

## FIRST NON-VEGETATIVE GREEN ROOF COMPLETED IN WASHINGTON, D.C.

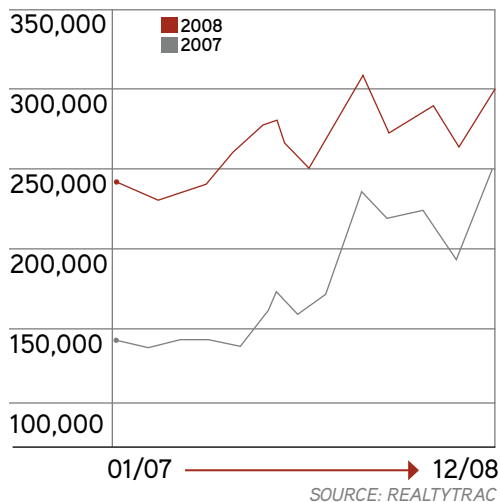
The first non-vegetative green roof in Washington, D.C. was recently unveiled on Bon Wit Plaza, an apartment building which rents 70 percent of its units to George Washington University students. The new roof, constructed by NV Roofing, features a sustainable design made from recycled materials, which reduce energy costs and mitigate stormwater runoff. This green-roof system is designed to outlast conventional roofs by 20 to 30 years and can be recycled at the end of its life cycle.

The non-vegetative roofing system utilizes a coal tar-based waterproofing membrane and environmentally friendly insulation to achieve optimum performance and sustainability.



NON-VEGETATIVE GREEN ROOF ATOP BON WIT PLAZA IN WASHINGTON, D.C.

### MONTHLY FORECLOSURES



## foreclosure filings up a record 81 percent in 2008

U.S. foreclosures rose by more than 81 percent in 2008, a record, according to a RealtyTrac report released in January. More than 3.1 million foreclosure filings (or one out of every 54 households) were issued a notice in 2008. A total of 861,664 families lost their homes to foreclosure, up 225 percent compared with 2006.

Nevada, Florida and Arizona were hit hardest by foreclosure in 2008. In Nevada, 7 percent of homes received a foreclosure filing, up 126 percent from 2007. Florida filings increased 133 percent and Arizona filings spiked 203 percent. California's 523,624 filings were the highest total number for any state, more than double its 2007 levels.

To view the report visit [www.realtytrac.com](http://www.realtytrac.com).

## COMMERCIAL DEVELOPERS SEEK BAILOUT

The *Wall Street Journal* reported in early January that a dozen of the country's largest commercial real estate developers sent a letter to then U.S. Treasury Secretary Henry Paulson seeking assistance through a \$200 billion loan program intended to support the market for student loans, credit card debt and car loans. The firms are reportedly concerned about a research report from Foresight Analytics LLC that finds \$530 billion in commercial mortgages will come due for refinancing in the next three years. With credit hard to come by, the developers worry that hundreds of properties could face foreclosure and bankruptcy.

For more information visit <http://online.wsj.com>.

## SURVEY INDICATES DROP IN APARTMENT DEMAND

According to the latest Quarterly Survey of Apartment Market Conditions by the National Multi Housing Council (NMHC), job loss and the recession have reduced demand for apartments. The survey noted that the Market Tightness Index, which measures changes in occupancy rates and/or rents, declined sharply in the last quarter from 24 to 11. This is the third lowest result on record, and the sixth straight quarter that the index has been below 50. A reading below 50 indicates that conditions are getting worse; a reading above 50 indicates conditions are improving; and a reading of 50 indicates that conditions are unchanged. The survey said 81 percent of respondents said markets were worse, compared with only four percent who said markets were improving. Fifteen percent reported unchanged market conditions from the prior quarter.

Visit [www.nmhc.org](http://www.nmhc.org) for more information.



ST. JAMES APARTMENTS IN DOWNTOWN PORTLAND, ORE.  
PHOTOGRAPHY © GSL PROPERTIES, INC.

## QUOTABLES

**“One man’s theology is another man’s belly laugh.”**

—ROBERT A. HEINLEIN, AMERICAN WRITER

**“The length of a film should be directly related to the endurance of the human bladder.”**

—ALFRED HITCHCOCK, ENGLISH DIRECTOR

**“Be kind whenever possible. It is always possible.”**

—TENZIN GYATSO, THE 14<sup>TH</sup> DALAI LAMA, TIBETAN LEADER

**“Praise out of season, or tactlessly bestowed, can freeze the heart as much as blame.”**

—PEARL S. BUCK, AMERICAN NOVELIST

**“Boredom: the desire for desires.”**

—LEO TOLSTOY, RUSSIAN NOVELIST

**“A great many people think that polysyllables are a sign of intelligence.”**

—BARBARA WALTERS, AMERICAN JOURNALIST

**“So it’s been kind of a long road, but it was a good journey altogether.”**

—SIDNEY POITIER, AMERICAN ACTOR

**“I believe in the greatness of our democracy.”**

—CHEN SHUIBIAN, FORMER TAIWANESE PRESIDENT

**“Long stormy spring-time, wet contentious April, winter chilling the lap of very May; but at length the season of summer does come.”**

—THOMAS CARLYLE, SCOTTISH PHILOSOPHER



PRENTICE WOMEN'S HOSPITAL IN CHICAGO, DESIGNED AS A JOINT VENTURE BY THE VOA ASSOCIATES INCORPORATED + OWP/P DESIGN COLLABORATIVE, OPENED IN OCTOBER 2007 AND RECENTLY ACHIEVED LEED NC-SILVER CERTIFICATION.

PHOTO © STEINKAMP PHOTOGRAPHY

VOA

## NEW SUSTAINABILITY STANDARD APPROVED FOR MULTIFAMILY PROPERTIES

The American National Standards Institute (ANSI) approved a new National Green Building Standard (NGBS) on Jan. 9, 2009. It is the first, and only, ANSI approved standard for multifamily residential properties.

Originally co-sponsored by the National Home Builders Association (NHBA) and International Code Council for one- and two-family dwellings, the standard was expanded to include multifamily properties at the request of the National Multi Housing Council (NMHC).

Similar to the USGBC LEED certification process, NGBS allows projects to earn points towards achieving a Silver, Bronze or Gold certification. However, the NGBS is compatible with International Code Council building codes, and was designed to be administered through the local building code process, eliminating the time and expense that may be required in other third-party certification approval programs.

For more information on NGBS, visit [www.nahbgreen.org/Guidelines](http://www.nahbgreen.org/Guidelines).

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## new survey says green building programs are on the rise

Since 2003, the number of counties with green-building programs has risen from eight to 39, according to a study by the American Institute of Architects (AIA). The trade group's study, "Local Leaders in Sustainability: Green Counties," examined the 200 most populous counties in the country in 2008, which represent about 169 million Americans, or a little more than half of the U.S. population. Working with the National Association of Counties, AIA representatives spoke to planners, building officials and "sustainability managers" across the country.

The report offers key findings and recommendations for county governments.

Visit [www.aia.org/walkthewalk](http://www.aia.org/walkthewalk) for more information.

## search me

**www.waterwiser.org**

*Waterwiser.org* is a comprehensive resource on water conservation, efficiency and management. The Web site provides news, information, research results, discussion forums, references, a calendar of events, searchable information, databases, and other resources devoted to water management.

**www.dsireusa.org**

The Database of State Incentives for Renewables & Efficiency (DSIRE) is a comprehensive source of information on state, local, utility, and federal incentives that promote renewable energy and energy efficiency. You can run a search on two databases—renewable energy or energy efficiency. The site also offers summary tables that provide an overview of incentives available in each state and maps that show the availability of selected financial and regulatory incentives across the United States.

**www.worldproperties.com**

*Worldproperties.com* is the official Web site of the international consortium of Real Estate Associations (ICREA) an organization that sets standards for international real estate practice and facilitates worldwide real estate transactions through its Web site. The site offers news headlines from around the world, a commercial supplier directory, and information on the real estate business practices and market data of other countries.

**www.afire.org**

The Association of Foreign Investors in Real Estate (AFIRE) is a not-for-profit organization that represents the interests of nearly 200 real estate investing organizations from 21 different countries. Its Web site provides an environment to exchange information through regularly scheduled meetings in the United States, Europe and key cities around the world. *Afire.org* also provides updates on legislation and tax regulations, and publications serving foreign and domestic investors.

## fast facts

There are **THREE GOLF BALLS** sitting on the **MOON**.

In Holland, you can be fined for not using a **SHOPPING BASKET** at a grocery store.



**CHILDREN** grow faster in the **SPRINGTIME** than any other season during the year.

The city of Las Vegas has the **MOST HOTEL ROOMS** in the world.



In Haiti, only **1 OUT OF EVERY 200** people own a car.



**FROZEN LOBSTERS** can come back to life when thawed!

The **NUMBER OF BIRTHS** that occur in India each year is higher than the entire population of Australia.

In a year, the average person walks **FOUR MILES** to make his or her bed.



New Zealand was the first country to allow **WOMEN** to **VOTE**.

The **SAGUARO CACTUS**, found in the Southwestern United States, does not grow branches until it is **75 years old**.