

MBRACE INTELLIGENCE

Maryland Electrification Incentive Scan

Property: 4521 Cathedral Ave NW, Washington, DC 20016

Building Type: Nonprofit

Utility Territory: Pepco

Report Generated: December 14, 2025

ESTIMATED TOTAL INCENTIVES



Estimated Coverage: **50-80%** of project costs

PROGRAM ELIGIBILITY BREAKDOWN

Program	Type	Est. Amount	Notes
Pepco EmPOWER Rebates	Utility	\$2,500 - \$7,000	Heat pump and envelope improvement rebates
IRA HEEHR (Home Efficiency Rebates)	Federal	\$8,000 - \$14,000	100% of project costs covered for qualifying measures
MEA Electrifying Community Buildings (ECB) State Grant	State Grant	\$5,000 - \$25,000+	Heat pumps, HPWH, panel upgrades, envelope
MEA Energy Efficiency Equity (EEE)	State Grant	Additional coverage	Insulation, air sealing, efficiency measures

FINANCIAL IMPACT ANALYSIS

Metric	Value
Est. Annual Energy Savings	\$800 — \$1,400
Est. Payback Period (with incentives)	~17.5 years
15-Year Net Benefit vs. Waiting	\$12,500+

MANDATE COMPLIANCE STATUS

Status: HIGH

Your system is likely to require replacement before or during the ZEHES mandate phase-in (2029+). Acting now maximizes incentive capture.

Key Dates:

- **2025-2026:** Maryland Clean Heat Rules begin phasing in
- **~2029:** ZEHES mandate requires end-of-life fossil systems be replaced with heat pumps
- **2030:** State target: 95% of HVAC/water heater sales must be heat pumps
- **2040s:** Near-total replacement of fossil fuel heating systems

RECOMMENDED NEXT STEPS

For Nonprofit Organizations:

1. **Confirm 501(c)(3) documentation** — IRS determination letter required for MEA grants
2. **Request program-approved energy assessment** — Contact MEA or your utility
3. **Apply for ECB/EEE grants** — Download current FOA from MEA website
4. **Stack utility rebates** — Submit EmPOWER pre-approval in parallel
5. **Wait for written approval before installation** — Critical for incentive capture

Disclaimer: This report provides estimates based on current program information and the data you submitted. Actual incentive amounts depend on final eligibility verification, program availability, and project specifications. Programs and funding levels may change. MBRACE Intelligence does not install equipment or provide contracting services. Consult program administrators for final eligibility determinations.

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Questions? Reply to the email or text that delivered this report.