



# CALL FOR PAPERS

## Journal of Sustainable Real Estate (JOSRE) Vol. 3

### Submission Deadline: Mar 31, 2011

The *American Real Estate Society*, in cooperation with and funding by the *CoStar Group*, announces a call for papers for the third volume of the Journal of Sustainable Real Estate ([www.JOSRE.org](http://www.JOSRE.org)). The best research paper published will receive a \$5,000 honorarium. Authors are encouraged to submit original research that can help investors, developers, appraisers, lenders, asset managers, elected government officials and land use regulators improve their strategies, decision-making and understanding of the impact of sustainable real estate practices. For the last issue approximately 50 papers were submitted from around the globe and 17 were accepted after peer reviews. Topics and questions of interest include, but are not limited to, the following:

#### **Global Comparisons**

- How do best practices compare around the world?
- Who should set the standards and what types of measurement systems should be used? That is what metrics could be used to better reflect total life cycle occupancy costs and building operational efficiency?

#### **Regulatory Issues**

- What are the best practices in terms of new greener building codes?
- Are there conflicts with state and local building codes and municipal subdivision and site conditions that make implementation difficult? Is land use and building code official education an issue?
- Some states like California have emission limits and energy efficiency standards or water limitations that are being phased in over time. What is the impact on building cost of such programs and how much impact on energy consumption and carbon emissions will they have?
- Some governments use rebate systems and tax credits for utilities or green features. How have such programs impacted the return on investment for energy savings and or co-generation via solar or other means?

#### **Financing and Valuation Issues**

- Has PACE (a property tax 3<sup>rd</sup> party financing plan for green investments) worked?
- What is the value or return on investment of specific green features or investments? (Lighting options, commissioning, optimized elevators, etc.)
- What are the implications of the green and sustainable movements for appraisers and the appraisal process?

#### **USGBC's LEED Program, Energy Star, and Hi-Performance Building Systems**

- How are the standards evolving for measuring important dimensions of building performance? What credits do investors and owners go after?
- When will we see more sustainable development or retrofits for industrial, retail, multifamily or hotels? What are the impediments?
- What is the impact of green buildings on retail sales and benefits that go beyond energy savings?
- When will self-generation of energy pay off? What are the options and trends?

#### **Green and Sustainable Strategies and Policies**

- How many public and private companies have green policy statements? How has this affected real estate decisions?
- Portfolio approaches to energy consumption: Are carbon credits possible for larger scale developments and portfolios?
- What are the new technologies and strategies affecting water consumption? Are they cost effective?
- Who is defending the status quo? Why?
- Who is or should be developing new products?
- How long will it take to implement new water and energy policies and will this place a hardship on business and consumers?

1. All papers will be subject to anonymous double blind review by practicing professionals and academicians. Some papers which do not meet the academic standards in terms of lit review, testing and proofs will still be considered in our new industry perspectives section.
2. Articles must be written to be understandable by institutional real estate investors; lengthy formulas and mathematics should appear in an appendix. Applied empirical studies will be given preference. Early submissions are greatly appreciated.
3. Style guidelines are available in the back JOSRE Vol. 1 and on the ARES web site [www.aresnet.org](http://www.aresnet.org).
4. Submissions are preferred in MS Word or PDF format.

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Authors should submit their manuscript **no later than, March 31, 2011** to Norm Miller via e-mail at [greenjournal@sandiego.edu](mailto:greenjournal@sandiego.edu)