


Builder Spotlight: Housing Initiative Partnership

COMMUNITY DEVELOPMENT
PEPCO ENERGY STAR®
NEW HOMES PROGRAM



One of six Housing Initiative Partnership homes arrives at the Fairmount Heights community.

Bringing Clean Energy Innovation to Under-Resourced Communities

For more than 35 years, Housing Initiative Partnership (HIP) has worked to realize its vision of providing high-quality, affordable housing within thriving communities. Through a partnership with Pepco, HIP is creating one such community in Fairmount Heights, Md.

Certified Energy Efficiency

HIP has designed its Fairmount Heights development to feature six net zero homes. This means that, using a combination of specialized construction, energy-efficient appliances, and renewable energy sources, the **homes will produce as much energy as they consume**.

The renewable energy will come by way of a system of rooftop solar panels and energy-storing batteries. Interconnected to form a community solar microgrid, the **homes will distribute power locally using a system that operates independently from the main power grid**. Pepco will own, operate, and maintain this microgrid, while BlockEnergy (a renewable energy platform company) will own and maintain the solar component.

“What’s nice about this is that the homeowners get the benefits of solar power: the clean energy, the resiliency, the lower-cost utilities. But they are not responsible for maintaining the solar equipment.”

—Stephanie Prange Proestel, Executive Director of HIP

At a Glance: Fairmount Heights

Partnering with Pepco and BlockEnergy, HIP developed six net zero homes for a community in historic Fairmount Heights, Md.

Equipment Installed

- Interconnected solar microgrid
- Efficient air conditioner
- Efficient heat pump
- Efficient water heater

2024 Pepco ENERGY STAR New Homes Program

Projects Completed in 2024

395

Project Incentives for 2024

\$374,925

Estimated Energy Savings for Projects Completed in 2024

785 MWh

Making Clean Energy More Accessible

To purchase one of these homes, prospective customers must be first-time homebuyers who earn 80% or less of the area's median income. One of HIP's core beliefs is the importance of making clean energy accessible to everyone—not just those living in high-income communities. Historically, under-resourced communities are often the last to benefit from this type of technology, so in Fairmount Heights, HIP is bringing solar power to a community that has often been overlooked.

Acknowledging History With a Pocket Park

Listed on the National Register of Historic Places, Fairmount Heights is the second-oldest African American township in Prince George's County. HIP's new subdivision has been built on the site of Fairmount Heights' original municipal center, which stood on the spot from 1942 until it was demolished in 2000.

HIP plans to acknowledge the development's historic location by creating a pocket park, an amenity for the community that celebrates its African American history.

"We're excited not only to offer affordable homeownership with an added green component, but also to be respectful of the community and to have an amenity that enhances something that's so important," Prange Proestel said.

Attract homebuyers with lower energy costs and improved comfort.

Partner with Pepco's ENERGY STAR New Homes program and get up to \$3,950 for every ENERGY STAR certified home you build. These homes are up to 20% more energy efficient, so you can help your customers save money the day they move in.*

Learn more

Visit pepco.com/BuildMD
or contact carlos.rivas@icf.com.

*Source: energystar.gov

EmPOWER Maryland programs are funded by a charge on your energy bill. EmPOWER programs can help you reduce your energy consumption and save you money. To learn more about EmPOWER and how you can participate, go to pepco.com/SaveEnergy.

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"Pepco's involvement was a critical component to this partnership, and we could not build the community solar microgrid without them."

—Stephanie Prange Proestel



One of the completed homes in the Fairmount Heights community.



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