

American Homes 4 Rent® (AH4R) provides what every person needs: a place to call home. Throughout our growing portfolio of properties in 22 states, we deliver sustainable housing that is designed to last and accommodate residents for generations to come.

We recognize that climate change is one of our environment's greatest risks. We are committed to continually assessing our impact, reducing greenhouse gas emissions, and maximizing the efficiency of our homes, offices, and vehicles. Our current focus is to establish our baseline energy usage, create a system to track this data, and implement strategies to lower our consumption. We disclose the results of this focus in our annual Sustainability Reports.

Development

A pillar of our business model is building communities, a process that begins with the careful selection of land. To manage our use of natural resources, we have established a core set of floor plans for our building program—a consistency that allows us to limit waste and optimize construction. We incorporate green spaces in our developments wherever possible and, in drought-risk areas, we install sustainable or native landscaping to reduce water usage and maintenance needs.

The design of our homes prioritizes environmental efficiencies. We regularly evaluate materials and appliances for sustainable performance, and we measure every newly-constructed property for energy efficiency using the Home Energy Rating System (HERS) index. Our implementation of LED lighting, water-efficient fixtures, tankless water heaters, and drought-resistant landscaping results in utility savings for our residents.

Operations

AH4R operates out of two corporate offices and over 20 field offices, all of which are committed to working green. Onsite initiatives like recycling, supply efficiencies, mindful utility usage, and health and safety are encouraged. The core of our business activity—leasing applications and agreements—is fully digital.

In our maintenance services, we reduce emissions by utilizing remote diagnostic software and optimizing call routes for repair vehicles. We also train our field technicians to conduct regular coolant recycling and filter replacements for our heating, ventilation, and air conditioning (HVAC) systems.

Mitigating risks from weather events is important to the sustainability of our portfolio. We prepare our homes for natural disasters and maintain a state of readiness to deploy our crisis management plan at any time. The plan is designed to inform, stabilize, and support our employees, residents, and neighborhoods.

Engagement

We are cognizant that stewarding the planet requires a community effort. To this end, we engage our multiple stakeholder groups in our environmental strategy. Through our resident communications, we distribute educational materials on resource-saving and energy-efficient best practices in our homes. By partnering with local HOAs, municipalities, vendors, and suppliers, we work together to advance and comply with conservation standards in the regions where we develop and operate properties. At an industry level, we engage with organizations like the National Rental Home Council (NRHC), the Global Real Estate Sustainability Benchmark (GRESB), the National Association of Real Estate Investment Trusts (NAREIT), and the Residential Energy Services Network (RESNET) to stay apprised of environmental efficiencies and benchmarks. And, because we know firsthand that everything starts at home, we provide employees with formal policies, training, and awareness campaigns to ensure our work environments are green.