

ENERGY EFFICIENCY INCENTIVES

For Income-Eligible Ameren Missouri Multifamily Natural Gas Customers



You Have the Power to Save

Saving energy and money is easy for owners or managers of multifamily properties with Ameren Missouri's CommunitySavers® Multifamily Program. If your property contains four or more units and your residents meet income-eligibility requirements, your facility may receive low- or no-cost energy-saving upgrades. In this program brochure, you'll learn about the available incentives, how to participate and what you need to get started saving. The Multifamily Program is offered by Ameren Missouri in partnership with Spire.

How It Works



Inquiry

After we receive your interest in participating, our staff will verify the eligibility of your property and residents. If your residents do not meet the income-eligibility requirements, your facility will not qualify for CommunitySavers Multifamily incentives.



Assessment

An energy-saving expert will examine your property and identify energy-saving opportunities within your facilities, developing a list of recommended upgrades. These incentive-eligible measures may be low- or no-cost solutions.



Approval

After receiving your recommended upgrades, you'll work with our Service Provider or with your contractor of choice to refine the scope of your project and establish any co-pays for your recommended energy-efficient upgrades.



Installation

Upon your approval of the final scope of work, we will work with you and your Service Provider or contractor to complete the upgrades to your facilities and help train your staff on proper use and maintenance.



Payment

Once installation is complete and final paperwork submitted, an incentive check from Ameren Missouri will be issued, and you and your tenants will enjoy reduced energy costs each month thereafter!

Customer Eligibility Requirements

Participating customers must be multifamily properties that include four or more units and receive Ameren Missouri electric service.

The residents who occupy your property must meet at least one of the three following income requirements:

- Participate in a federal, state or local subsidized housing program.
- Fall within a neighborhood included on Ameren Missouri's list of eligible low-income neighborhoods. Contact us for your eligibility.
- Provide proof of gross annual-income levels at or below 80% of the area median income for resident(s).

Household Size	Qualifying Annual Income ¹
1	\$49,100
2	\$61,845
3	\$76,606
4	\$84,689
5	\$91,889
6	\$99,089
7	\$106,289
8	\$113,489

¹Qualifying annual income is calculated at 80% of the area median income for the state of Missouri as reported by the U.S. Census Bureau.

Easy Ways to Save With Ameren Missouri

An Ameren Missouri Program Representative or Service Provider can help you determine your facility's potential energy savings by performing a no-cost assessment. After visiting your property, they will provide you with a list of products to install and upgrades to perform that will help optimize your energy use. All incentives require pre-approval prior to purchase and installation, and equipment must meet the eligibility requirements outlined in the equipment categories in this brochure. Additional project, customer and participation eligibility requirements are included in the Multifamily Income-Eligible Program Guidelines, available on the Ameren Missouri CommunitySavers® Multifamily Program website.

Incentives are available for a wide assortment of energy-efficient equipment for both tenant units and common areas. Incentives are calculated based on the anticipated kilowatt-hour energy savings in their first year of installation. Energy-saving products installed and upgrades performed at your facility may include some or all of the equipment outlined below.

Air Sealing

Incentive-Eligible Efficient Equipment	2025-2026 Incentive
Air Sealing	\$399 per square foot sealed ²

Air Sealing Measure Eligibility Requirements

- Primary heating for the home must be electric (electric baseboard, electric furnace, air-source heat pump) or natural gas heating system with central air conditioner.
- All accessible areas of attic floor and exterior penetrations must be sealed.
- A 30% reduction between pre- and post-CFM 50 must be achieved on average and recorded within the data collection tool.
- A blower door test must be performed on a minimum of 10% of units where air sealing has been added to verify CFM reduction.

Ceiling Insulation

Incentive-Eligible Efficient Upgrade	2025-2026 Incentive
Ceiling Insulation – Spire natural gas buildings	\$1,421 per square foot installed ³

Ceiling Insulation Eligibility Requirements

- Existing insulation must be rated at a maximum of R11.
- Replacement insulation must be rated at a minimum of R49.
- Customer must be served by Ameren Missouri electric heating or Spire natural gas heating. Ameren Missouri natural gas heating customers are not eligible for insulation incentives.

²Max incentive per property. Based on 700 sqft apartment. Customer relocation included to support COVID safety of customers and contractors.

³Spire Furnace Incentive for early replacement is reduced by \$342.50 (2024-2026) as electric incentive covers 50% of the ECM cost due to electric savings. Based on 1,000 sqft home. Relocation incentive No Longer Active.

HVAC – Furnace Clean & Check

Incentive-Eligible Service	2025-2026 Incentive
Natural Gas Furnace Clean & Check	\$125 per system

Furnace Clean & Check Eligibility Requirements

- Service must be performed on an existing, operational natural gas furnace unit, which will not be replaced.
- Service must be performed on a natural gas furnace that was installed a minimum of five years ago.
- Service must include all of the checks and services listed in the Multifamily Furnace Clean & Check Checklist (available upon request).

HVAC – Natural Gas Furnaces

Incentive-Eligible Service	2025-2026 Incentive
Natural Gas Furnace (96% AFUE)	\$2,000 per unit
Natural Gas Furnace (92% AFUE)	\$1,700 per unit

Natural Gas Furnace Eligibility Requirements

- Customer must meet Multifamily Income-Eligible Program requirements and be served by Spire natural gas.
- Existing furnace must be rated at less than or equal to 80% AFUE OR unit is more than 20 years old.
- Existing furnace must be a non-condensing unit.
- Replacement must have sealed combustion units.
- Replacement must be a condensing unit with 92%–96% AFUE with ECM.
- Chimney liners must be installed where a high-efficiency natural gas furnace replaces atmospherically drafted equipment that was vented through the same flue as a gas water heater.
- Flue closer protocol must be used when a high-efficiency furnace is installed and the chimney is no longer in use.

HVAC – Natural Gas Boilers

Incentive-Eligible Service	2025-2026 Incentive
Natural Gas Boiler Replacement	\$300 per tenant unit served

Natural Gas Boiler Eligibility Requirements

- Customer must meet Multifamily Income-Eligible Program requirements and be served by Spire natural gas.
- Replacement natural gas boiler must be rated 90% AFUE or higher.

HVAC – Thermostats

Incentive-Eligible Efficient Equipment	2025-2026 Incentive
Programmable Thermostat	\$75 per thermostat
Learning Thermostat	\$175 per thermostat

Programmable Thermostat Eligibility Requirements

- Existing thermostat must be manual and non-programmable.
- Programmable thermostats should only be installed for customers who are unable to install a smart/learning thermostat due to system configuration, connectivity or customer preference.
- Thermostat must be installed per manufacturer-specified installation requirements and must not void existing system warranty.
- Incentives are not available for thermostats installed on electric baseboard heating systems.
- Limit one thermostat per tenant unit unless two systems are present in the tenant unit.

Learning Thermostat Eligibility Requirements

- Existing thermostat must be a manual or programmable, but not smart or learning thermostat.
- Thermostat must be installed per manufacturer-specified installation requirements and must not void existing system warranty.
- Incentives are not available for thermostats installed on electric baseboard heating systems.
- Limit one thermostat per tenant unit unless two systems are present in the tenant unit.

Water Heating – Aerators and Showerheads

Incentive-Eligible Efficient Equipment	2025-2026 Incentive
High-Efficiency Bathroom Faucet Aerator	\$8.00 per aerator
High-Efficiency Kitchen Faucet Aerator	\$9.25 per aerator
High-Efficiency Handheld Showerhead	\$27.10 per showerhead
High-Efficiency Fixed Showerhead	\$20 per showerhead
ShowerStart® Showerhead	\$40 per showerhead

High-Efficiency Faucet Aerator Eligibility Requirements

- Existing aerator must be rated at 2.2 gallons per minute or greater.
- Replacement aerator must be rated at 1.5 gallons per minute or less.
- Customer may be served by Ameren Missouri electric or gas water heating or Spire gas water heating.
- Existing, inefficient aerator must be removed and disposed of, with efficient aerator installed in its place on compatible faucets. Where existing aerators cannot be removed or where replacement aerator is not compatible, efficient aerators may not be left behind for customer or maintenance staff to install later.
- Tenant units that have previously received high-efficiency faucet aerators as a part of participation in the Ameren Missouri Multifamily Program are not eligible to receive replacement efficient aerators.
- Installed cost may not exceed \$15 per aerator.

High-Efficiency Showerhead Eligibility Requirements

- Existing showerhead must be rated at 2.5 gallons per minute or greater.
- Replacement showerhead must be rated at 1.75 gallons per minute or less.
- Customer may be served by Ameren Missouri electric or gas water heating or Spire gas water heating.
- The existing, inefficient showerhead must be removed and disposed of, with an efficient showerhead installed in its place. Where existing showerheads cannot be removed, efficient showerheads may not be left behind for customer or maintenance staff to install.
- Efficient handheld showerheads are to replace only existing, inefficient handheld showerheads, if owned by the property. Tenant-owned showerheads (fixed or handheld) are not to be replaced.
- Tenant units that have previously received high-efficiency faucet showerheads as a part of participation in the Ameren Missouri Multifamily Program are not eligible to receive replacement efficient showerheads.
- Installed cost may not exceed \$35 per showerhead.

Water Heaters

Incentive-Eligible Efficient Equipment	2025-2026 Incentive
Gas-Heated Tankless Water Heater	\$600 per water heater
Gas-Heated Tank Storage Water Heater	\$600 per water heater
Gas-Heated Tankless Boiler	\$450 per boiler
Gas-Heated Water Heater Pipe Wrap	\$3.57 per linear foot
High-Efficiency Boiler with Side-Arm Tank (>90% AFUE)	\$550

Gas-Heated Tankless Water Heater Eligibility Requirements

- Customer must be served by Spire gas water heating.
- Gas-heated tankless water heater must be rated at 0.80 UEF or above.
- Electric-heated tankless water heaters are ineligible for incentives.

Gas-Heated Tank Storage Water Heater Eligibility Requirements

- Customer must be served by Spire gas water heating.
- Gas-heated tank storage water heater must be rated at 0.64 UEF or above.
- In-unit existing water heater must be between 20- and 50-gallon tank capacity.

Gas-Heated Tankless Boiler Water Heater Eligibility Requirements

- Customer must be served by Spire gas water heating.
- Gas-heated tankless boiler water heater must be rated at 90% AFUE or above.

Heat Pump Water Heater Eligibility Requirements

- Customer must be served by Ameren Missouri electric water heating.
- In-unit existing water heater must be between 20- and 50-gallon tank capacity.
- Common area water tanks serving multiple tenants may exceed 50-gallon capacity.
- When replacing water heater with a heat pump, replacement heat pump must feature electric water heating.
- Tankless electric water heaters are not eligible for replacement with heat pumps.

Water Heater Pipe Wrap Eligibility Requirements

- Water pipes must not have prior insulation installed.
- Insulation can only be installed on the section of hot and cold water piping between water heater and first elbow.
- Insulation must be properly secured to the pipes with no gaps between joints or sections.

Custom Energy Savings

In addition to the wide range of equipment eligible for the aforementioned incentives, the Ameren Missouri Income-Eligible Multifamily Program can help tailor the energy efficiency upgrades to the specific needs of your buildings or property with Custom Incentives. Our energy-saving experts are available to assist with calculations and help determine how much your multifamily facility can save, as well as how much it can earn in energy efficiency incentives. Below is a breakdown of available Custom Incentive rates by equipment end-use category. If you don't see a category in which you're interested in saving energy, contact our team and we'll be happy to discuss with you.

Custom Incentives

Incentive-Eligible Efficient Equipment	Incentive for Early Replacement	Incentive for Failed Equipment
Cooling	80¢ per first year kWh reduced	12¢ per first year kWh reduced
Heating		
HVAC		
Building Shell	40¢ per first year kWh reduced	12¢ per first year kWh reduced
Lighting (Interior and Exterior)		
Miscellaneous		
Refrigeration		
Water Heating		
Common Area and Whole Building Upgrades ⁴		
Freezers	40¢ per first year kWh reduced	12¢ per first year kWh reduced
Compressed Air		
Cooking Equipment		
Motors		
Pool and Spa		

⁴Common Area and Whole Building Upgrade measures must be on a business or commercial electric meter to qualify for multifamily incentives.

Get Started Saving

Upgrading to more efficient equipment can help you save on energy and maintenance costs while making your properties more attractive to tenants. Our Service Providers and Representatives can help optimize your savings and maximize your incentives to help you save now and in the future.

Contact Us

When you're ready to get started saving, call us at 1.877.215.5752, email MultifamilySavings@AmerenMissouri.com or contact one of our program representatives below:

Mike Smugala

Program Outreach Representative

314.257.0927

msmugala@resource-innovations.com

Mat Emden

Program Outreach Representative

314.347.1633

memden@resource-innovations.com