

ENERGY EFFICIENCY INCENTIVES

For Income-Eligible Ameren Missouri Multifamily Electric 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	Incentive
Air Sealing	40¢ per square foot sealed

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 Incentive
Ceiling Insulation – All-electric buildings	96¢ per square foot installed
Ceiling Insulation – Spire natural gas buildings	\$1.71 per square foot installed

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.

HVAC – Cooling System Tune-Up

Incentive-Eligible Service	2025 Incentive
Central Air Conditioner Tune-Up	\$110 per system
Heat Pump Tune-Up	\$110 per system

Cooling System Tune-Up Eligibility Requirements

- Tune-ups must be performed on an existing, operational cooling system, which will not be replaced.
- Tune-ups must be performed on a central air conditioning unit that was installed a minimum of five years ago.
- Tune-ups must include all of the checks and services listed in the Multifamily AC Tune-Up Checklist (available upon request).

HVAC – Air Conditioners

Incentive-Eligible Efficient Equipment	Early Replacement Incentive	Failed Equipment Incentive
Central Air Conditioner	\$1.00 per first year kWh reduced	12¢ per first year kWh reduced
Mini-Split Air Conditioner	80¢ per first year kWh reduced	12¢ per first year kWh reduced
Room Air Conditioner	\$175 per unit	N/A

Central Air Conditioner Eligibility Requirements

- Replacement central air conditioner must be of appropriate size and capacity for the tenant unit it serves.
- Replacement central air conditioner must include compatible coil and condenser and total system must be rated SEER2 15.0 or higher.
- AHRI certificate listing seasonal efficiency must be provided to validate savings. In the absence of an AHRI certificate for certain combinations of air handler and condenser, specification sheets may be accepted.

Mini-Split Air Conditioner Eligibility Requirements

- Replacement unit must be of appropriate size and capacity for the tenant unit it serves.
- Replacement air conditioner must be rated SEER2 19.0 or higher.
- AHRI certificate listing seasonal efficiency must be provided to validate savings. In the absence of an AHRI certificate for certain system combinations, specification sheets may be accepted.

Room Air Conditioner Eligibility Requirements

- Existing equipment may include window, through-the-wall or packaged terminal air conditioning system.
- Tenant units are eligible for incentives only when units do not have central air conditioning or when central air conditioning is broken and window or room air conditioning units are serving as the primary cooling source.
- Efficient equipment must achieve a 2 EER2/SEER2 improvement over existing equipment to qualify for incentives.
- Cooling units must be owned by the property owner, rather than by the tenant.

HVAC – Heat Pumps

Incentive-Eligible Efficient Equipment	Early Replacement Incentive	Failed Equipment Incentive
Air-Source Heat Pump	80¢ per first year kWh reduced	12¢ per first year kWh reduced
Dual Fuel Heat Pump	60¢ per first year kWh reduced	N/A
Ground Source Heat Pump	80¢ per first year kWh reduced	12¢ per first year kWh reduced
Mini-Split Heat Pump	80¢ per first year kWh reduced	12¢ per first year kWh reduced
Packaged Terminal Heat Pump	60¢ per first year kWh reduced	12¢ per first year kWh reduced

Air-Source Heat Pump Eligibility Requirements

- Replacement air-source heat pump must be of appropriate size and capacity for the tenant unit it serves.
- Replacement air-source heat pump must be rated SEER2 15.0 or higher.
- Primary heating for the home must be electric resistance.
- AHRI certificate listing seasonal efficiency must be provided to validate savings. In the absence of an AHRI certificate for certain system combinations, specification sheets may be accepted.

Dual Fuel Heat Pump Eligibility Requirements

- Replacement heat pump must be appropriate size and capacity for the tenant unit it serves.
- Replacement heat pump must be rated SEER2 19.0 or higher.
- Primary heating for the home must be natural gas heat.

Ground Source Heat Pump Eligibility Requirements

- Replacement heat pump must be of appropriate size and capacity for the tenant unit it serves.
- Replacement heat pump must be 23.0 EER2 or higher.
- Primary heating for the home must be electric resistance with central air conditioning.

Mini-Split Air-Source Heat Pump Eligibility Requirements

- Replacement air-source heat pump must be of appropriate size and capacity for the tenant unit it serves.
- Replacement air-source heat pump must be rated SEER2 19.0 or higher.
- Primary heating for the home must be electric resistance.
- AHRI certificate listing seasonal efficiency must be provided to validate savings. In the absence of an AHRI certificate for certain system combinations, specification sheets may be accepted.

Packaged Terminal Heat Pump Eligibility Requirements

- Existing equipment may include window, through-the-wall or packaged terminal cooling system.
- Tenant units are eligible for incentives only when units do not have central air conditioning or when central air conditioning is broken and window or room air conditioning units are serving as the primary cooling source.
- Efficient equipment must achieve a 2 EER2/SEER2 improvement over existing equipment to qualify for incentives.
- Cooling units must be owned by the property owner, rather than by the tenant.

HVAC – Electronically Commutated Motors (ECM)

Incentive-Eligible Efficient Equipment	2025 Incentive
ECM Auto Fan	\$465 per motor

ECM Equipment Eligibility Requirements

- Must replace existing non-variable-speed motor
- Replacement must be variable speed, electronically commutated blower motor kit sized for the applicable furnace or air handler.
- May be installed in a system utilizing natural gas forced air or electric forced air.

HVAC – Furnace Clean & Check

Incentive-Eligible Service	2025 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 Incentive
Natural Gas Furnace (96% AFUE)	\$1,500 per unit
Natural Gas Furnace (92% AFUE)	\$1,200 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 Incentive
Natural Gas Boiler Replacement	\$300 per tenant unit served
Natural Gas Boiler Replacement With High-Efficiency Side-Arm Tank	\$550 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 Incentive
Programmable Thermostat	\$125 per thermostat
Learning Thermostat	\$235 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.

Lighting – Interior LED Screw-In Lamps

Incentive-Eligible Efficient Equipment	2025 Incentive
LED A19 Base Screw-In Lamp (<10W)	\$4.00 per lamp
LED Candelabra Screw-In Lamp (<4W)	\$2.00 per lamp
LED Globe Screw-In Lamp (<8W)	\$2.00 per lamp

Interior LED Screw-In Lamp Eligibility Requirements

- Existing lamps may be incandescent, halogen or compact fluorescent.
- Replacement lamps must be LED with appropriate wattage and output to achieve lighting levels that meet with customer expectations.
- Lamps must be on for a minimum of four hours per day.
- Lamps may be installed in previously empty sockets and will use a compact fluorescent lamp baseline to determine energy savings.
- Specialty lamps, smart bulbs and three-way lamps are not eligible for incentives and are not to be replaced.
- A maximum of 10 standard A19 lamps may be replaced in a single tenant unit.
- Installed cost may not exceed \$12 per lamp.

Lighting – In-Unit LED Lamps

Incentive-Eligible Efficient Equipment	Incentive for Failed Equipment
In-Unit HID Replacement LED Lamp	40¢ per first year kWh reduced
In-Unit Compact Fluorescent Replacement LED Lamp	40¢ per first year kWh reduced
In-Unit Fluorescent Linear Tube Replacement LED Lamp	20¢ per first year kWh reduced
In-Unit HID Replacement LED Lamp	20¢ per first year kWh reduced

In-Unit Linear Fluorescent Lamp Replacement Eligibility Requirements

- Lamps must be on for a minimum of four hours per day.
- Lamps may be installed in previously empty sockets and will use installed existing lighting in comparable facility fixtures as a baseline to determine energy savings.
- Lamps may be removed from fixtures to maintain facility lighting levels but incentives will not be paid for lamp removal.
- Replacement lamp or fixture lighting levels must be similar to existing lamp lighting levels, or may be changed within OSHA-permitted standards upon written approval from the customer.
- Lamps may utilize existing ballast or bypass ballast via direct wire.

In-Unit Fluorescent Pin Base Lamp Replacement Eligibility Requirements

- Lamps must be on for a minimum of four hours per day.
- Replacement lamp or fixture lighting output must be similar to existing lamp lighting levels, or may be changed within OSHA-permitted standards upon written approval from the customer.
- Where existing fixture is not replaced, existing ballast must be bypassed via direct wire.

In-Unit HID Lamp Replacement Eligibility Requirements

- Existing lamps must be high intensity discharge (HID), including high pressure sodium (HPS), metal halide (MH) or sodium vapor (SV).
- Replacement lamps must be LED with appropriate wattage and output to achieve lighting levels that meet with customer expectations.
- Lamps must be on for a minimum of four hours per day.
- Lamps may be installed in previously empty sockets and will use a compact fluorescent lamp baseline to determine energy savings.

In-Unit Incandescent Lamp Replacement Eligibility Requirements

- Existing lamps may be incandescent or halogen.
- Replacement lamps must be LED with appropriate wattage and output to achieve lighting levels that meet with customer expectations.
- Lamps must be on for a minimum of four hours per day.
- Lamps may be installed in previously empty sockets and will use a compact fluorescent lamp baseline to determine energy savings.

Lighting – Common Area and Exterior LED Lamps

Incentive-Eligible Efficient Equipment	2025 Incentive
Common Area Exit Sign Replacement	\$100 per exit sign
Common Area HID Replacement LED Lamp	40¢ per first year kWh reduced
Common Area Compact Fluorescent Replacement LED Lamp	40¢ per first year kWh reduced
Common Area Fluorescent Linear Tube Replacement LED Lamp	20¢ per first year kWh reduced
Common Area Incandescent Replacement LED Lamp	20¢ per first year kWh reduced

Common Area Exit Sign Replacement Eligibility Requirements

- Signs must operate continuously.
- Existing signs must use compact fluorescent or incandescent lamps.
- Replacement signs must be electroluminescent or LED.
- Replacement exit signs must use 5 watts or less.

Common Area and Exterior Linear Fluorescent Lamp Replacement Eligibility Requirements

- Lamps must be on for a minimum of eight hours per day.
- Lamps may be installed in previously empty sockets and will use installed existing lighting in comparable facility fixtures as a baseline to determine energy savings.
- Lamps may be removed from fixtures to maintain facility lighting levels but incentives will not be paid for lamp removal.
- Replacement lamp or fixture lighting levels must be similar to existing lamp lighting levels, or may be changed within OSHA-permitted standards upon written approval from the customer.
- Lamps may utilize existing ballast or bypass ballast via direct wire.

Common Area and Exterior Fluorescent Pin Base Lamp Replacement Eligibility Requirements

- Lamps must be on for a minimum of eight hours per day.
- Replacement lamp or fixture lighting output must be similar to existing lamp lighting levels, or may be changed within OSHA-permitted standards upon written approval from the customer.
- Where existing fixture is not replaced, existing ballast must be bypassed via direct wire.

Common Area and Exterior HID Lamp Replacement Eligibility Requirements

- Interior lamps must be on for a minimum of eight hours per day.
- Exterior lamps must be on for between eight and 24 hours per day.
- Existing lamps must be high intensity discharge (HID).
- Replacement lamps must be LED with appropriate wattage and output to achieve lighting levels that meet with customer expectations.
- Lamps may utilize existing ballast or bypass ballast via direct wire.

Common Area and Exterior Incandescent Lamp Replacement Eligibility Requirements

- Interior lamps must be on for a minimum of eight hours per day.
- Exterior lamps must be on for between eight and 24 hours per day.
- Existing lamps may be incandescent or halogen.
- Replacement lamps must be LED with appropriate wattage and output to achieve lighting levels that meet with customer expectations.
- Lamps may be installed in previously empty sockets and will use a compact fluorescent lamp baseline to determine energy savings.

Refrigeration

Incentive-Eligible Efficient Equipment	2025 Incentive
ENERGY STAR® Certified Refrigerator	\$225 per refrigerator

ENERGY STAR Certified Refrigerator Eligibility Requirements

- Existing refrigerator must be >20 years in age
- Replacement refrigerator must meet ENERGY STAR and CEE Tier 1 Efficiency Requirements.
- Incentives are only available for replacement of primary refrigerator and the existing refrigerator must be removed and decommissioned.
- Refrigerator must be operational and owned by the property owner at time of replacement (renters may not remove the units from the home).
- New refrigerator should replace like model (same door configuration) and size.
- Limit one refrigerator per tenant unit.

Water Heating – Aerators and Showerheads

Incentive-Eligible Efficient Equipment	2025 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

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 Heating – Additional Measures

Incentive-Eligible Efficient Equipment	2025 Incentive
Pool Heater Heat Pump	40¢ per first year kWh reduced
Pool Heater Variable Frequency Drive (VFD)	40¢ per first year kWh reduced

Pool Heater Heat Pump Eligibility Requirements

- Customer must be served by Ameren Missouri electric water heating.
- Existing equipment must be an electric resistance heat pump pool heater.

Pool Heater Variable Frequency Drive Eligibility Requirements

- Customer must be served by Ameren Missouri electric or Spire natural gas water heating.
- Existing equipment must not be an operable or failed variable frequency drive.

Water Heaters

Incentive-Eligible Efficient Equipment	2025 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
Heat Pump Water Heater	40¢ per first year kWh reduced
Electric-Heated Water Heater Pipe Wrap	40¢ per first year kWh reduced

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 ²		
Freezers	40¢ per first year kWh reduced	12¢ per first year kWh reduced
Compressed Air		
Cooking Equipment		
Motors		
Pool and Spa		

²Common 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:

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