

INSIDE: WHAT'S GOING RIGHT IN SACRAMENTO AND WHY?
SIVICA SAYS CONNECTEDNESS SELLS IN GEORGIA

**DOWNTURN
HEROES:
HAWKES TALKS**

Big Builder

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hanley wood

TOWER STRUGGLE

What makes urban high- and mid-rise home building a Mecca for a mere few creates a minefield for some of home building's most powerful initiates. What gives?

PLUS:

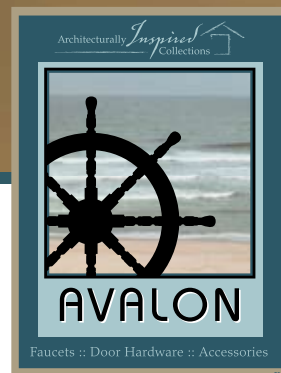
- ▶ Whelan maps out 2007
- ▶ Inside Kara's meltdown
- ▶ Jeff Orleans' got the genes



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