



Energy Efficiency
PROGRAM

Multifamily Initiative

Program Ally Orientation

Multifamily One-Stop Shop Initiative



Energy Efficiency
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The Multifamily One-Stop Shop (OSS) Initiative provides energy efficiency retrofits and upgrades to Multifamily properties and renters, helping them reduce energy usage and increase comfort.

Building Envelope
Upgrades

High Efficiency Heat Pumps

Assessment of, and referrals to, other Initiatives within the Ameren Illinois Energy Efficiency Program.

In-unit and common area energy-saving products like smart thermostats as well as electric, water and weatherization measures.

Resources and ongoing education for the property owner, residents and maintenance staff.

Property Qualifications

What properties can be served under the Multifamily Initiative?

Must Be:

- A minimum of three individual units under the same ownership or condo association.
- Heating fuel must be delivered by Ameren Illinois.

What can that look like?

- It can be a mix of apartment-style as well as tri/quad-plexes (*3- or 4-unit residential buildings, with its own entrance. Units can be arranged side-by-side, stacked vertically or a mix*).
- Duplexes (**Public Housing only**)
- Student apartment housing
- Shelter
- Senior living or facilities for people with disabilities
- Mixed-use building (retail or office with attached residential)

What if it doesn't have Ameren Illinois residential accounts?

- Many properties roll utilities up into the rent, so there may not be a residential account for the address. Program staff can help navigate this issue with the property, during the request for assessment.

Multifamily Eligibility Types

Incentives are Based on Eligibility



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Public Housing (PH)

- › All units must be owned or managed by a Public Housing Authority.

Income Qualified (IQ)

- › Property must be able to show participation in a government rental assistance program. (e.g., Sec 8, Sec 515, 550, etc.), an income-qualified assistance financing program such as USDA, LITC, LIHTC, or RAD; or is receiving federal disaster assistance.
- › Or determined based on HUD Fair Market Rent Levels (FMR).

Market Rate (MR)

- › Properties that are not eligible under Public Housing or Income Qualified qualifiers are designated as Market Rate.

Meet the Multifamily Team



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- **Angie Stewart**
Program Assistant
astewart@ameren.com
- **Ron Siddle**
Program Manager
rsiddle2@ameren.com
- **Miritza Thorpe**
Multifamily Initiatives Manager
mthorpe@ameren.com

Program Ally Requirements

- Program Ally must be and remain in good standing with the Ameren Illinois Energy Efficiency Program.
- Current Certificate of Insurance
- ICC Certification
- BPI BA-P Certification (BE projects only)
- Completion of Required Training
 - › Multifamily Program Ally Orientation (this training)
 - › Fuel Distribution System Inspection Procedure (30-minute video)
 - › Paperwork Training (handled more in-depth during your first project)



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Heat Pump Offering

Multifamily HVAC Air Source Heat Pump Requirements

Initial Conditions for Multifamily Retrofit Projects



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Ducted or Ductless Air Source Heat Pumps

- Offered in all three Multifamily channels (IQ, PH and MR).
- Heating fuel must be delivered by Ameren Illinois.
- Replacing the operable electric resistance heating unit as the primary source of heat for the tenant's unit.
- Heat Pump must meet 15.2 SEER2 and 8.1 HSPF2 as certified by AHRI certificate.
- AHRI certificates for each proposed model must be submitted with the application.
- If the system is determined to require a thermostat, a smart thermostat must be installed and covered within the cost of the incentive. Our team can provide smart thermostats if needed.

Measure	Initial	Final
Air Source Heat Pumps	Electric Resistance Heat with or without cooling	Ducted ASHP 15.2 SEER2 and 8.1 HSPF2 Ductless ASHP 15.2 SEER2 and 8.1 HSPF2 minimum

Multifamily HVAC Air Source Heat Pump Incentives



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HVAC Retrofit Measures	Incentive
Ductless or Ducted Air Source Heat Pumps (MF-IQ and PH only)	\$6,500
Ductless or Ducted Air Source Heat Pumps (Market Rate only)	\$2,500

Project Flow



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- *"I located a property that is interested in participating in the Multifamily Energy Efficiency Program. What's next?"*
 - › Direct the property to the Multifamily Ameren Illinois website to submit a Request an Assessment form.
 - › Be sure to advise the property to include your name as the "Referring Ally".
 - › Once eligibility is confirmed, the Multifamily program team will contact the property to complete the Assessment and review eligible measures.
 - › You will be contacted by the Multifamily Program team once the assessment is complete, and the site is ready for the Program Ally.
 - › **OR**
- *"I have been contacted by the program team regarding a potential project. What's next?"*
 - › Eligibility has already been determined; the Program Team has completed the assessment and discussed applicable measures with the site contact.
 - › For projects involving HVAC or Building Envelope work, the Program Team will provide the site with up to (3) Program Allies and their contact.
 - › Please reach out to this site as soon as possible to coordinate timelines and confirm their interest in moving forward.
 - › Please note, it is the property sole discretion on which Program Ally is selected.
- Program Ally submits reservation requests/quotes to property for approval and signature.

Project Flow

- Program Ally submits signed reservation request including supporting documents to Angie Stewart for initial review.
 - › Application documents including HVAC equipment certification and unit details.
 - › Separate applications must be submitted for each project phase if the property is being broken into multiples phases.
 - › Required invoice should include property information, scope of work notating units (broken into phases, if applicable) and Ameren Illinois incentive.
 - › **Note:** OSS number AND property signature must be on the approval request.
- Projects are then reviewed by CMC and sent to Ameren Illinois Technical Review for approval.
- Upon Technical Review approval, the Program Ally is notified and may begin the project.
 - › **Note:** Please wait to obtain your approval before beginning your installation.
- Program Allies complete all necessary work outlined in the work scope.
- **Property Signature is required with the final submission of projects for payment.**
- Program Allies submit incentive requests and all required supporting documents (*post-installation photos and inspection*) to Angie Stewart for review before sending to Technical Review for final approval before processing payment. Payment can be within 4-6 weeks after incentive request approval.

Special Considerations and Expectations



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- All required fields on the workbook must be completed along with the submission of any documentation.
- Requested corrections are expected within 72 hours.
- If equipment is switched **after** it has been approved, the Program Ally will need to get the new equipment approved **BEFORE** installing it to finish up the project.
- Consistently communicate project updates and statuses including start and completion date with Angela Stewart, Program Assistant.
- **All installations must undergo** post-inspection before incentive request.
- Final incentive request paperwork should be completed and submitted promptly after post-inspection.

• Itemized Invoices	
Section 5: Project Information	
Expected Delivery Date:	Projected Start Date: Projected Completion Date:
Section 6: Reservation Request - Customer Authorization of Project	
<i>I, the undersigned, agree that the information above is representative of what has been discussed and proposed by the participating program ally (contractor). I understand that Ameren Illinois program incentives and financing are subject to qualifications and not guaranteed.</i>	
Customer Signature:	Date:
Program Ally Signature:	Date:
Section 7: Incentive Payment Request - Acknowledgement of Project Completion	
<i>I certify the information I have provided is true and correct and any work performed meets the program guidelines and Terms and Conditions of the Program. I hereby request an incentive for the above listed work and understand the incentive cannot exceed 100% of the project cost. I agree to allow Ameren Illinois Program staff to perform an on-site Quality Assurance inspection to confirm test results and verify the work performed. Do not sign prior to project completion.</i>	
Customer Signature:	Date:
Program Ally Signature:	Date:

Special Considerations and Expectations



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The Program experience for the tenant and property personnel (owner/manager) is important to Ameren Illinois.

- Prompt and accurate project communication (timelines, costs, etc.).
- Site cleanliness (unit and surrounding building).
- Property managers must inform tenants of scheduled installation 24-48 hours in advance.
- Minimize disruption to the tenants (limit noise where possible, maintain professionalism, etc).
- Repairs to exterior façade and interior wall, if wall air conditioners must be removed, are the property's responsibility.
- Follow site requirements with regard to lockup after unit entry.
- Be cognizant of the tenants' concerns and/or any special needs, especially for seniors or disabled persons.
- Each tenant unit to be entered should provide confirmation at the door of the Health and Safety questions or concerns before Program Ally Staff entering the unit. Ensure to inform the Property Manager and note for reference.
- Communication with property staff and Angie Stewart to address or document tenant concerns or refusal for entry.
- Ensure management and/or maintenance understands how to operate and maintain the system to optimize efficiency and limit callbacks. Also, share any warranty or service agreement information for ongoing support.

Tenant Considerations

- Many Multifamily properties cater to all demographics, including seniors or persons with disabilities. Please be cognizant of tenant's concerns.
- Each tenant unit to be entered should provide attestation at the door of the Health and Safety questions prior to Program Ally Staff entering the unit.
- Communication with property staff and Angie Stewart to address or document tenant concerns or refusal for entry.

Post Inspection

Expectations and Requirements



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- Contact your field energy specialist at least one week prior to completing your installation to schedule the required post-installation inspection.
- A visual inspection will be conducted on a portion of the installed heat pumps.
- Inspection will verify the following:
 - › The correct HVAC equipment was installed as per the submitted/approved application and AHRI certification.
 - › The unit is level and securely mounted.
 - › The area is free from any obstructions, including walls, overhangs and structures.
 - › If applicable, confirm that CMC-provided thermostats have been installed.
 - › Thermostats are placed on interior walls, away from direct sunlight, appliances and drafts.
 - › Visible line sets are covered with transitions and matching termination fittings.
 - › The condensate line was installed without dips or traps.
 - › Owner manual(s) and any other applicable educational resources have been provided to the property/tenant.
 - › The tenant and property staff (maintenance, management, etc.) have been instructed on how to operate including turning the heat pump on/off, switching between heating/cooling modes, adjusting airflow direction and setting temperature.
- Post-installation photos of installed HVAC systems must be submitted with final incentive request workbook. The inspector may take additional photos if needed. Please keep in mind that post-installation photos and inspection is a requirement before payment processing.



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Building Envelope Offering

Project Requirements

Initial Conditions for Multifamily Building Envelope Projects



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- › Air Sealing opportunities must be available
- › Air Sealing of entire attic plan is required
- › Heating fuel must be delivered by Ameren
- › Only applies to Public Housing and Income-Qualified properties

Multifamily Building Envelope	Initial	Final
Air Sealing (required of entire attic plain)	Blower Door Testing (Depressurized)	Blower Door Testing verifying CFM reduction (Depressurized)
Attic Insulation (existing R-19 or less)	R-11 or less R-12 to R-19	R-49+ greater

Building Envelope Incentives



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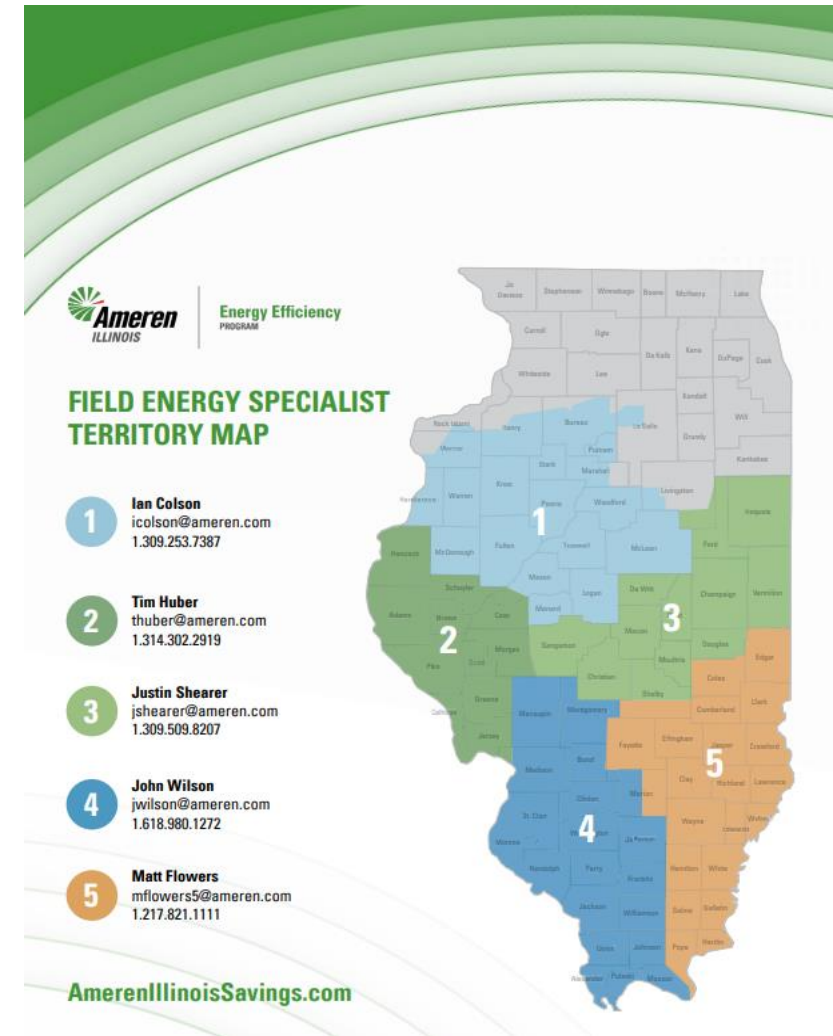
Multifamily Building Envelope Measures	Incentive
Air Sealing (required for all building envelope projects) (MF-IQ only)	\$0.95 per CFM reduced
Air Sealing (required for all building envelope projects) (PH only)	\$0.70 per CFM reduced
Attic Insulation (existing R-19 or less to R49 or greater)	\$1.55 per square foot
Attic Insulation (existing R11 or less to R49 or greater)	\$1.90 per square foot
Wall Insulation – R0 to R11 or greater	\$2.30 per linear foot
Rim Joist Insulation – R0 to R10 or greater	\$5.05 per linear foot
Crawl Space Wall Insulation – R0 to R10 or greater	\$8.85 per linear foot

Multifamily Building Envelope Project Testing Requirements and Support



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- Depressurized Infiltration testing CFM@50
- Combustion Safety Testing
- Fuel Distribution System Inspection
- Health and Safety Inspection
- Follow BPI requirements for personal safety during assessment and test out
- Please coordinate with your Field Energy Specialist to schedule your pre- and post- blower door tests as well as confirm your intended start date.



Project Flow: Building Envelope



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- Referring Program Allies or CMC Energy identifies potential projects.
- Selected Program Ally coordinates pre-blower door test and site inspection with assigned Field Energy Advisor.
 - › BPI BAP certification is required for the individual performing testing.
- Program Ally submits reservation requests to Angie Stewart for initial review .
 - › Completed application including all supporting documentation and photos.
 - › Tabs required for completion include Inspection Disclaimer Form, Combustion Safety Form, as well as Terms and Conditions.
 - › Health and Safety Measures must be recorded on application.
 - › **Note:** Ensure the correct OSS number is present on the application as well as the property signature.
- Reservation Request sent to Ameren Illinois Technical Review.
- Once approved by Technical Review, Program Ally may proceed with the project ensuring to communicate project start, progress, issues and completion to their Field Energy Specialist.
- Program Allies complete all necessary work outlined in work scope.
- Program Allies coordinate and conduct Post-Work test out.
 - › **Field Energy Specialist must be aware of all testing .**
- **Property signature is required with the final submission of projects for payment.**
- Program Allies submit incentive requests, and all required supporting documents including photos to Angela Stewart for final review.
- Submitted to Technical Review for final approval before processing payment. Payment can be within 4-6 weeks after incentive request approval.

Multifamily Building Envelope Workbook

Application located on the Program Ally Resource Page



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- All tabs must be completed:
 - › Building Envelope Workbook
 - › Building Envelope Unit Details
- *Must include pre blower door test and estimated air sealing number
 - › Combustion Safety Form
 - › Health and Safety Costs (price sheet also included)
 - › Terms and Conditions

Multifamily

Applications

[Multifamily HVAC Workscope](#)

[Multifamily Building Envelope Workscope](#)

[Multifamily Property Assessment Request](#)

[Multifamily Bulk Purchase Workscope](#)

[Multifamily Property Agreement](#)

[Multifamily Energy Advisor Map](#)

[One Stop Shop Program Ally Orientation Webinar](#)

AMEREN ILLINOIS ENERGY EFFICIENCY PROGRAM

PY2025 Multifamily IQ and Public Housing Workbook - Building Envelope

Please complete the application, provide a copy to the customer, attach required documentation and send it to the following email address: IllinoisMultifamilyEE@ameren.com. All projects will receive a project number via email. The project number is required prior to project start date. All program paperwork must be submitted within 30 days of the project completion or by December 15, 2025, whichever comes first.

Project Number:	OSS Number:	Channel:		
Section 1: Property Information				
Property Name:				
Owner/Manager Name:	Title:			
Phone:	Email:			
Ameren Illinois Gas Account:	Ameren Illinois Electric Account:			
Physical Address:	City:	State: IL Zip Code:		
Number of Tenant Buildings:	Number of Additional Buildings (non tenant):			
Number of Tenant Units:	Number of Stories:	Foundation Type:		
Primary Heating Fuel:	Roof Type:			
Heating System:	Heating System Make/Model (if available):			
Cooling System:	Cooling System Make/Model (if available):			
Section 2: Program Ally Information				
Program Ally Company Name:	Program Ally Contact Name:			
Mailing Address:	City:	State: Zip Code:		
Phone:	Email:			
Section 3: Energy Efficiency Measure Information				
Measure	Incentive Rate	Quantity	Maximum	Sub-Total
Air Sealing	\$0.00 per CFM50	CFM50	\$5,000.00	\$0.00
Attic Insulation - R11 or less improved to R49 or greater	\$1.90 per SF	Total SF	NA	\$0.00
Attic Insulation - R19 or less improved to R49 or greater	\$1.55 per SF	Total SF	NA	\$0.00
Wall Insulation - R0 to R11 or greater	\$2.30 per SF	Total SF	NA	\$0.00
Rim Joist Insulation - R0 to R10 or greater	\$5.05 per LF	Total LF	NA	\$0.00
Crawl Space Wall Insulation - R0 to R10 or greater	\$8.85 per LF	Total LF	NA	\$0.00
Non-Project Stipend	\$100.00 per Bldg.	Buildings	\$300.00	\$0.00
Health & Safety Total - Health and Safety costs should not exceed 50% of the total project cost.				\$0.00
				Total Incentive:
Section 4: Attachments				
• Building Envelope Unit Details		• Combustion Safety Form		
• Include pictures of blower door number, CO level pre and post		• Invoices		
• Itemized Health and Safety Costs				
Section 5: Project Information				
Projected Start Date:	Projected Completion Date:			
Section 6: Reservation Request - Customer Authorization of Project				
I, the undersigned, agree that the information above is representative of what has been discussed and proposed by the participating program ally (contractor). I understand that Ameren Illinois program incentives and financing are subject to qualifications and not guaranteed.				
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Customer Signature:				Date:
Program Ally Signature:				Date:

Health and Safety Requirements

- Refer to the Health and Safety Items pricing list
- All applicable Health and Safety measures **must be performed** to include:
 - › Crawl space vapor barrier
 - › Bath Fan ventilation
- Combustion Safety Testing
- Fuel Distribution System Inspection
- No greater than 50% of total project cost
- If other showstopper Health and Safety conditions exist check with your Field Energy Specialist for potential available funds.
- Examples may include but are not limited to:
 - › Moisture concerns
 - › Knob and tube
 - › ACM

PY25 Home Efficiency - Health and Safety Items and Pricing

"Not to exceed" prices. It is not required to charge the full amount if the work can be completed for less.

Health & Safety Item	Price	Unit	H&S Item Description	Before Project	During Project	Before or During Project
HVAC System Repair & Replacement - Un-safe operating condition or non-working system.						
Service calls & diagnostics	•	Each	Directly related to line items 6-10. First step in correction of many H&S related concerns such as, but not limited to: no heat, a/c, related water damage to furnace or surrounding area, spillage, water heater issues, thermostat issues, gas leaks, & carbon monoxide concerns.			Y
Repair of primary heating source	•	Each	Restore heat and/or correct un-safe condition with heating system			Y
Repair of primary cooling source	•	Each	Directly relates to the heating system not working properly or water damage to the connected heating system and/or surrounding area, or line set leak.			Y
Clean indoor evaporator coil	•	Each	Directly relates to the heating system not working properly or water damage to the connected heating system and/or surrounding area.			Y
Replace indoor evaporator coil	•	Each	Directly relates to the heating system not working properly or water damage to the connected heating system and/or surrounding area.			Y
Condensate Pump (Plus related items)	•	Each	Correct or prevent water damage issues resulting from improper condensate removal.			Y
Disclaimer Related						
Bulk Moisture - Leads to many issues including but not limited to: mold, degradation of building materials, & IAQ concerns.						
Vapor Barrier	\$1.30	Square foot	Prevent communication of ground moisture into building envelope and/or onto building components.		Y	
Sump pump repair or replacement	\$505	Each	Correct or prevent water accumulation within the building envelope.			Y
New sump system installation (pit, trenching, & drainage tile)	•	Each/Per Square Foot	Correct or prevent water accumulation within the building envelope.	Y		
Horizontal guttering	•	Linear Foot	Correct or prevent water accumulation within the building envelope. Correct and/or prevent water related damage to building components.			Y
Gutter accessories (downspout &	•	Linear Foot	Correct or prevent water accumulation within the building envelope. Correct			Y

Health & Safety	Incentive (unit)
Crawl Space Vapor Barrier	\$1.30 per sq ft
Venting exhaust from outside	\$190 each

Non-Project Stipend Audits

- This applies to properties that were referred to the Program Ally by the Ameren Illinois Energy Efficiency Program, but do not qualify or cannot proceed due to testing, showstoppers or overqualified insulation.
- If you contact the Program Assistant, looking for leads to which we confirmed has not been qualified for HVAC and Building Envelope and you visit to determine, they are not, then you will not be paid the non-project stipend.
- Non-Project Audit Stipend: \$100 per building
 - › No more than three buildings per property should be audited
 - › Maximum of \$300 non-project stipend per property

Post Work Requirements

Post Work Test In and Photo Expectations



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- Photograph of Insulation levels (3-5 photos)
 - › General Attic Photos
 - › Attic plane air sealing
 - › Light boxes
 - › Attic hatch
 - › Electrical penetrations
 - › Photo of Insulation rulers showing insulation levels in attic
 - › Photo of attic access with appropriate damming material used
- Fuel Distribution System Inspection
- Combustion Safety Testing
- Attic Insulation level and grading
- Infiltration testing CFM@50
 - › include actual air sealing numbers



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AmerenIllinoisSavings.com/Multifamily