



# International Housing Coalition

*Supporting Housing for All in a Rapidly Urbanizing World*



*Annual Report FY 2012*





## Table of Contents

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I.	Letter from the Chairman of the Board .....	3
II.	Overview of the IHC .....	4
III.	FY 2012 Highlights and Organizational Developments .....	5
IV.	FY 2012 Research and Publications .....	7
V.	Legislative Activities .....	9
VI.	Education and Outreach.....	10
VII.	Plans for FY 2013.....	12
VIII.	FY 2012 Financial Summary .....	13
IX.	Members.....	14
X.	Board of Directors, Management Committee and Staff.....	14

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Soacha, Colombia  
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## Letter from the Chairman of the Board

FY 2012 was a successful year for the IHC, and I would like to thank the IHC board, its members, partners and friends for their interest and support. The willingness of many individuals and organizations to contribute time, resources, ideas and support to the IHC contributed to our growing reputation as an informed and effective advocate for the poorly housed and slum dwellers around the world.

During the year the IHC received grants from the Leonard P. Reaume Foundation and the Wallace Genetic Foundation and ongoing support from our founding sponsors----Habitat for Humanity International (HFHI), the National Association of REALTORS (NAR) and the Canadian Real Estate Association (CREA).



The IHC continued to strengthen its network of members, funders, partners and colleagues. During FY 2012 the IHC worked closely with many organizations including: the United States Agency for International Development (USAID), the U.S. Department of Housing and Urban Development (HUD), the World Bank, the Cities Alliance, UN HABITAT, the Woodrow Wilson Center, NAR, HFHI, the Harvard Joint Center for Housing, WASH Advocates, the Millennium Challenge Corporation (MCC), the Atlantic Council and InterAction.

### Important IHC activities during the year were:

- Continued sponsorship of an urban essay competition for graduate students
- Support for funding for the Senator Paul Simon Water for the Poor Act
- Ongoing dialogue and engagement with USAID on the preparation of its urban services delivery strategy
- Development of a plan to shape a new set of post 2015 global development goals
- Sponsorship of policy relevant seminars, workshops and discussions

In FY 2013 the IHC will continue to make policy makers aware of the implications and significance of urbanization, the housing problems of slum dwellers and the needs of the urban poor in the developing world. We hope you will join with us in these efforts.

Sincerely,

A handwritten signature in blue ink that reads "Bob Dubinsky". The signature is fluid and cursive.

Bob Dubinsky  
*Chairman, Board of Directors*



**The International Housing Coalition (IHC)** is a non-profit membership organization that advocates for adequate housing conditions, slum improvement, and effective responses to rapid urban growth in developing nations.

Habitat for Humanity International, the National Association of REALTORS, and the Canadian Real Estate Association came together to form the organization in 2005. Today, the coalition includes private companies, non-profit groups, professional associations and research institutions. Current and past supporters include the Rockefeller Foundation, the Wallace Genetic Foundation, the Leonard P. Reaume Foundation, the US Agency for International Development, and the US Department of Housing and Urban Development.

## Support The IHC

If your organization believes that improving housing and slum conditions in the developing world should be a priority on the international development agenda, we encourage you to join the coalition. Members provide a critical source of funding and support that enables the IHC to carry out its research and advocacy work.

Members receive regular information about meetings and conferences organized by the IHC and a chance to network with other members. Members also receive emails about issues in foreign assistance and new programs and efforts to address urban housing conditions around the world.

More information about membership can be found on the IHC's website: [www.intlhc.org](http://www.intlhc.org).

The IHC also welcomes individual donations. All contributions are tax-deductible. More information is available on the IHC website: [www.intlhc.org/support-the-ihc](http://www.intlhc.org/support-the-ihc).

Thank you for supporting the International Housing Coalition!





# FY 2012 Highlights and Organizational Developments

## Governance, Administration, and Organizational Development

- **Intern Support.** For the first time, in FY 2012, the IHC was able to maintain intern support year-round.
- **Board Changes.** Pat V. Combs, Board Member and representative of the National Association of Realtors (NAR), completed her term, and Dick Gaylord joined the board in December 2011. Mr. Gaylord is a practicing Realtor in Long Beach, California, and was the President of NAR in 2008.
- **Audit.** The IHC conducted its fifth full, independent financial audit. The audit concluded that the financial statements of the IHC present fairly the financial position of the organization.

## IHC Events

During FY 2012, the IHC sponsored and participated in a variety of information and educational events in order to engage various stakeholders and to promote its policy agenda.

- **World Habitat Day 2011.** In recognition of World Habitat Day 2011, the IHC sponsored an event “Informal Settlements in the U.S.: Sharing Lessons Learned at Home and Abroad.” Panelists discussed informal settlements along the U.S.-Mexico border and the lessons learned from slums around the world.
- **Panel on Urbanization at the Millennium Challenge Corporation (MCC).** IHC Board Chairman Bob Dubinsky participated in a brownbag lunch panel on urbanization and its effect on the developing world. He was joined by representatives from UN-HABITAT, Cities Alliance and the World Bank, and advocated for greater attention to urban issues within U.S. foreign assistance.
- **USAID Listening Session on the Urban Services Delivery Strategy.** At the request of the United States Agency for International Development (USAID), the IHC co-hosted an event with the Woodrow Wilson Center, for representatives from civil society groups to offer feedback on the strategy being developed by USAID on urban service delivery.

## Outreach, Education, and Advocacy

- **Urban Poverty Essay Competition.** The IHC successfully organized the third annual essay competition for graduate students, co-sponsored by USAID, the Woodrow Wilson International Center for Scholars, Cities Alliance and the World Bank. More than 70 students submitted abstracts, and four winners were chosen to come to DC in November 2012 to

present their work and participate in a panel. One grand prize winner also presented her work at the World Urban Forum in September 2012. Additionally, 8 finalists were published in a book produced by the Woodrow Wilson Center.

- **Water and Sanitation Engagement.** The IHC was actively engaged in several water, sanitation and hygiene (WASH) activities, including advocating for WASH funding, sign on letters supporting WASH programming, and a letter to Secretary of State Hillary Clinton asking her to play a leadership role on water and sanitation issues. The IHC advocated for the introduction of the Water for the World Act in both the House and Senate.
- **Foreign Aid Reform.** The IHC was actively engaged this year in the consultative process around draft legislation that would reform the Foreign Assistance Act of 1961. This draft, known as the Global Partnerships Act of 2012, provides a broad and flexible framework to guide U.S. foreign assistance and emphasizes transparency and accountability. The IHC continued to work with Rep. Howard Berman (D-CA) and his staff, and are pleased that the draft included “improving access to safe water, sanitation, and adequate housing” as one of the eight goals for development assistance.
- **Congressional Contacts.** The IHC met regularly with congressional staff to brief them on issues relating to slums and urbanization and discuss pending legislation including the Water for the World Act and the Global Partnerships Act. The IHC also continues to advocate with a coalition of likeminded organizations to encourage Congress to maintain robust foreign affairs funding.



Cairo, Egypt  
© Doral Chenoweth III, HFHI



- **Partnerships.** The IHC continued to cooperate and coordinate activities with a wide range of organizations including the Cities Alliance, InterAction, the Modernizing Foreign Assistance Network (MFAN), UN-HABITAT, the Urban Institute, USAID, the U.S. Department for Housing and Urban Development, the Woodrow Wilson Center, the World Bank, WASH Advocates, the Millennium Challenge Corporation, and the Atlantic Council.

### Research and Publications

- **IHC Paper on Homeowners' Associations in the Former Soviet Union.** In April 2012, the IHC published a paper discussing the housing situation in post-communist countries. Written by Barbara Lipman with funding from the World Bank, the paper focuses on multifamily housing units that were privatized after the fall of the Soviet Union. The paper discusses why this privatization process was so unsuccessful, how it has led to serious declines in the common space, utilities and structural stability of larger buildings, and the possible remedies for the problem.
- **IHC Continues Work on Homeowners' Associations.** In September 2012, the IHC completed a paper on housing associations in Central and Eastern Europe. This paper expands the information in the previous paper, as well as defines similarities and differences between the post-soviet states highlighted in the first paper, and more established Central and Eastern European countries. The paper was written by IHC consultant Carol Rabenhorst. The paper will be published in early 2013.
- **Success Stories from Partners in the Field.** In August 2012, the IHC published a set of short case studies from successful field programs. Covering housing microfinance, slum upgrading, water and sanitation services provision and urban infrastructure design, these cases demonstrate the impacts that successful urban programs can have. The IHC plans to use these stories in our advocacy as a way to demonstrate the real life impacts urban programs can have.
- **IHC Launches Blog.** The IHC launched a blog in May 2012. The blog features regular posts by IHC staff as well as other organizations discussing issues of land, shelter and property through analysis of current news, event coverage, literature reviews and more.
- **Weekly Updates and Newsletters.** The IHC continues to send out a weekly update to its members and mailing list. The update highlights the week's key events and news in the development community with a focus on slums and housing in the developing world. In addition, the IHC also distributed periodic newsletters about its activities to its members and mailing list. Please contact Anjali Bean (bean@intlhc.org) if you would like to receive IHC newsletters or weekly updates.



# FY 2012 Research and Publications

In FY 2012, the IHC produced two papers, one set of case studies, and launched a blog. These diverse publications reflect the IHC's commitment to conducting applied research, sharing best practices, and disseminating relevant information. The IHC believes that publications such as these contribute to deeper conversation and understanding of the complex issues relating to shelter and urbanization. Below are descriptions of our major publications of the year.

## [Homeowners' Associations in the Former Soviet Union: Stalled on the Road to Reform](#)

In April 2012, the IHC published a paper focused on housing associations in the former Soviet Union, written by Barbara Lipman and funded by the World Bank. During the Communist era, most of the urban housing stock in countries in the Soviet Union was publicly built, owned and managed. Since 1989 these countries have either sold or given away most of the publicly owned multi-family housing units. Unfortunately, efforts to set up private condominium associations, or homeowner associations, to maintain and operate multi-family dwellings have met with limited success, leading to serious declines in the common space, utilities, and structural stability of larger buildings.

This paper discusses the historical context of such associations and the challenges they face, followed by solutions and steps forward in repairing housing stock in the region. It argues that while HOAs can provide tangible immediate benefits for residents, ultimate success is directly linked to local and national governments' commitment to reform.

## [Homeowners' Associations in Central and Eastern Europe: Opportunities and Challenges for the Real Estate Market Two Decades after Housing Privatization](#)

In September of 2012, the IHC completed a related paper on housing associations in Central and Eastern Europe. This paper

expands the information in the previous paper, as well as defines similarities and differences between the former Soviet states highlighted in the first paper, and more established Central and Eastern European countries. The paper was written by IHC consultant Carol Rabenhorst. The paper will be published in early 2013.

## [Success Stories](#)

In August 2012, the IHC published a set of short case studies from recent successful programs in the field. Looking at six successful urban programs in the areas of housing microfinance, slum upgrading, water and sanitation services provision and urban infrastructure design, these cases delve into the details of project design, implementation, impact and evaluation. Each case demonstrates the impact that one successful program can have, as well as discussing best practices and lessons learned from mistakes made early on. The cases were researched and written by IHC consultant, Steve Giddings, who reached out to implementers, planners and other project directors for their expertise. All of the cases demonstrate the complexities of urban planning but propose ways to successfully tackle this difficult issue. The IHC has and will continue using the stories as a way to highlight the multi-sector impacts that urban programs have, and to encourage the discussion on best practices and shared experience moving forward.









# Legislative Advocacy

During FY 2012, the IHC worked on several key advocacy issues including foreign aid reform, U.S. government funding for water and sanitation programs, and USAID's creation of an urban services delivery strategy.

## Foreign Aid Reform

Reform of U.S. foreign aid has been a priority of the development community, including the IHC, for several years. During FY 2012, the IHC was very pleased to see legislation drafted by Representative Howard Berman (D-CA) that offered a re-write of the Foreign Assistance Act of 1961. The draft, known as the Global Partnerships Act (GPA) of 2012, offered a comprehensive framework aimed at reforming the U.S. foreign aid system. Rep. Berman and his staff managed a broad consultative process with the development community, administration and Congress in the development of this draft. The GPA provides a broad and flexible framework to guide U.S. foreign assistance and emphasizes transparency and accountability.

The IHC worked closely with Rep. Berman's staff in the drafting of the bill and emphasized the importance of including shelter in the draft. The IHC was pleased to see that the draft included "improving access to safe water sanitation and affordable housing" as one of the eight goals for development assistance and that the legislation would require the creation of a global strategy on water, sanitation and adequate housing. In addition, the draft would authorize the use of funds for assistance to water, sanitation and shelter projects.

The bill is expected to be introduced before the end of calendar year 2012.

## U.S. Funding for Water and Sanitation Programs

IHC supported U.S. funding for water and sanitation programs in FY 2012. The IHC took a variety of actions this year including signing on to letters supporting U.S. funding for water programs and the Water for the World Act, as well as signing on to a letter to Secretary of State Hillary Clinton asking her to take a leadership role on water and sanitation issues.

The Water for the World Act aims to strengthen U.S. foreign assistance for water and sanitation programs by encouraging innovation, strengthening partnerships, and improving transparency and accountability without making additional demands on the foreign assistance budget. The legislation calls for U.S. development assistance programs to provide a greater, more effective role in providing access to clean water and sanitation. This bill builds on the 2005 Paul Simon Water for the Poor

Act and would enhance the capacity of USAID and the State Department to address water, sanitation and hygiene issues. Specifically, the bill:

- Elevates existing positions within USAID and the State Department to implement projects and diplomatic policy more effectively;
- Increases the sustainability of WASH projects to ensure that our investments continue to provide benefits over the long-term;
- Increases country-ownership of WASH projects; and
- Increases transparency of aid and creates monitoring and evaluation standards that focus on impact.

By the end of FY 2012, the Senate Bill had passed through the Senate Foreign Relations Committee and was awaiting a full vote on the Senate floor. In the House, the bill had been referred to the House Foreign Affairs Committee but had not been marked up. If the bill does not pass in the current session of Congress, the similar bill will likely be introduced in the next Congress.

As part of our advocacy efforts, the IHC participated with in the World Water Day advocacy day – a full day of meetings on Capitol Hill. As part of World Water Day, the IHC, along with many other groups, signed onto to a community statement expressing the importance of clean water.

## USAID Strategies

During FY 2012, USAID began developing an urban services delivery strategy. Throughout the year, the IHC engaged significantly on the development of the strategy through formal and informal conversations with USAID policy staff. At USAID's request, the IHC co-hosted an event with representatives from civil society groups to offer feedback on the draft of the strategy. In addition, IHC Board Member Emeritus Peter Kimm was invited to share his thought on urban development programs at USAID with an agency wide task force. At the end of the fiscal year, the completion of the strategy was anticipated, but not yet final.

The IHC also engaged with USAID in the creation of its new water strategy during FY 2012. The IHC tracked this issue and engaged in comments and discussion on the strategy. The water strategy has not yet been released.

# Education and Outreach

The IHC participated in numerous education and outreach events this year. Beyond the goal of increasing awareness of urban issues among members of Congress and the administration, the IHC aims to be a convener of thinkers and decision makers, encouraging discussion and thought around our key issues. Highlights of our outreach and education programs this year include a successful student essay competition and panels on the topics of urbanization, informal settlements in the United States, and the intersection of gender, property rights and urban economic development.

## Research Competition

For the third year, the IHC in cooperation with USAID, the Woodrow Wilson International Center for Scholars, the World Bank and Cities Alliance, sponsored an essay competition on urban poverty in the developing world targeted at graduate students and featuring policy-based, solutions-oriented research papers. Each year, specific topics are chosen within the frame of urban poverty; this year the theme of the competition was “Resilient Cities,” and entries focused on Land Markets, Global Climate Change, and Youth.

Four winners were chosen out of over 70 submissions to come to Washington DC to participate in a workshop with subject matter experts. In addition, one grand prize winner was selected to present her work at the World Urban Forum VI in Naples, Italy in September 2012. The top eight papers were also published in a compilation book by the Woodrow Wilson Center. The winning papers were:

### **Grand Prize Winner:**

**Marika Tsolakis** – University of London, *Grassroots English Clubs as Sites of Learning and Democratic Debate in Urban Senegal*

### **Finalists:**

**Valerie Stahl** – Institut d’Études Politiques de Paris (Sciences Po), *Entitlements and Capabilities of Young “Citizens”: Participatory Community Involvement of At-Risk Youth in Argentine Cities*

**Lindsay Carter** – Cornell University, *Exploring the Effectiveness of Urban Agriculture Producer Organizations in Securing Land Tenure: Two Case Studies from Cotonou, Benin*

**Allison Bridges** – Rutgers University, *Distributed Energy Innovations in Slums and Informal Settlements*

## IHC Chairman Participates in MCC Panel on Urbanization

The Millennium Challenge Corporation (MCC) organized a brown bag seminar on urbanization and its impact on the developing world on January 12, 2012. Speakers included Bob Dubinsky, IHC board chairman; Chris Williams, Washington Representative for UN-HABITAT; Julian Baskin, Senior Urban Specialist from the Cities Alliance; and Daniel Hoornweg, lead Urban Advisor from the World Bank. The purpose of the seminar was to discuss the importance and impacts of urbanization on economic development, urban poverty and the growth of cities in the developing world.

Dubinsky’s presentation focused on the IHC’s experience in advocating for greater attention to urbanization in U.S. development assistance. He suggested the MCC might add an analysis of urbanization issues to its “constraints analysis” requirements, add staff with urban programming experience, and make urban technical experts available to compact countries. All of the speakers suggested that MCC’s approach to development and the flexibility of its compact funding mechanism could be used to develop effective, multi-sector programs to address urban development issues.

## World Habitat Day 2011

The IHC recognized World Habitat Day 2011 by hosting the event, “Informal Settlements in the U.S.: Sharing Lessons Learned at Home and Abroad,” in October at the Woodrow Wilson International Center for Scholars. The discussion focused on informal settlements along the U.S.-Mexico border and the lessons learned from informal settlements around the world. The program was moderated by Chris Herbert, Director of Research, Joint Center for Housing Studies at Harvard University, and featured Julian Baskin, Senior Urban Specialist, Cities Alliance; Caroline Wanjiku Kihato, Visiting Scholar, Institute for the Study of International Migration, Georgetown University; and Joe Beldin, Deputy Executive Director, Housing Assistance Council.





Madagascar  
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### **Gender, Property Rights, and Economic Development**

In October 2011, the IHC along with the International Center for Research on Women (ICRW), the Urban Institute, and the Millennium Challenge Corporation (MCC), sponsored an event discussing the intersection of gender, property rights, and economic development. The discussion focused on an IHC/Urban Institute paper, “Gender and Property Rights: a Critical Issue in Urban Economic Development.” The panelists included

Carol Rabenhorst, author of the paper, and Rick Gaynor, Director of Property Rights and Land Policy and the lead of the Land Practice Group at MCC, who gave an overview of MCC’s efforts to integrate gender into their compacts and evaluations. The other panelists, Krista Jacobs, economist at ICRW, and Caren Grown, Senior Gender Advisor at USAID, presented their own research on women and asset ownership.

# Plans for 2013

In FY 2013, the IHC will continue to build on the impressive accomplishments and momentum gained in the last year by expanding its research, advocacy, and educational work. Planned activities include:

## Advocacy

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- The IHC will continue to raise the priority of urban issues on the foreign assistance agenda, foreign aid reform, and improvement of access to vital services, such as clean water and sanitation facilities, for slum dwellers.
- The IHC will focus advocacy efforts on new members of Congress and new leadership on key committees including the House Foreign Affairs Committee and the Senate Foreign Relations Committee.
- The IHC will be involved in the global effort to influence the world development agenda following the expiration of the Millennium Development Goals in 2015. Efforts to shape the future world development agenda are expected to be in full swing in 2013.

## Research

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- The IHC will publish a paper on homeowner associations in Eastern Europe and a policy briefing on the world development agenda following the expiration of the Millennium Development Goals in 2015.
- The IHC also plans to publish a series of case studies highlighting best practices on urban poverty and housing in the developing world.

## Education

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- The IHC plans to engage with partners to promote a fourth annual graduate research competition on urban poverty. The winners of the competition will be published and invited to participate in a seminar in Washington, DC.
- The IHC plans to host an educational event to follow the release of IHC research papers on homeowner associations in Eastern Europe and the former Soviet Union.





# 2012 Financial Summary

## ASSETS

Cash	\$49
Certificate of Deposit	\$144,095
Deposits	\$9,172
Prepaid Expenses	\$1,684
Fixed Assets	\$11,567

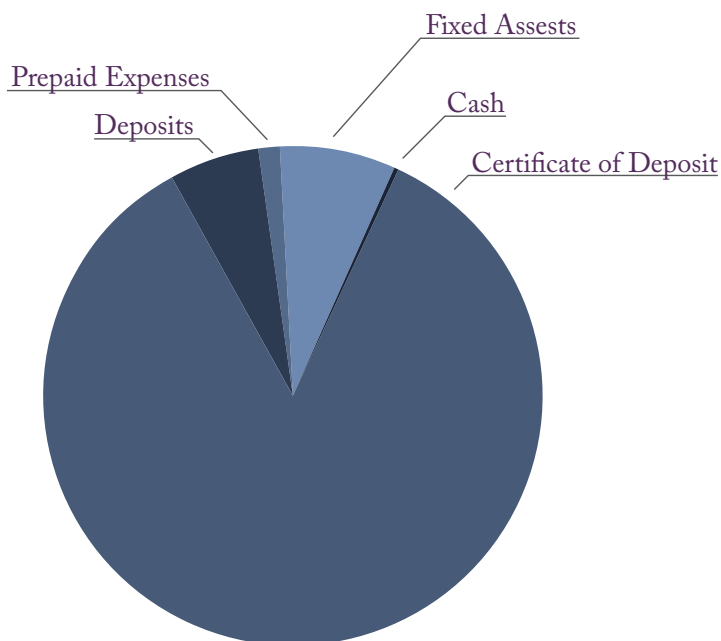
**TOTAL ASSETS** **\$166,567**

## LIABILITIES

Accounts Payable	\$0
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**TOTAL LIABILITIES** **\$0**

**TOTAL LIABILITIES & NET ASSETS** **\$166,567**



## 2012 IHC Publications

### Success Stories from the Field

(Giddings, 2012)

- *Alagados: Integrated slum upgrading in Salvador, Brazil*
- *The Water and Development Alliance: Water Supply in Chimioio, Mozambique*
- *FIRE-D: A Sustainable Essential Infrastructure Upgrading Program for the Urban Poor in India*
- *SPARC-NSDF – Mahila Milan Alliance: Lessons Learned from Building Successful Communal Toilets in India*
- *Slum Upgrading and Land-Regularization: Successful Urban Development in Mauritania*
- *Housing Microfinance for Women-Headed Households: The Kuyasa Fund in South Africa*

**Homeowners' Associations in the Former Soviet Union: Stalled on the Road to Reform** (Lipman, 2012)

### Publications from Recent Years

**Adapting to Climate Change: Cities and the Urban Poor** (Feiden, August 2011)

**Gender and Property Rights: A Critical Issue in Urban Economic Development** (Rabenhorst and Bean, July 2011)

**Haiti Shelter Sector Assessment: One Year after the Earthquake** (Painter, April 2011)

**The Implementation of the Senator Paul Simon Water for the Poor Act 2008-2010** (Giddings, April 2011)

**It All Depends: Buying and Selling Houses in Rio's Favelas** (Perlman, March 2010)

**Urban Upgrading in South Africa: Policy and Reality** (Martin, March 2010)

# 2012 Members and Leadership

## International Housing Coalition Members, FY 2011

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AFL-CIO Housing Investment Trust  
Affordable Housing Institute  
Ashoka  
Beekman Advisors  
Canadian Real Estate Association\*  
Chemonics International  
Development Innovations Group  
Eastern Connecticut Association of Realtors  
Everson Dodge  
Global Urban Development  
Habitat for Humanity International\*  
Housing International LLC  
International City/County Management Association  
International Housing Solutions  
International Real Property Foundation  
Institute of Estate Agents of South Africa  
Joint Center for Housing Studies of Harvard University  
J.J. Palmtag, Inc.  
Landesa  
Manabik Shahajya Sangstha  
Mortgage Bankers Association  
National Association of Home Builders  
National Association of REALTORS\*  
National Housing Conference  
Pan American Development Foundation

Relief International  
Royal Institute of Chartered Surveyors  
ShoreBank International Ltd.  
Somerset Development Company  
Stewart Information International  
The Louis Berger Group  
TCG International  
Urban Institute  
Women's Council of REALTORS

\* IHC Founding Sponsor

## IHC Leadership

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### IHC Board of Directors

**Bob Dubinsky, Chairman**

*Housing Consultant*

**Elizabeth K. Blake, Treasurer**

*Senior Vice President, Advocacy and Government Affairs  
and General Counsel, Habitat for Humanity International*

**Calvin Lindberg, Corporate Secretary**

*Former President, Canadian Real Estate Association*

**Dick Gaylord**

*Former President, National Association of REALTORS*

**John McIlwain**

*Senior Resident Fellow, ULI/J Ronald Terwillger Chair  
for Housing, Urban Land Institute*

**Roger Williams**

*Founder, Rogelio Williams & Associates*

**Susan Corts Hill**

*CEO, IHC (Ex Officio)*

### IHC Staff

**Susan Corts Hill, President and Chief Executive Officer**

**Anjali Bean, Policy and Research Associate**

### IHC Management Committee

**Janet Branton, Senior Vice President, Global Business and Alliances,  
National Association of REALTORS**

**Jane Katz, Director of International Affairs and Programs, Habitat  
for Humanity International**

**Chris Vincent, Director, Congressional Relations/International  
Affairs, Habitat for Humanity International**

**Randall McCauley, Vice President of Public and Government  
Relations, Canadian Real Estate Association**



Vietnam  
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Kenya  
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## International Housing Coalition

*Supporting Housing for All in a Rapidly Urbanizing World*

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