



AMEREN (MISSOURI)

CommunitySavers

Ameren Missouri’s CommunitySavers Multifamily Program is the income-qualified component of the Ameren Missouri Multifamily Program, offering deeper incentive levels with dedicated funding. The program offers a whole-building retrofit approach with one-stop shop service and tiered incentive levels to promote deeper retrofits.

ELIGIBILITY

- Properties must be located within Ameren Missouri service territory.
- Buildings must have at least 3 units.
- Meet one of the following **income eligibility thresholds**:
 - At least 50% of residents have incomes at or below 80 percent of Area Median Income
 - Participate in a federal, state, or local subsidized housing program
 - Fall within Ameren's list of eligible low-income census tracts


80 PERCENT OF AREA MEDIAN INCOME		
Size of Family Unit	Annual	Monthly
One	\$37,200	\$3,100
Two	\$42,500	\$3,542
Three	\$47,800	\$3,983
Four	\$53,100	\$4,425
Five	\$57,350	\$4,779
Six	\$61,600	\$5,133
Seven	\$65,850	\$5,488
Eight	\$70,100	\$5,842

AVAILABLE ENERGY EFFICIENCY ITEMS AND INCENTIVE LEVELS

CommunitySavers incentives are driven by a property assessment that covers the full set of electricity savings measures at a property.

Individual measures are incentivized at three levels (\$0.30, \$0.60, or \$0.90 per kWh) depending on the **level of savings** generated by the measure. The table below provides examples of the types of measure covered within each savings tier.

Owners pursuing any scope of work that includes HVAC upgrades are eligible for a **bundled rate** of \$0.75 per kWh.

 **ESTIMATED SAVINGS**

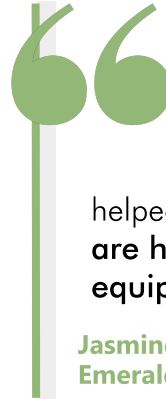
Properties implementing measures covered by the highest tier could save as much as \$1,000 per unit per year."

INCENTIVE LEVELS	
Tier	Examples of Covered Measures
1 - \$0.30 per kWh saved	LED Lighting, Water Conservation
2 - \$0.60 per kWh saved	Appliances, Tune-ups
3 - \$0.90 per kWh saved	HVAC
Bundled - \$0.75 per kWh saved	HVAC plus any measures in Tiers 1 and 2



PROGRAM HISTORY

The current CommunitySavers offering launched in March 2019. Two significant changes from the prior program are (1) income eligibility is now based on Area Median Income rather than the federal poverty level, and (2) the tiered incentive level promotes deeper retrofits compared to the program's prior approach which used a mix of direct install measures and custom incentives.



"The AC tune-ups helped us right away. Our work orders have decreased rapidly, which means fewer after-hours calls and overtime shifts for our maintenance staff. This program has helped us save a lot of money, and **residents are happier because they're using equipment that's efficient and reliable.**"

**Jasmine Williams, Property Manager,
Emerald Crossing**



STEP-BY-STEP PROCESS

1. Contact CommunitySavers by the information listed in How to Apply below.
2. The program implementer will determine eligibility and provide a free energy assessment of the property.
3. Review the suggested scope of work, including estimated costs and incentive levels, with the program implementer and select a scope of work.
4. As a one-stop shop, the program implementer will also be able to advise on additional gas and water rebates as well as financing incentives and opportunities.
5. Work with the program implementer to select a contractor or bid out the scope of work.
6. The contractor will complete the upgrades at the property.
7. The owner will be responsible for paying the contractor the contract amount less the rebate amount (i.e., owners will not need to pay the full amount upfront and wait to receive the rebate once the work is complete).
8. The program implementer will inspect the work completed at the property.
9. The program implementer will provide operations and maintenance documentation and offer on-site training as needed.

HOW TO APPLY

Contact: Mike Smugala

Phone: 636.628.6463

Email: msmugala@icastusa.org

Website: <http://www.amerenmissourisavings.com/multifamily>