

MBRACE INTELLIGENCE

Maryland Electrification Incentive Scan

Property: 2800 Quebec St NW, Washington, DC 20008
Building Type: 5+ Multifamily
Utility Territory: Pepco
Report Generated: December 14, 2025

ESTIMATED TOTAL INCENTIVES

Estimated Coverage: **80-100%** 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
DHCD MEEHA / Multifamily Programs	State	\$3,000 - \$12,000 per unit	Often covers 50-100% of project costs

FINANCIAL IMPACT ANALYSIS

Metric	Value
Est. Annual Energy Savings	\$400 — \$600
Est. Payback Period (with incentives)	~0 years
15-Year Net Benefit vs. Waiting	\$4,500+

MANDATE COMPLIANCE STATUS

Status: MODERATE

Your system may reach end-of-life during the mandate transition period. Planning now provides flexibility and incentive optimization.

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 Multifamily Property Owners:

1. **Confirm low-income status documentation** — LIHTC, HUD contracts, or tenant income records
2. **Identify program lane** — EmPOWER low-income track or DHCD/MEEHA for 5+ units
3. **Request program-approved energy audit** — Contact DHCD or your utility
4. **Stack incentives** — EmPOWER + IRA HEEHR/HOMES + MEA grants
5. **Submit applications with audit report and quotes** — Pre-approval before install

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. MBACE 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.