how CLEHCs are to be formed in the state and opens the door to regulations that will keep them in the public interest.

CLEHCs are one among a number of alternative ownership models gaining popularity in recent years. Given the current context of high interest rates and climbing home prices, alternative homeownership models represent important new pathways for wealth creation, especially for lower-income households who are often priced out of homeownership opportunities.

DHCD is committed to finding new ways to open up affordable homeownership for more Marylanders, and with the inclusion of CLEHCs as an option for buyers, we can continue chipping away at our housing crisis in the state.

#### **DHCD Position:**

The Department of Housing and Community Development respectfully requests a **favorable** report on Senate Bill 511.



**CDN SB 511 FAVORABLE.pdf**

Uploaded by: Claudia Wilson Randall

Position: FAV



**TESTIMONY**  
**Senate Bill 511**  
**Judicial Proceedings Committee**  
**February 12, 2026**  
**Position: FAVORABLE**

Chair Smith and Members of the Judicial Proceedings Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland’s community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non- profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland’s urban, suburban and rural communities. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

SB 511 – Establishes a statute specifically for converting to Limited Equity Coop. This bill makes the current Maryland statute workable for a group of low- and moderate-income working households without the monetary resources or technical expertise to fulfill the complex Maryland Coop Act requirements.

The Maryland Coop Act does not address a situation whereby the tenants have purchased their apartment complex, and want to organize themselves into a state-recognized low-income limited-equity cooperative that will keep the property affordable. There are burdensome requirements such as producing a property report, a public offering statement, and other costly and time-intensive document collection. This has been a barrier for implementation in Maryland.

A Limited Equity Cooperative (LEC) is a type of housing co-op designed to be affordable to people with low and moderate incomes. Equity refers to the rights to ownership, financial interests, and the co-op community that housing co-op members have.

In limited equity cooperatives, residents commit to gaining less financial equity when reselling their share in exchange for greater ownership and social equity while living in the co-op.

This model provides several benefits, including:

- Residents have greater control and input in decision making
- Tool for affordable homeownership
- Offer more stability (no responsibility for repairs, no drastic monthly charge increases, etc.)
- Build stronger communities with amenities

The current statute is unworkable for tenants who work and do not have resources or technical expertise to fulfill the complex Maryland Coop Act requirements.

Marylanders want a bright future for the generations to come. We must work to find creative models for community ownership and last affordability because without housing, people and Maryland cannot thrive and build opportunity.

We urge your favorable report for SB 511.

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network

**SB 511 GSN 2026.pdf**

Uploaded by: Doug Ryan

Position: FAV



**GROUND  
ED  
SOLUTIONS  
NETWORK**

strong communities  
from the ground up

**Mailing Address**  
PO Box 70724  
Oakland, CA 94612

**TESTIMONY SENATE BILL 511**  
**Senate Judicial Proceedings Committee**  
**February 12, 2026**  
**Position: FAVORABLE**

Dear Chair Smith, Vice Chair Waldstreicher, and Members of the Judicial Proceedings Committee:

Grounded Solutions Network is the nation's leading nonprofit on housing with lasting affordability, including limited equity cooperatives (LEHCs), inclusionary housing, community land trusts, and other shared equity housing models. We are a nonprofit organization committed to the creation and preservation of homes with lasting affordability and are motivated by opening avenues to homeownership for those who have been systematically shut out in the past.

Maryland is facing an existential housing crisis, putting our economic future at risk. The state's homeownership rate continues to head downward. LEHCs are one tool to ensure Marylanders have access to one more avenue to homeownership and avoid economic uncertainty. Making it easier for residents to convert their building into an LEHC reduces displacement, while providing opportunities for low-income residents to take ownership and manage their property.

**SB 511 - Corporations and Associations – Cooperative Limited Equity Housing Corporations – Establishment.** This bill makes the current Maryland statute workable for low- and moderate-income households without the financial wherewithal or technical expertise to meet the complex Maryland Coop Act requirements.

The Maryland Coop Act fails to address circumstances when residents who have purchased their apartment complex wish to organize a state-recognized low-income limited-equity cooperative to keep the property affordable. Current law imposes burdensome requirements on those hoping to organize LEHCs. Many cooperative organizations simply do not have the resources to navigate the existing processes.

A Limited Equity Housing Cooperative (LEHC) is designed to be affordable to people with low and moderate incomes and is a vehicle through which households buy membership shares, elect a board, and set monthly charges. Resale prices are capped by formula, so homes stay affordable over time. Members build modest equity and secure long-term housing certainty.

In limited equity cooperatives, residents agree to securing less equity at resale in exchange for ownership and housing stability. This model secures homeownership for future buyers priced out of Maryland's housing market.



This model provides several benefits, including:

- Greater resident control and input in decision making
- Avenues for affordable homeownership
- Housing stability
- Stronger communities with secure future homeownership opportunities

Current law is designed for for-profit, market-rate housing developers, not tenant-owned cooperatives. SB 511 creates a clear, simple path for residents to pursue conversion, while requiring transparent budgets and maintenance reserves to ensure future success through collective democratic governance.

We urge your favorable report for SB 511.

Submitted by Doug Ryan, Vice President, Housing Policy, Grounded Solutions Network, and Maryland resident.

**SB0511\_FAV\_Leeland Tenant Association.pdf**

Uploaded by: Judy Treible

Position: FAV

## **SB 0511 - SUPPORT**

Judy Treible  
Leeland Tenant Association  
jatreible@gmail.com 240-355-6014

### **SB 0511 SUPPORT**

#### **Corporations and Associations – Cooperative Limited Equity Housing Corporations - Establishment:**

February 12th, 2026

Dear Chair Smith and Members of the Judicial Proceedings Committee  
:

My name is Judy Treible and I am the Secretary of the Leeland Tenant Association. I am writing in favor of SB 0511. 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.”

Who are the residents of the Leeland? 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 retired 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 12 years old, going to school down the hill.

We are 78 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-to-moderate 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 housing 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.

SB 0511, the Limited Equity Housing Cooperative Bill, will allow Maryland residents to more easily convert their resident-owned buildings into limited equity cooperatives, where they can maintain housing affordability and achieve long-term stability. This bill would reduce displacement and create another tool to stem the growing housing crisis within the state of Maryland.

**I urge a favorable report on SB 0511.**

Judy Treible, Secretary, Leeland Tenant Association

Additionally, the following residents of The Leeland urge a favorable report

Randy Baker

Tia Shearer Bassett

Matt Bassett

Allan Clark

Wilbur King III

Sydney Moore

Sasha Olinick

Jonathan Palmer

Gladys Reyes

Crystal Silmi

Jonathan Stainback

Chris Stimson

Yasmin Tuazon

Josee Ingabire

# **SB511**

Uploaded by: Leslie Frey

Position: FAV



# Montgomery County

## Office of Intergovernmental Relations

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**ROCKVILLE: 240-777-6550**

**ANNAPOLIS: 240-777-8270**

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**SB 511**

**DATE: February 12, 2026**

**SPONSOR: Senator Smith**

**ASSIGNED TO: Judicial Proceedings**

**CONTACT PERSON: Leslie Frey**

**([leslie.frey@montgomerycountymd.gov](mailto:leslie.frey@montgomerycountymd.gov))**

**POSITION: FAVORABLE (Department of Housing and Community Affairs)**

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### **Corporations and Associations - Cooperative Limited Equity Housing Corporations – Establishment**

Senate Bill 511 authorizes a Maryland nonstock corporation to convert to a cooperative limited equity housing corporation after acquiring a residential rental facility. The bill creates procedures for the establishment of a cooperative limited equity housing corporation, including voting processes, household income limits, and the rights and privileges of the corporation and its members. At least 75% of the members shall be in a low-income household and the rest moderate-income.

These types of cooperatives have a long history of success in the District of Columbia and provide lower-income households stable housing conditions and expenses. Unlike standard rental housing, residents of a cooperative limited equity housing corporation purchase a share of the property. Traditional condominium conversions and purchases require residents to have financial and credit capacity to qualify for substantial mortgage amounts and to afford significant down payments. But unlike condos or market-rate cooperatives, a limited equity housing corporation remains affordable to low- or moderate-income households through limits on prices and equity gains when an owner sells a unit. This approach has the potential to expand homeownership opportunities in the State, which has become increasingly out of reach for many households. Median home prices have outpaced income growth over the past few years. In Montgomery County, only around 40 percent of households make enough income to afford a median-priced home in the County, compared to about 60 percent in 2000. Due to these changes, there is a need to increase the supply of affordable homes for sale for various family types and sizes and across income levels.

Further, Senate Bill 511 has the ability to have positive equity impacts on Black and Latino households. Black and Latino households are disproportionately likely to be renters and less likely to have accumulated wealth to use toward a downpayment for homeownership. Given that homeownership is a critical tool for wealth-building, this lack of access to homeownership for communities of color can further exacerbate the wealth gap. Providing additional pathways to homeownership for renters, particularly in forms such as cooperative limited equity housing corporations that require lower initial investment, can therefore enable more families to become homeowners and close the disparity gap.

The Montgomery County Department of Housing and Community Affairs respectfully urges the committee to issue a favorable report on Senate Bill 511.

**KDC in favor of MD SB 511 2026.pdf**

Uploaded by: Noemi Giszpenc

Position: FAV



**Keystone Development  
Center**

1631 North Front Street  
Harrisburg, PA 17102  
Tel 717-792-2163  
info@kdc.coop  
www.kdc.coop

February 10, 2026

RE: SB 0511 – Corporations and Associations - Cooperative Limited Equity Housing Corporations – Establishment (Limited Equity Housing Cooperative Bill) – In Support

Senate Judicial Proceedings Committee

To: Chair William Smith, Vice Chair Jeff Waldstreicher, and members of the Committee

I strongly support SB 0511, which passed the Senate last year as SB 927. This proposed legislation would create a clear, simple path for residents to pursue conversion to limited equity cooperative ownership, while requiring transparent budgets and maintenance reserves to ensure future success through collective democratic governance. It is a needed structure for supporting and strengthening limited equity housing cooperatives in the state.

I am the Executive Director of the Keystone Development Center, a regional nonprofit formed in 1999 serving MD, PA, NJ and DE and providing technical assistance for the formation and strengthening of cooperatives.

A Limited Equity Housing Cooperative (LEHC) is a resident-owned building where households buy a membership share, elect a board, and set monthly charges together. Resale prices are capped by a formula, so homes stay affordable over time. Members build modest equity and long-term stability rather than chasing speculative gains. In a way, a housing cooperative is a business owned and democratically controlled by the people who reside in the properties owned by the business. Housing cooperatives are laboratories of democracy, teaching their members important skills in civics, entrepreneurship, and community participation. In addition to this role, cooperatives also allow greater economic security and stability for their members, as well as enhanced living conditions. In certain geographies, the presence of housing cooperatives acts as a “high road” element that keeps down rents and improves living conditions for all residents.

In the state of Maryland, housing cooperatives have a storied history. Greenbelt Housing, Inc, is one of the largest and oldest housing co-ops in the country, providing housing to 1,600 households. Housing co-ops in MD offer housing opportunities to returning citizens, young families, the elderly and disabled, and low and moderate income households. But residents have also been encountering difficulties, challenges, and roadblocks that significantly hinder the expansion of this



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form of housing. The proposed legislation offers a clear path forward for the conversion of real estate into limited-equity cooperative ownership.

By enacting this bill, you improve our existing laws and it will allow Maryland residents to come together to gain the benefits from greater cooperative effort. Please support.

A handwritten signature in blue ink that reads 'Noémi Giszpenc'.

Noémi Giszpenc  
Executive Director  
Keystone Development Center  
[noemi@kdc.coop](mailto:noemi@kdc.coop)  
717-792-2163

**SB0511\_FAV\_HeathCovingtonLLC.pdf**

Uploaded by: Patrick Jenkins

Position: FAV

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

**SB 0511.pdf**

Uploaded by: SASHA OLINICK

Position: FAV

## **SB 0511 - SUPPORT**

Sasha Olinick  
Leeland Tenant Association  
solinick6@gmail.com 202-253-1099

### **SB 0511 SUPPORT**

#### **Corporations and Associations - Cooperative Limited Equity Housing**

**Corporations -Establishment:** Judicial Proceedings Committee

February 12th, 2026

Dear Chair Smith, Vice Chair Waldstreicher, and Members of the Judicial Proceedings Committee:

My name is Sasha Olinick and I am the President of the Leeland Tenant Association. 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.” 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.

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 former 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.

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

We are The Leeland.

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. SB 0511 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.

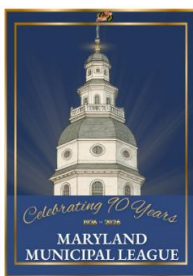
**I urge a favorable report on SB 0511.**

**Sasha Olinick**

**SB 511 - FWA - MML.pdf**

Uploaded by: Angelica Bailey Thupari

Position: FWA



## TESTIMONY

**COMMITTEE:** House Judiciary

**DATE:** February 12, 2026

**POSITION:** Favorable with Amendments

**BILL:** Senate Bill 511

The Maryland Municipal League (MML) appreciates the intent of Senate Bill 511 and the Sponsor's willingness to work collaboratively with local governments. We recognize the bill's goal of expanding access to permanently affordable housing through cooperative limited equity housing corporations, and we commend the focus on ensuring that a substantial majority of cooperative members are low-income households.

From a municipal perspective, several provisions of SB 511 are aligned with local priorities. By supporting the creation and preservation of affordable housing and enabling nonprofit or community-based ownership models, the bill offers an additional tool that municipalities may welcome as part of a broader housing strategy.

However, as introduced, the bill includes a provision that broadly preempts local authority over cooperative limited equity housing corporations and the conversion of Maryland nonstock corporations into these entities. Specifically, the bill prohibits counties and municipalities from imposing any restrictions - by ordinance, regulation, or local law - on these cooperatives or on the conversion process. Without clarification, the bill's preemption language could unintentionally limit local input, reduce transparency and community engagement, and create uncertainty around how these developments are reviewed and integrated into existing neighborhoods.

To address these concerns, MML has worked with the Sponsor on an amendment that would treat cooperative limited equity housing corporations in a manner consistent with how Maryland law treats condominium regimes. This framework preserves local planning authority without creating new barriers to cooperative housing.

We are grateful for the Sponsor's good-faith collaboration and openness to this solution. At this time, because the amendment has not yet been formally adopted, MML's position remains Favorable with Amendments. We respectfully request the Committee adopt the agreed-upon amendment, which we believe strikes an appropriate balance between advancing affordable housing opportunities and respecting longstanding principles of local land-use authority.

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For more information relating to this piece of testimony, please contact:

Angelica Bailey Thupari: Director, Advocacy and Public Policy, [angelicab@mdmunicipal.org](mailto:angelicab@mdmunicipal.org)

*MML represents 161 local governments and about 2 million Maryland residents.*

**SB0511-JPR\_MACo\_SWA.pdf**

Uploaded by: Dominic Butchko

Position: FWA



**MARYLAND**  
*Association of*  
**COUNTIES**

## Senate Bill 511

### *Corporations and Associations - Cooperative Limited Equity Housing Corporations - Establishment*

MACo Position: **SUPPORT**

To: Judicial Proceedings Committee

**WITH AMENDMENTS**

Date: February 12, 2026

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS SB 511 WITH AMENDMENTS**. This bill establishes a process for converting certain entities into Cooperative Limited Equity Housing Corporations (CLEHCs).

In both 2024 and 2026, affirmatively furthering affordable housing was adopted as a top county priority and MACo initiative. Housing challenges are not confined to a single policy lane—they reflect a complex set of interrelated issues spanning equity, ownership models, land use, infrastructure capacity, and financing tools. Counties therefore support a broad range of “all-of-the-above” solutions across multiple portfolios of local government to expand Maryland’s housing supply and improve affordability.

While not the primary focus of SB 511, counties are concerned that the language on page 11, lines 25–32 could be interpreted too broadly as preempting local authority related to public health and safety, land use, and adequate public facilities. MACo appreciates the sponsor’s constructive engagement and recognizes the intent to treat CLEHC regimes similarly to condominium regimes. To clarify that intent—and to mirror the existing framework in Real Property Article § 11-122 governing condominiums—counties offer a friendly amendment, included on the next page.

Counties thank the sponsor for their partnership in addressing local concerns and remain committed to an all-of-the-above approach to expanding affordable housing opportunities statewide. Accordingly, MACo urges the Committee to issue a **FAVORABLE WITH AMENDMENTS** report for **SB 511**.

*(amendment language included on reverse)*

Amendments to SB 511, suggested by the Maryland Association of Counties

On page 11, strike lines 25 through 32 and substitute:

“ (A) THE PROVISIONS OF ALL LAWS, ORDINANCES, AND REGULATIONS CONCERNING BUILDING CODES OR ZONING SHALL HAVE FULL FORCE AND EFFECT TO THE EXTENT THAT THEY APPLY TO PROPERTY WHICH IS SUBJECTED TO A COOPERATIVE LIMITED EQUITY HOUSING CORPORATION REGIME AND SHALL BE CONSTRUED AND APPLIED WITH REFERENCE TO THE OVERALL NATURE AND USE OF THE PROPERTY WITHOUT REGARD TO THE FORM OF OWNERSHIP. A LAW, ORDINANCE, OR REGULATION CONCERNING BUILDING CODES OR ZONING MAY NOT ESTABLISH ANY REQUIREMENT OR STANDARD GOVERNING THE USE, LOCATION, PLACEMENT, OR CONSTRUCTION OF ANY LAND AND IMPROVEMENTS WHICH ARE SUBMITTED TO THE PROVISIONS OF THIS TITLE, UNLESS THE REQUIREMENT OR STANDARD IS UNIFORMLY APPLICABLE TO ALL LAND AND IMPROVEMENTS OF THE SAME KIND OR CHARACTER NOT SUBMITTED TO THE PROVISIONS OF THIS TITLE.

(B) EXCEPT AS OTHERWISE PROVIDED IN THIS TITLE, A COUNTY, CITY, OR OTHER JURISDICTION MAY NOT ENACT ANY LAW, ORDINANCE, OR REGULATION WHICH WOULD IMPOSE A BURDEN OR RESTRICTION ON A COOPERATIVE LIMITED EQUITY HOUSING CORPORATIONS THAT IS NOT IMPOSED ON ALL OTHER PROPERTY OF SIMILAR CHARACTER NOT SUBJECTED TO A COOPERATIVE LIMITED EQUITY HOUSING CORPORATIONS REGIME.”

# **Testimony SB 511.pdf**

Uploaded by: Kimberly Poole

Position: FWA



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