



Sustainability

“At ACC, we’re committed to creating sustainable communities that are comfortable, desirable and enriching places to live. So we take a comprehensive approach to community design, aligning each property with its local environment while making thoughtful, efficient use of resources.”

— Josh Greenleaf, ACC SVP of Investments



Plaza Verde II, University of California, Irvine





Resource Management & Conservation

ACC is dedicated to reducing consumption of natural resources at our communities — supporting our reduction goals while reducing costs. In 2025 we continued using our utility expense management (UEM) platform to analyze usage across more than 20,000 utility accounts with 134 providers, capturing usage, demand, service-period, address and meter data that supports operational decisions and cost management. We manage more than 470,000 square feet of retail space across 31 communities and include green-lease components in all contracts.

Water

Over the past several years ACC has completed nearly 100 plumbing-retrofit projects, saving more than 400 million gallons of water and over \$4 million annually. Baseline water-conservation specifications for new properties include low-flow fixtures and aerators, efficiency toilets, native-plant landscaping and advanced irrigation controls.

Energy

In 2025, we invested \$236,000 in resource-conservation initiatives, projected to deliver a 22.8% return on investment.

Cumulative large-scale conservation investment since 2022: \$7.1M (56% average ROI).

ACC has common-area smart thermostats in 11 communities, reducing HVAC runtime during non-business hours and saving about \$54,000 annually. We source renewable energy at 28 properties, for an estimated 58 million kWh annually — enough to power roughly 4,750 U.S. homes for a year.



GHG Emissions

In 2022, our short-term goal was to reduce GHG emissions from the owned portfolio by 15% by 2025.

We exceeded it — reducing GHGs by 18.8% by the end of 2025 versus a 2022 baseline (owned portfolio and corporate Scope 1 & 2). Full Scope 1/2/3 and energy-use-intensity detail appears in the SASB appendix.

Spotlight

Michael Cipriano
ACC SVP of
Development



Since 2000, Michael Cipriano has helped ACC market, operate and develop properties across the country. Beginning as a Property Marketing Coordinator, he moved from operations to leading the company's public-private partnership (P3) development platform, where he enjoys the collaboration needed to keep new architecture and design true to the missions of both ACC and its university partners.

“Through our sustainable design strategies, ACC develops high-quality communities that support climate-consideration goals and long-term portfolio performance while creating greater value for investors, university partners and student residents.”

— Michael Cipriano, ACC SVP of Development



Green Development

ACC is committed to communities that minimize environmental impact. As a member of the U.S. Green Building Council, we follow LEED standards for all new properties. Under our green-certification policy, all newly developed and acquired communities must meet Fitwel standards, and new developments must pursue LEED, ENERGY STAR and/or Passive House certification. We also verify that our sustainable development assets perform and operate as designed. After a community's first year, we conduct a post-occupancy evaluation assessing resident and employee feedback alongside actual waste, water and energy usage and environmental factors such as light, temperature, air quality and acoustics.

52

Best-in-industry 52 LEED-certified or tracking projects

27

Projects certified LEED Platinum or Gold

2

Registered LEED projects currently under construction

Spotlight

3rd & West at Purdue University NAHB Best in American Living (Silver)

In 2025, the National Association of Home Builders awarded 3rd & West silver honors in Best Multifamily Student Housing. A public-private partnership between ACC and the Purdue Research Foundation delivered the LEED Gold project, which houses 640 upper-level students and features a public plaza for activities, markets and game-day events, plus two internal courtyards with a hammock grove.



xučyun runway, University of California, Berkeley



Spotlight

Wolverine Village at the University of Michigan Opening Fall 2026

Wolverine Village Residential Housing and Dining is U-M's first public-private partnership housing and its first new Central Campus first-year housing since 1963. The residential quad features an all-electric design targeting LEED Platinum and a geothermal-well exchange system. It is also the largest single-phase development in ACC history — 700,000 square feet, 2,300 beds and a 900-seat dining hall.

“This affordable on-campus housing for first-year students will also substantially further the University of Michigan's carbon-neutrality objectives.”

— Michael Cipriano, ACC SVP of Development



Climate Resilience & Risk Evaluation

Understanding that climate change may increase the frequency of natural disasters and severe weather, ACC conducts thorough climate-risk assessments on all existing properties and new projects to guide investment and planning. Our climate-resilience plan includes precautions such as ensuring property utilities are not disrupted during extreme weather.

Spotlight

Heather Laney ACC SVP of Procurement



Heather Laney joined ACC in 2001 as Director of Market Research and later recognized the need for a centralized procurement division. Over the past few years she and her team have streamlined purchasing companywide, created an online marketplace with national vendors and used the Supplier.io database to identify the right suppliers — while weaving sustainability and inclusion into nearly every part of procurement.

“Procurement is much bigger than buying things. It's evaluating supplier risk, assessing the supply chain, incorporating sustainability, providing spending transparency, engaging with multiple teams and continually deepening knowledge of the business.”

— Heather Laney, ACC SVP of Procurement