

Testimony to the Maryland House of Delegates  
February 24, 2026  
House Bill 0702

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. Escalating costs exact burdens on all Maryland residents, especially the elderly people on fixed incomes who live here at the Promenade. It is burgeoning data center demands for electricity and the sluggish introduction of renewables that triggered our dire situation. 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 motivated 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 the capital investment and pay it back within short periods, and no matter how efficient we become, unremitting price hikes will zero out savings. It seems the authors of BEPS never anticipated how further investments in efficiency lose feasibility as electricity prices skyrocket.

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.

Miriam Hamilton, Ph.D.  
The Promenade Towers Mutual Housing Corporation  
5225 Pooks Hill Road  
Bethesda, MD 20814