

Testimony to the Maryland Senate
February 25, 2026
Senate Bill 0434

Good afternoon and thank you for the opportunity to speak. I am Miriam Hamilton, Vice-President of the Promenade Board of Directors in Bethesda, MD. We are a cooperative housing corporation built in 1972 with 1071-units spanning two towers over 1.36M square feet.

Recent electricity price surges have raised costs at the Promenade by 25% between 2024 and 2025, and 40% since 2019, exacting burdens on all Maryland residents, especially elderly people on fixed incomes who live here at the Promenade. Burgeoning data center demands for electricity and the sluggish introduction of renewables triggered our dire situation, and we turn to future legislation and exigent initiatives on the part of utility companies to create greater, affordable access to energy, particularly clean energy.

Note that as a large building, our continual obligation to meet the Building Energy Performance Standards included implementing energy-saving measures such as LED lights, recommissioning of our Building Automation System, and a sustained search for affordable heat pump technology to replace gas boilers. But electric efficiency upgrades rely on lower utility bills to offset capital investments with short payback periods to make them feasible, and matter how efficient we become, unremitting price hikes will zero out savings. It seems the authors of BEPS never anticipated skyrocketing electricity prices could dash Maryland's hopes for greater electrification and overall efficiency.

We thank Delegate Korman and Senator Love for championing this bill that will extend a utility rebate to co-ops that had been previously offered to all Maryland residents but denied to multifamily residents whose electric bills are issued in building-wide lump form and pro-rated, rather than issued individually.

This show of confidence reminds residents struggling with costs of living that our government is indeed listening.

Thank you again.

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