

# SOFI RIVERVIEW PARK SAN JOSE, CALIFORNIA

## CASE STUDY - GREEN BUILDING CERTIFICATIONS



Sofi Riverview Park is an urban, 271-unit multi-family community located in San Jose, CA. The property has been ENERGY STAR® certified since 2019 and is an IREM Certified Sustainable Property (“CSP”). Some initiatives that contributed to its sustainability achievements include:

### ENERGY



- ENERGY STAR certified for 2020 with a score of 78, meaning it performed better than 78% of similar buildings nationwide in energy efficiency
- Achieved a 3.8% reduction in GHG Emissions Intensity (kgCO<sub>2</sub>/SF) from December 2018 to 2020

### WATER



- From January 2019 to January 2020, demonstrated a 12.5% reduction in Water Use Intensity (gal/SF), which equates to savings of about \$11,000 annually

### HEALTH



- On-site fitness center with yoga and aerobics studios
- Smoke-free property
- Walking distance to the Guadalupe River Trail, Moitozo Park, and Riverview Park, a city park with tennis, basketball, and bocce ball courts

### RECYCLING



- Cardboard recycling and yard debris composting offered on-site
- Diversion Rate is 21.9%, with a goal to increase by 5% per year
- In 2020, the property team diverted 23,328 cubic feet of trash from the landfill

### PURCHASING



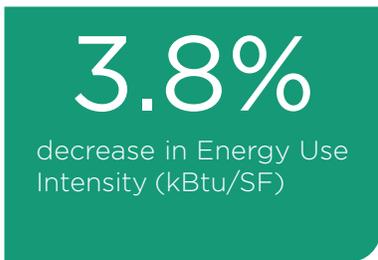
- Green office operations include reusing and recycling paper, using recycled ink cartridges, recycling used ink cartridges, and printing two-sided whenever feasible

# SOFI TOPANGA CANYON CHATSWORTH, CALIFORNIA

## CASE STUDY - ALTERNATIVE TRANSPORTATION



Sofi Topanga Canyon is a 119-unit multi-family property located in Chatsworth, California in the San Fernando Valley northwest of Los Angeles. The property boasts many luxury features including private balconies, fire pits, a pool and hot tub, sundeck, fitness center, dog run, and clubhouse. Sofi Topanga Canyon was ENERGY STAR® certified for the year 2020 with a score of 98, meaning it performed in the top 2% of all similar properties nationwide in energy efficiency. From 2019 to 2020, the property exhibited a:



The number of Electric Vehicles (“EV”) and their drivers are increasing every year, so having EVCS are essential to maintaining a property’s convenience and desirability. As EVCS continue to become more accessible and numerous, driving an EV will become more convenient, contributing to the eventual shift from gas to electric-powered vehicles. EVs improve air quality and reduce the GHG emissions that contribute to climate change.

**IN 2019, SOFI TOPANGA CANYON INSTALLED 40 IEVSE EVO32 EVO-CHARGE ELECTRIC VEHICLE CHARGING STATIONS (“EVCS”).**

# SOFI IRVINE IRVINE, CALIFORNIA

## CASE STUDY - COMMUNITIES



Donated approximately **FIVE BOXES OF FOOD** through Harvest First annual food drive

**RAISED AROUND \$650 THROUGH FUNDRAISERS** for the Make-A-Wish Foundation

Hosted resident events to **RAISE AWARENESS ABOUT SUSTAINABILITY** and released several resident sustainability guides

Sofi Irvine, located in Irvine, California, is a 204,350 SF multi-family apartment community with 403 units and 480 bedrooms. The property is conveniently located within walking distance of several grocery stores, retail shops, and dozens of restaurants. The property is an IREM CSP and has achieved ENERGY STAR® certification with a score of at least 90 every year since 2017, testifying to its energy efficiency. Sofi Irvine provides ample opportunities for resident and community engagement. The property team utilizes social media platforms like Facebook and Instagram to advertise events both at the property and in the community, feature local businesses and restaurants, and discuss fun lifestyle topics such as recipes, crafts, and decorating tips.

**The property team is actively involved with various charitable organizations and contributes in several ways, including:**

- Hosting an annual food drive through Harvest First - in 2020, they donated approximately five boxes of food
- Holding fundraisers for the Make-A-Wish Foundation two to three times a year - the property historically donates around \$650 annually
- Collecting old clothing and house-ware items and donating them to local homeless shelters

The Sofi Irvine property team also involves its residents and the community in its sustainability efforts. They host a number of resident events focused on increasing sustainability awareness and have released several sustainability guides for residents covering topics such as energy efficiency, water conservation, recycling, purchasing, and transportation.