Thank you from Board Co-Chairs

Dear Friends of IHC Global,

It is with great pleasure that we release IHC Global’s 2017 Annual Report. It showcases highlights from the exciting, forward-looking, and highly impactful year we have had.

In August, IHC Global officially merged with the International Real Property Foundation (IRPF), and the coming together of these two organizations marks the beginning of a new era for IHC Global and for IRPF—one with an expanded capacity to utilize both advocacy and action to address the issues challenging cities, and one that fully recognize the necessary and complementary roles that the private sector and civil society play in enabling inclusive, safe, resilient, and sustainable urban development.

The new IHC Global has made important progress this year in advancing equitable and sustainable cities. From our work to advance women’s participation in property markets in Uganda, to our policy paper on how to harness the data revolution to support inclusive cities, to our active involvement in policy dialogues and discussions around the New Urban Agenda, Habitat III, and the Sustainable Development Goals, IHC Global is clearly a leader in the long road ahead to a sustainable and inclusive urban future.

In the coming year, IHC Global will continue to utilize its three-pronged approach to change-making:

• Advocacy: Influencing discussion and policy at both global and local levels, so that urban issues are addressed in a comprehensive, fair, and integrated way
• Analysis: Testing ideas and producing evidence-informed research that can connect the dots between policy and practice
• Action: Providing hands-on, on the ground assistance to strengthen systems, policies, and institutions that enable change to occur and be sustained at scale

While the enormity of global urban challenges can be daunting, IHC Global believes that it is more important now than ever to shine a spotlight on the potential of cities—when developed in a holistic and purposeful way—to contribute to inclusive economic growth and greater prosperity for all. This mission will require all actors, including civil society, government, and the private sector, and IHC Global is committed to its role as a convener that brings all of these sectors together to enable change.

We are extremely grateful to our members, friends, and supporters, for partnering with us in this important work.

With great hope and expectation for the year ahead, 2018 should be an exciting year.

Bob Dubinsky and Joe Hanauer
Co-Chairs of the Board of Directors

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As I look back over the past year, I see even more clearly the importance of IHC Global’s mission and purpose. As an independent voice for balanced, thoughtful and sustainable urban development, IHC Global helps to keep a focus on why what happens in cities matters. Why it matters for people. Why it matters for countries. Why it matters for the world at large. Because it truly does matter.

The centrality of cities to our global future cannot be overstated. With rapid urban growth in Africa and Southeast Asia, dominance of a relatively small number of Global Cities in national and regional economies, and two thirds of us projected to be living in cities by 2030, the face of the planet is changing. With change comes opportunity. Also, risk.

From IHC Global’s perspective, the risk is one without borders. So is the opportunity.

First the risk: It lies in the growing and increasing concentration of urban poverty, the proliferation of slums and woeful living conditions for over one billion people, and the huge increase in migration which directly impacts cities. This urban surge comes at a time when there is also great division within and among countries that challenges global security and stability. Moreover, migration driven by economics, climate and conflict also adds to the risk and to the growing concentration of urban slums and poverty, which are all too often by-products of urban growth.

Now, the opportunity: Cities have historically been and continue to be centers of growth, innovation, and progress. It is inspirational to learn about the journeys from unpromising circumstances to achievement taken by so many in cities. It is no easy task. BUT: The opportunity is real. And so is the promise of a better future for individuals and for us all if cities are able to nurture rather than stifle human potential.

IHC Global’s new “Smart City. Just City.” initiative is designed with that in mind. Its aim is to bring into better alignment the “two cities” that often live side-by-side in both developed and developing countries, using the technology and tools of tomorrow to address the inter-connected problems of today. Technology to lessen divisions and to drive and support broader prosperity through better housing, clean water, sanitation, property rights and secure tenure.

IHC Global approaches urban challenges comprehensively and in relationship to each other.

- Adequate housing requires infrastructure, services, secure tenure.
- Secure tenure requires property rights and functioning property markets.
- Services require investment in people so that they are healthy enough, educated enough and integrated into the city enough to be productive citizens.
- Infrastructure requires planning and investment in roads, bridges, drains, water, sanitation – which in turn support the well-being of the residents.
- All of these require good governance, capable institutions; the right policies, laws and regulations; and, of course, effective on-the-ground programs and citizen engagement.

Judith Hermanson
President and CEO
IHC Global

Judith Hermanson
President and CEO
IHC Global
About Us

IHC Global is a global coalition of over 50 organizational and individual members that aims to achieve sustainable and inclusive cities. This year, IHC Global has continued to champion this mission and advocate its core policy priorities:

Affordable Housing  
Urban Climate Resilience  
Adequate Water and Sanitation  
Gender and Property Rights  
Migration and its Implications  
Food Security  
Functioning Property Markets and Real Estate Systems

Together or individually, these policy priorities can provide pathways for greater sustainability, resilience and prosperity. IHC Global events, campaigns and projects strive to highlight the ways in which our policy priorities interconnect. Using an equity lens, IHC Global has been effective in advocating for greater attention to these interconnections, as well as in directing attention globally and locally to the strategic importance of urban growth.
Building Momentum

IHC Global has been evolving in order to meet the challenges! In May 2016, the International Housing Coalition moved from a single focus on housing. IHC Global, as we became, did not abandon housing but rather acknowledged that achieving its goals meant recognizing that housing is but one system within an urban context. So, IHC Global expanded to support a sustainable and inclusive cities agenda. IHC Global hasn’t stopped growing in its impact since: In May 2017, IHC Global had yet another opportunity to evolve into something more, through a merger with the International Real Property Foundation (IRPF), an organization with extensive experience in property markets and real estate systems, both necessary to economic and urban development. Through merging with IRPF, IHC Global enhanced its focus on the critical role that property markets play in cities and seized brand new opportunities through its exponentially growing network.

Every year since 2015, IHC Global has been in metamorphosis, and every year, IHC Global becomes more uniquely capable of taking on the most pressing issues that face the urban world. Our expanded focus to cities as a whole allows us to better champion and move forward the implementation of the New Urban Agenda. Our wider network allows us to reach across sectors, and collaborate with both private and public organizations on cross-cutting projects and programs more than ever before. Our fresh perspective on urban issues has given us the opportunity to look at all the intricate building blocks that make up the urban world, and the ways they intersect.

In 2017, IHC Global took hold of these interconnections through our projects and programs. We worked to embed a permanent and growing element in cities that is critical to every single one of our policy topics — from WASH to immigration — is technology. The harnessing of technology in urban areas is creating “Smart Cities,” a 21st century phenomenon that will have a critical impact on the entire world. In response, IHC Global has launched an exciting new initiative that connects smart technology with an equally important aspect of inclusivity, called “Smart City. Just City.” This initiative focuses on aligning the thinking of those engaged in technological advances in cities and those advocating for greater social justice to enable the intentional use of data and technology to advance fair and effective urban developing, including the interests of all stakeholders.

What is a smart city?
1. A city that uses current and collects new urban data from a combination of information and communication technology (ICT) and Internet of Things (IoT);
2. A city that revolutionizes public functions such as transportation systems, power, water waste management and law enforcement through technological development;
3. A city that responds to common urban challenges through new methods developed by data analysis;
4. A city that partners with leaders of the tech sector to improve efficiency, management and governance of cities.

What is a Just City?
1. A city that has a vision and commitment to justice and more equitable approaches in urban society;
2. A city that is focused on better access to institutions, services and infrastructure for all;
3. A city that requires opportunity for good jobs for everyone;
4. A city that includes affordable housing, adequate investment in public services and fair taxes and charges;
5. A city that unifies its communities through broad understanding and ownership of strategies.

“Smart City. Just City” has two objectives: to provide a policy framework to guide the intentional use of an equity lens when creating data and technology-driven solutions, and to test the framework in selected cities through pilot projects at the municipal level. With our new platform, “Smart City. Just City” also provides a framework for IHC Global’s work in advocacy, analysis and action.
Highlights and Illustrative Accomplishments of the Year

IHC Global carries out its work through three different channels: advocacy, analysis and action. Each of our program areas uses a combination of these three channels to create lasting change.

Advocacy
IHC Global is a leading voice and a catalyst on behalf of equitable urban development, using its convening power and broad global network to influence discussions and policy. This year we held a number of policy dialogues, roundtables, and events to move the bar forward on global urban sustainability and inclusion.

Analysis
IHC Global tests innovative ideas and produces research that is both evidence informed and actionable. We connect the dots between policy and practice and frame knowledge that has the potential to change both outlooks and outcomes for cities worldwide.

Action
IHC Global works to strengthen systems and institutions that enable change to occur and be sustained at scale. We support institution building at global, national, and local levels, through trainings, assessments, and partnerships.

Most of humanity now make their homes in cities. IHC Global knows that in order for cities to truly function as places of opportunity, their role as homes needs to be addressed comprehensively, not only through affordable and adequate housing, but also through adequate water and sanitation, secure property rights and transparent and effective property markets. IHC Global carried out a number of efforts this year focused on highlighting the significance of these three interconnected aspects of city life.

Housing can be key to driving economic development in cities, but it is crucial for housing delivery systems to respond to all points on the demand spectrum and be implemented in ways that work for everyone. This November, IHC Global hosted a session called “Global Cities: The Key Role of Housing” at the National Association of Realtors’ annual Conference and Expo in Chicago that showed how collaboration between private sector, communities, and local governments on housing planning and projects can enable housing to be a key driver of economic development and growth in cities.

Housing, Property Rights, and Property Markets: Advocacy, Analysis and Action

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Advocacy
Analysis
Action
Advocacy, Analysis, and Action in Uganda

IHC Global’s development philosophy includes:

• Strengthening systems and institutions to help bring about enduring change
• Fostering local partnerships and local ownership
• Supporting people, communities and cities to become self-reliant and prosperous

IHC Global’s pilot effort, Using Data to Support Women’s Rights: Property Markets and Housing Rights through a Gender Equity Lens, exemplifies this philosophy. This project involved developing a tool to assess the economic, social, and legal experiences of women with regard to property markets by adapting a tested property market assessment tool, the International Property Market Scorecard, to have a gender lens. Partnering with the Association of Real Estate Agents in Uganda (AREA-U), and its Women Council, IHC Global implemented the new tool in Uganda, carrying out a knowledge exchange, desktop survey, and a field assessment of market conditions for women.

Another crucial element for effective property markets is adequate training and education for those working in real estate. With funding secured through the Leonard Reaume Family Foundation — IHC Global and its partner the Real Estate Cluster — Serbia successfully offered basic and advanced real estate courses for Serbian and Bosnia and Herzegovina’s participants during 2017. Specifically, 61 professionals learned the building blocks to become an effective real estate broker using the National Association of Realtors model through a basic course. Additionally, 60 participants increased their knowledge on how best to represent buyers by taking the Accredited Buyer’s Representative course, an advanced course leading to a real estate designation. Based on feedback received from program participants, the request for additional real estate training in Serbia, and the trainer’s invitation to offer these courses in the Republika Srpska, these training programs have been very successful and are contributing to the professionalization of real estate business practices in Southern Europe.

Other Highlights

• In January, IHC Global President Judith Hermanson gave a presentation on global housing finance trends and approaches to affordable housing at the Illinois Association of Realtors Public Policy Meetings in Peoria, Illinois.
• IHC Global Board Member David Wiuka presented IHC Global’s ‘No Time to Waste’ Policy Paper on housing policy in Latin America at the UNIAPRAVI (Unión Interamericana para la Vivienda) conference in Bogota, Colombia, in September.
At the end of 2016, the global community came together in a unique and inspiring way at the Habitat III conference, as 167 countries passed the landmark ‘New Urban Agenda’ and committed to building an urban future that is sustainable and inclusive of all inhabitants. In 2017, IHC Global was at the forefront of conversations about how to move forward from Quito and translate commitment into implementation. In April, IHC Global and Next City hosted the event, ‘Implementing the New Urban Agenda: Can We Really Have it All?’ Featuring speakers from the Inter-American Development Bank, the World Bank and the WRI Ross Center for Sustainable Cities, the event focused on how implementation of the New Urban Agenda can move forward in a way that addresses the numerous priorities of various sectors. Panelists touched upon the balance between an all-encompassing urban agenda and an ‘implementable’ agenda, the need for locally driven strategies for implementation, and the role of the private sector.

This timely event stimulated continued conversation and helped accelerate the move from ‘envisioning’ to ‘actualizing’ the New Urban Agenda.

IHC Global also hosted its second annual Open Forum at the National Association of Realtors Legislative Conference in Washington, DC, focusing on the role of the private sector in implementing the New Urban Agenda, and noting how bringing together civil society and private sector stakeholders to shape public policy can help to better address global urban challenges and realize urban opportunities.

Advancing the New Urban Agenda around the World

The global community held a number of meetings and conferences this year to gear up and build momentum for moving the New Urban Agenda Forward. IHC Global worked both prominently on the stage and actively behind the scenes in every instance.

2017 was a year of change and anticipation for the global urban policy and practice community. With the role, governance, and mandate of UN-Habitat under review, leadership and directional changes in the U.S. government, and the expectation of the approaching World Urban Forum in early 2018 and with it the first chance to report on the progress of implementation of the New Urban Agenda, IHC Global used its role as a convener and thought leader to engage policymakers and practitioners to discuss these changes and to promote new ways of thinking about how to address urban challenges.

IHC Global convened a series of three urban policy roundtables, highlighting the Woodrow Wilson Center to bring together urban policy and practice leaders to discuss takeaways from the Habitat III conference and lead up for the 9th World Urban Forum. The roundtables featured speakers from UN-Habitat, the U.S. Department of Housing and Urban Development, and the U.S. State Department and allowed policy leaders a chance to share knowledge and news, and prepare for the year ahead.

Engaging Policy Makers and Practitioners: Advocacy, Analysis, and Action
IHC Global also engaged urban policy and technology practitioners in discussions around the role of data in city policy and practice, as part of its “Smart City. Just City” initiative. An expert consultative session with participants from Amazon, the Urban Institute, and USAID, among other private sector, public sector, and civil society organizations was held in November to discuss and review an IHC Global Policy Paper entitled ‘Mobilizing the Data Revolution to Support Urban Development,’ which focuses on how to harness the power of the data revolution in order to drive societal change and progress in cities. The report, authored by IHC Global Senior Technical Advisor Tom Kingsley, offers insight on how data can be used to drive policies and programs that will both be efficient in addressing the challenges of urbanization, and lead to greater inclusion and justice.

IHC Global is committed to helping advance the next generation of urban policymakers, scholars and practitioners, who will have enormous impacts on the way urban development unfolds in the next decades. In March, IHC Global hosted an Urban Field-Based Research Roundtable with the Inter-American Development Bank, to bring together students and aspiring researchers with leading urban scholars and experts, along with the winners of the annual “Reducing Urban Poverty” graduate student paper competition, for a conversation about the challenges and opportunities of field-based research. The event brought together an intergenerational group of urban advocates to share perspectives and learn from each other.

IHC Global President Judith Hermanson moderated a ‘Dialogue on Urban Resilience’ with the Society for International Development’s Infrastructure and Urban Development Working group in October that featured the work of 100 Resilient Cities.

IHC Global signed on its support to a number of advocacy letters from the international development community on subjects ranging from the budget and principles of U.S foreign assistance, to refugee resettlement policy in the U.S, to the role of the United National as an impartial peace broker.

Additional Highlights

- Senior Manager for Practice Sylvia Luchini spoke at the Annual General Meeting of the Association of Real Estate Agents - Uganda in November.
- IHC Global President Judith Hermanson moderated a ‘Dialogue on Urban Resilience’ with the Society for International Development’s Infrastructure and Urban Development Working group in October that featured the work of 100 Resilient Cities.
- IHC Global co-hosted an event with the Wilson Center, USAID, Cities Alliance, and the World Bank called “New Urban Perspectives: Climate Change, Refugees, and Planning” to showcase the research of the winners of the Reducing Urban Poverty graduate student essay competition.
- IHC Global signed on its support to a number of advocacy letters from the international development community on subjects ranging from the budget and principles of U.S foreign assistance, to refugee resettlement policy in the U.S, to the role of the United National as an impartial peace broker.
Our Team

Board of Directors
Bob Dubinsky, Co-chairman
Independent Housing Consultant

Joe Hanauer, Co-chairman
Combined Investments

Calvin Lindberg, Treasurer
Real estate, Calvin R. Lindberg, Angell Haman & Associates; Past President, Canadian Real Estate Association

Pat Kaplan, Secretary
Real estate, Kaplan Real Estate Group; Former Vice President and Liaison to Committee of the National Association of Realtors

Janet Branton
Senior Vice President, Commercial & Global Services, National Association of Realtors

Suean Curtis Hill
Independent Housing Consultant

Steven Feldstein
Nonresident Fellow, Democracy and Rule of Law Program, Carnegie Endowment for International Peace

Norm Flynn, IRPF President Emeritus
Former President, National Association of Realtors

Richard Mendenhall
Real estate, RE/MAX Boone Realty; Former President, National Association of Realtors

Susan Corts Hill
Independent Housing Consultant

Nestor Weigand Jr.
J.P. Weigand & Sons; Former President, National Association of Realtors

Marc Weiss
Chairman and CEO of Global Urban Development

David Michonski
CEO, Quigler, Inc.

Christopher Vincent
Vice President, Government Relations and Advocacy, Habitat for Humanity International, Representative of Habitat for Humanity International

Peter Kimm
Emeritus Director
IHC Global Founding Chairman

Judith Hermanson, Ex-Officio
President and CEO of IHC Global

Source: World Bank
Senior Technical Advisors
Laurence Hannah
Housing Economist, Lead Economist, World Bank (retired)

Tom Kingsley*
Urban Policy Fellow, Urban Institute

Eduardo Rojas
Graduate School of Design, University of Pennsylvania

Blair Ruble
Vice President for Programs, Woodrow Wilson International Center for Scholars

Roger Williams
Founder, Rogelio Williams & Associates and Past Board Member IHC Global

IHC Global Staff
Judith Hermanson, President and CEO
Karly Kiefer, Director for Policy and Advocacy
Sylvia Luchini, Managing Director, Chicago Office; Senior Director for Practice
Melanie McNulty, Accountant
Rebekah Revello, Global Communications Officer

IHC Organizational Changes

Staff
- Sylvia Luchini, former Managing Director of the International Real Property Foundation, became Managing Director for the IHC Global Chicago Office
- Alix Cho and Eric Rosenthal served as interns with IHC Global from May-October
- Melanie McNulty was hired as an accountant in October

Board
- Since the IRPF-IHC Global merger, the following IRPF Board members have been elected to serve on the IHC Global Board: Joe Hanauer (co-chair), Janet Branton, Norm Flynn, Pat Kaplan, Richard Mendenhall, David Mechonski, and Nestor Weigand

Senior Technical Advisors
- Eduardo Rojas was appointed as an IHC Global Senior Technical Advisor
- Tom Kingsley passed away in January 2018

* Tom Kingsley passed away in January 2018
Our Members

As a 501(c)(3) organization, IHC Global receives financial and other support from membership dues, donations, and project funding. To view our full financial statements, please go to https://ihcglobal.org/about/finances/.

We are grateful to all of our members, who make our work possible.

Organizational Members

Founding Sponsors

- Habitat for Humanity International
- National Association of Realtors

Sustaining Members

- Global Communities
- Research Triangle Institute (RTI)

Standing Members

- Affordable Housing Institute
- AFL-CIO Housing Investment Trust
- Berkman Advisors
- Canadian Real Estate Association (CREA), Founding Member
- Chemonics International
- Compass Housing Services
- Development Innovations Group
- Global Urban Development
- Housing Partnership Network
- International City/County Management Association
- Joint Center for Housing Studies of Harvard University
- Landesa
- Mortgage Bankers Association
- National Association of Home Builders
- Pan American Development Foundation
- Research Triangle Institute (RTI)
- Royal Institution of Chartered Surveyors
- Somerset Development Company
- TCOI
- The Land Alliance
- Urban Institute
- Water Aid America

Individually Supported and Sustained

- Rebecca Black
- Janet Branton
- Greg Budworth
- Robert Dubinsky
- Leonard Gerson
- Stephen Goldings
- Joe Hanauer
- Larry Hannah
- Judith Hermanson Ogilvie
- Tim Honey
- Peter Kimm
- Duane Kissick
- David Lebens
- Richard Mendenhall
- David Michonski
- Sum Nickell
- Larry O’Brien
- Keith Ogilvie
- Blair Roche
- José Serra Marré
- Alex Shukow
- Michael Shra
- Marc Smadja
- Dianne Tintos
- Roger Williams
- David Whilka

Others Who Provided Support

We are grateful to the following people and organizations who made additional contributions, provided financial support, and otherwise supported IHC Global’s work in this past year.

- Ammar Malik
- Association of Real Estate Agents-Uganda
- Barney Krassoff
- Colleen Tan
- Chorlilda Nakimbougue
- Habitat for Humanity International
- InterAction
- The Inter-American Development Bank
- Kara Ryeve
- Kathy Perit
- Khudoud Odhe
- Mark Stokoe
- Mike Jackson, Barefoot Brands
- National Association of Realtors
- NextCity
- News Corp
- Real Estate Buyer’s Agent Council (REBAC)
- Real Estate Cluster – Serbia
- Reaume Foundation
- Robin Rajack
- Ryan Wittle
- Slavica Pećić
- Sri Elaprolu
- Steve Brown

Photo credit: Sam Chisolm

Photo credit: Cuba Gallery
Looking Forward
If 2017 was a year of change and anticipation for the global urban policy community, 2018 is a year for forging ahead and making strides, and IHC Global will be at the forefront making its mark.

Kicking off 2018 with the 9th World Urban Forum in Kuala Lumpur, Malaysia, IHC Global played a key role in the global conversation about implementation of the New Urban Agenda, hosting events on important topics, speaking on panels, and convening diverse actors together to share knowledge and experience on effective urban policy and practice. Throughout 2018, IHC Global will continue to lead the way in conversations around implementation of the New Urban Agenda and the Sustainable Development Goals, especially leading up to the United Nations High Level Political Forum this July, where the global community will report on progress towards Sustainable Development Goal 11, making cities inclusive, safe, resilient, and sustainable.

The city of the future uses technology and data to advance inclusive and equitable urban development.

In 2018, IHC Global will also continue the roll out of its signature initiative, “Smart City. Just City.”, which will bring together two separate narratives that dominate discourse on urban development and unlock the synergies between efficiency and equity. This initiative is part of IHC Global’s commitment to implementing the inclusive urban vision set forth in the New Urban Agenda, and to promoting new ways of thinking about inclusion that can help accelerate implementation.

Through a series of strategic efforts and engagements, the “Smart City. Just City.” initiative will lead to a new policy framework for how to utilize smart city techniques to attain an equitable, inclusive, and participatory urban reality.

Continuing its ‘Using Data to Support Women’s Rights’ project in Uganda, IHC Global will publish its final report with country-wide recommendations on how to support gender equity in the property and housing market, and will embark on an awareness campaign to disseminate findings broadly and advocate for positive change through storytelling. Building upon the success of this project, IHC Global will continue to refine the International Property Market Scorecard with a Gender Lens tool and take it to other countries.

Standing at the nexus between civil society and the private sector, IHC Global will strive to strengthen the connection between the two, through events and dialogues that focus on increasing collaboration between IHC Global’s private sector and civil society members. As long as the urban world continues to change and evolve, IHC Global will advocate for a sustainable, inclusive urban future, and will use our platform to change cities for good.
In Memoriam

IHC Global remembers the life and work of Tom Kingsley, noted urban scholar and IHC Global Senior Technical Advisor. We are grateful for all of Tom’s important contributions to global urban development and to IHC Global, including his most recent work authoring IHC Global Policy Paper “Mobilizing the Data Revolution to Support Urban Development.”