IHC Global Annual Report 2018

Focusing on Fundamentals
Letter from the Chair

Looking back at the past year, all stakeholders of IHC Global have reason to be proud of what has been accomplished. From its data-driven work supporting fair and functioning property markets to its advocacy for decent housing and better living conditions for the most vulnerable, IHC Global is an important voice for change! All in all, during the past year IHC Global has either led or participated in some 100 key program and policy activities, in the US, Asia, sub-Saharan Africa, the Middle East and Europe.

IHC Global believes that a few fundamental “game changers” can bring about a better, more just world — a world that is rapidly urbanizing. These are adequate housing, clean water and sanitation, and secure tenure grounded in private property rights. We believe that it is within our collective reach to make these basic conditions of life available to everyone if all stakeholders play a role. We also believe that when people have adequate housing and live without fear of arbitrary eviction, the positive impact is enormous.

Practicality and innovation are the words that come to mind when I think of IHC Global’s work and impact. Whether in our data-driven, gender aware approach to ensuring property rights or our Smart City, Just City initiative, understanding the connections between policy and program practice is key. Concrete and near-term action are also critical to building long-lasting successful change. Sharing knowledge, building institutions that last, and investing in human capital, IHC Global helps create the environment that enables people to make better lives for themselves. Only then can societies flourish, paving the way to a more prosperous, stable future for us all.

Working with its partners, members, and supporters, IHC Global intends to extend its reach and impact in the coming years. We are very grateful to those who already support us, particularly our founding sponsors the National Association of Realtors (NAR) and Habitat for Humanity International (HFHI) as well as major supporters including News Corp Philanthropy, the Reaume Foundation and the Wallace Genetic Foundation. I also invite those who want to be part of shaping a better future to join hands with us and become members of IHC Global.

Finally, as we prepare this annual report, we are especially mindful of the loss this past year of our co-founder and co-chairman, Bob Dubinksy. Bob’s passion, intelligence and deep experience have been so very critical to the development of today’s IHC Global.

Joe Hanauer, Board Chair
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CEO Perspective

Pushing the Agenda by Changing the Game: Better Cities, Better Opportunities, Better Lives

We have seen them before. The children of the developing world. They touch our hearts and disturb our consciences. Today, increasingly we see these children in urban settings and slum conditions. They lack a decent place to live, play and grow. This is wrong. This is dangerous.

The 21st century is the century of the city. As cities go, so will the planet and so will the global community. Decent living conditions are a fundamental building block for a secure and stable global future. However, over 1 billion people live in slums, lacking necessities of life.

As poverty concentrates and increases more rapidly in the growing cities of the world, it is all too easy to glaze over the large numbers and fail to see the individuals. Perhaps one might think that there is not much that can be done. IHC Global believes otherwise.

The challenges facing cities and their residents are complex, but even so they can be successfully met. IHC Global believes that there are three fundamental “game changers” to improve the quality of urban life. These are secure tenure, safely managed and widely provided water and sanitation services, and decent affordable housing with access to city services and jobs. IHC Global develops and widely shares innovative ideas and proven solutions based on these key elements to support sustainable change in urban areas.

Through programs and advocacy, IHC Global keeps the spotlight on the importance of the issues at both the human and global scale. But we know we cannot do this on our own. Changing the urban trajectory in a significant way requires the engagement and active participation of many key stakeholders. Communities and their residents are critical to this enterprise. So are private sector, civil society, local and national governments and multi-national organizations, as well as the philanthropic sector. Each has an important role and each has strengths to offer.
What a huge impact a decent place to live has on every person’s life. So, we say, start with the house, the basic conditions of life, the basic rights to property ownership and secure tenure. The rest will follow if the policies and programs and institutions are in place. And if there is strong political will to ensure that all people have access to a decent and affordable place to live. I believe that when the large majority of people have the basic conditions of life and the opportunities that go along with that, it is not only their futures that are more promising but also the global future.

As IHC Global joins hands with members, partners, allies and friends, I believe that together we can and must make it possible for everyone to have adequate housing, safe water and sanitation, and a secure place to call home.

Judith Hermanson
President and CEO
Engaging the Issues: Action, Analysis, and Advocacy

IHC Global’s core mission is to improve global living conditions and address issues in urban areas, focusing particularly on those impacting the poor and vulnerable. IHC Global addresses these vital urban challenges through innovation and practicality, in three mutually supporting ways:

**Action** on the ground tests ideas to seed lasting change;

**Analysis** of programs and policies determines what works and sparks new thinking for improvements what improvements can be made;

**Advocacy** through knowledge sharing to support and stimulate policy change.

We believe *testing ideas, raising awareness* of the issues and *strategically promoting approaches* that work are crucial input to building durable and sustainable systems and institutions.

This 2018 Annual Report highlights the accomplishments of the first full year since the International Real Property Foundation (IRPF) and the International Housing Coalition (IHC) merged to form IHC Global.

Why We Do It: We Face a Global Challenge:

Urban growth will continue. Its global consequences and its global potential are two sides of a coin, neither of which receives enough global attention. In the next ten years, 2/3 of the world’s people will live in urban areas, with the most rapid increases occurring in Africa and Asia. That is 5.7 billion people. Of these, almost 2 billion will live in slums or doubling the current number.

The growth of urban populations will exacerbate the complex inter-connections among urban challenges unless cities are able to invest in the necessary infrastructure and housing and associated services. That so many cities are already not keeping pace with millions living in slums, makes the challenge all the more urgent.
How We Do It: Finding the Levers to Change Cities for Good:

IHC Global works to “change the game” by reducing poverty and increasing prosperity and well-being. IHC Global believes the right levers for change within the complex urban space are housing, water and sanitary services, real property systems and rights. These levers are the “game changers” for cities and for the people that live there. Each of these can provide pathways out of poverty and into prosperity.

IHC Global works with its wide network through action, analysis and advocacy to change the game. The IHC Global network includes local, national and global partners.
Changing the Game: 2018 Lead Initiatives

In 2018, IHC Global undertook two major initiatives: **Equal property rights for women** and **technology as an intentional driver of better, more inclusive urban development**. Both use data to advance people-centered development.

The **property rights** initiative builds from the ground up, aspiring to reach scale both in Uganda where the pilot has been conducted and in other countries facing similar challenges;

The **technology** initiative takes a global approach. It seeks in its first phase to promote a new way of thinking about the role of technology in urban development. In its second phase, anticipated next year, it will provide tools for adapting global, national and local approaches.

The Uganda Women’s Property Rights Project

**The Issue:** The Ugandan constitution affirms gender equality and women’s rights to property ownership. However, Ugandan women face difficulties exercising their property rights. While laws positively impact the assertion of women’s property rights, culture and lack of knowledge often have a stronger impact than law.

**The New Idea:** To use data to document the problems women encounter in holding on to their property rights. Then to translate the data into action by (1) framing practical, actionable recommendations for policy makers and (2) heightening public awareness by making the challenges “come to life” through “theater” telling the stories of recognizable, relatable Uganda characters facing a range of social and economic pressures, the practical options open to them.
The Approach: Working with local partner the Association of Real Estate Agents Uganda (AREA-Uganda) IHC Global carried out a comprehensive assessment adapting our International Property Market Scorecard (Scorecard) methodology to gather objective data and enable analysis through a gender lens. This included stakeholder meetings to get input and raise awareness of the issue. IHC Global and AREA documented how women in Uganda ascertain their property rights and participate in property markets and the barriers and challenges they face. The first results included policy recommendations to government and dissemination to a wide audience at the World Bank Conference on Land and Poverty.

The second step was to raise local awareness so as to enable women to be able to assert and affirm their rights. IHC Global and its partners used “Theater for Development” as the centerpiece of the awareness campaign, bringing the issues to life through drama and story-telling. The Department of Performing Arts and Film of Makerere University partnered with us to develop and present a play called “The Pursuit of Fairness.” It reflects Ugandan reality with relatable characters struggling with issues associated with property ownership by women. A post-production evaluation showed that these stories successfully increased audience awareness and made more information available to women looking to affirm their property rights. “Eye-opening” and “thought-provoking” were frequent comments received from among the 300 people attending.

Key findings show that while laws had a positive impact on the assertion of women’s property rights, in many cases, culture had a stronger impact than law. They also show that lack of knowledge is also a significant barrier.
The Smart City. Just City Initiative

The Issue: In an increasingly divided world, cities have also become increasingly divided. Today more than 1 billion people live in slums. From Lagos to Cape Town, from Karachi to Mumbai, from Manila to Jakarta, from Rio to Buenos Aires, informal settlements sprawl out around the formal city. Is there an efficient, cost-effective way for cities to lessen this divide? In countries now rapidly urbanizing, is there a practical way for cities to “get ahead of the curve”?

The New Idea: To change the conversation about urban development — especially in rapidly urbanizing low and lower middle income countries by bringing an approach to the table that will use of “smart city” technology (and the data it enables) to guide city policies and investment decisions in an intentional way so as to achieve greater fairness and lessen division.

The Approach: On the one hand, Smart City solutions to urban problems have improved the efficiency of municipal services, facilitated government-community dialogue and benefited the city user/resident. But, more often than not, these solutions focus almost exclusively on the technology as the “fix” rather than on its creation of a more livable human place, including for marginalized communities and vulnerable populations. On the other hand, the human-centered focus of “Just Cities” often fails to consider how smart technologies might advance its broader goals.
IHC Global launched **Smart City. Just City** at WUF 9 with the participation of representatives from the World Bank, City Space Architecture, Next City and the city of Baltimore with the Mayor Catherine Pugh. Each provided perspectives from their areas of expertise on how smart technology can and should be used purposefully to achieve greater inclusiveness, resilience and prosperity in cities worldwide.

**Smart City. Just City** aims to bringing together the “smart” and “just” approaches together to show through a multi-faceted awareness raising phase that “technology” and “human centeredness” are not mutually exclusive. The first phase includes awareness raising through events, policy research and interaction with various stakeholders. The goal of this phase is to re-frame the conversation and to help cities — particularly those in the developing world — to see the ways in which technology and data can support their decision-making as they strive to manage the challenge of urban growth and achieve Goal 11 of the UN Global Agenda 2030. Goal 11 is focused on **achieving inclusive, safe, sustainable and resilient cities**.

The anticipated second phase of Smart City. Just City will focus on developing assessment tools and other mechanisms for cities to translate the concept into action and in partnership with selected cities to test and as necessary adapt the tools.
This year, following the launch in February at WUF 9, IHC Global has engaged in broad outreach and awareness building for the Smart City. Just City. initiative. These activities include:

- Peer-reviewed article in a professional journal to introduce the Smart City. Just City concept;
- Policy Paper on harnessing the data revolution for better as well as more efficient housing and urban development;
- Policy Paper on using smart technology to lessen urban inequality;
- A lively Twitter Chat on safety in cities;
- Policy-maker engagement including presentations at the World Bank and the Inter-American Development Bank and engagement with US city officials and the private sector;
- A blog series (to be implemented next year) bringing noted women’s voices to the conversation.

Key findings: The Smart City. Just City has generated a great deal of interest. Following the conclusion of the awareness phase, IHC Global intends that the Smart City. Just City program will develop and test in partnership with practical tools and frameworks for cities to use smart city technologies to achieve Goal 11’s four objectives and make cities across the world better places for everyone, including their poorest and most vulnerable residents.
Advancing Better Policies and Program

The Approach: IHC Global sees awareness and advocacy as two sides of the same coin. Sustainable and equitable cities depend in great part on legislation and governance to succeed. Enacting policies that favor affordable housing and healthy property markets, urban water and sanitation, and secure tenure depends on the committed advocates who are willing to help lawmakers make the right decisions. For change to occur, there has to be broad-based awareness and support as well as the capacity to carry out and sustain the change.

IHC Global’s advocacy and awareness is grounded in knowledge and evidence. This is where IHC Global’s niche in policy research lies (1) synthesizing and making available relevant practical knowledge and (2) innovating based on proven policies and practice to advance new solutions. IHC Global convened and participated in numerous advocacy activities, including expert roundtables and stakeholder dialogues during the year, joined global meetings to discuss urban issues with the United Nations, the World Bank, the Inter-American Development Bank, among others, and partnered with our members and other organizations to showcase what works.
IHC Global’s strategies include publications, proof of concept, targeted dissemination of knowledge, and working in global partnerships, such as the UN Habitat World Urban Campaign. The IHC Global website (www.ihcglobal.org) is also a platform to share new ideas and provide a space where others can contribute theirs through the IHC Global active blog series, where we routinely feature urban experts and thought leaders. Our initiatives have been featured in peer-reviewed publications, such as the City Space Architecture Journal, which published an article on Smart City. Just City, as well as in popular publications such as the Serbian News, which wrote about IHC Global’s real estate training in Serbia. They have also been featured in well as in specialist broadcasts, such as Next City’s series during WUF 9 which followed Smart City. Just City’s launch, and on Ugandan television news which featured both the women’s property rights initiative and real estate.

IHC Global also issued two major peer-reviewed policy papers in 2018, based on original work:

**Mobilizing the Data Revolution to Support Urban Development.** This paper was released at WUF 9 as part of the Smart City. Just City launch. IHC Global Senior Technical Advisor and noted Urban Researcher, G. Thomas Kingsley, called for a “data revolution” to further the progression Sustainable Development Goal 11 to make cities inclusive, safe, resilient, and sustainable. In this paper he addresses the guidance gap on how the data revolution can be harnessed by cities to address the enormous challenges of rapid urbanization, including that of inclusion and equitable development;

**Using Data to Support Women’s Rights: Property Markets and Housing Rights Through a Gender Equity Lens** analyzes data collected in Uganda and makes practical recommendations regarding procedures and policies that make it easier for women to affirm their property rights. Authors were Sylvia, Luchini, Karly Kiefer, Clothilda Nakimbugwe, and William Endsley.
Supporting Legislative Action:

Joining hands with our members and other organizations, two highlights are:

**Women’s Entrepreneurship and Economic Empowerment Act:** IHC Global was gratified to see the passage of the bi-partisan Women’s Entrepreneurship and Economic Empowerment Act (WEEEA). WEEEA, enacted into law in 2018. It directs USAID efforts to reduce gender inequality through economic empowerment and financial inclusion and explicitly recognizes the crucial role of property rights in economic empowerment;

**Global Food Security Reauthorization Act:** IHC Global also joined in a coalition statement that supported the Global Food Security Reauthorization Act. The bi-partisan legislation will renew the 2016 Feed the Future initiative which has changed the lives of millions. The reauthorization commits the United States to ending global hunger and malnutrition in our life time and addresses food insecurity. IHC Global’s work shows that hunger occurs in both urban and rural areas and recognizes the importance of understanding the urban rural continuum in order to address food insecurity.
Keeping the Focus and Joining the Global Conversation

IHC Global’s primary focus in 2018 was on three urban game-changers—housing, water and sanitation, and tenure security through property rights.

In this sound-bite world, keeping sustained attention on issues is a continuing challenge. IHC Global addresses this through outreach programs and various events in which we convene experts and stakeholders to discuss the issues both in the US and internationally. We are active in social media and expand knowledge sharing through these platforms. The event-focused approach has several benefits:

- It keeps the focus on the inter-connected issues of urbanization.
- It enables dialogue and exchange of views to help advance knowledge and build support.
- It influences policy and helps to bring about change.
Some Outreach and Event Highlights:

**World Urban Forum:** IHC Global was selected for the honor of hosting three panel discussions during the Ninth World Urban Forum (WUF 9) focusing on housing policy, property rights and water and sanitation. WUF 9 was attended by 22,000 experts and diverse stakeholders in Kuala Lumpur, Malaysia.

WUF 9 was the location for the launch of **Smart City. Just City** initiative.

IHC Global also made presentations on key topics during the Forum as invited panelist, including on engaging youth in urban development.

IHC Global spoke as panelists at ten other events at WUF 9, and joined fellow experts in advancing the New Urban Agenda and progress towards Global Goal 11 in depth.

**Real Estate Training:** Functioning property markets is a focal point for IHC Global and so the development of an ethical and transparent real estate industry that enable transactions to be made reliably and make homeownership available to increasing numbers particularly in emerging markets. IHC Global provided training in real estate practice and property markets in Serbia, Ghana and Nigeria.

**Policy Dialogue Paving the Way to WUF 9:** In partnership with the Woodrow Wilson Center, IHC Global convened four important policy roundtables with policy makers, including senior representatives from the US State Department, HUD, USAID, and UN Habitat, as well stakeholders from civil society, international non-profits, private sector, academia and multi-lateral organizations. This series allowed participants to engage in dialogue with the policy-makers leading the US Delegation to WUF 9, share information with them and develop partnerships as well as to receive information and provide commentary on UN Habitat’s plans as it enters a new Strategic Plan.
Strategic Platforms: IHC Global provided leadership and made our voices heard in a variety of venues, ranging from serving as the co-chair of the Society for International Development, Washington Chapter Infrastructure and Urban Development Working Group, an Elector for the Global Assembly of Partners, a Lead Partner in the UN Habitat World Urban Campaign and the Water and Sanitation (WASH) working group of InterAction.

The World Bank Land and Poverty Conference accepted the peer-reviewed policy paper on Women’s Property Rights in Uganda, where IHC Global shared its findings with practitioners and those responsible for designing programs and policies affecting urban development in the USG and donor organizations. This participation was a unique opportunity to for IHC Global to be an active participant in the conversation of international land governance. Following the conference, IHC Global also convened a side event to focus attention on the Ugandan Property Rights Initiative and the work of other IHC Global members in the area of property rights.

Welcoming the Newly Appointed UN Habitat Executive Director: IHC Global was honored to co-host with the Woodrow Wilson Center a well-attended event to welcome the United Nations (U.N.) Under Secretary General and UN Habitat Executive Director Maimunah Mohd Sharif on her first official visit to Washington, DC. Our coalition members and partners had the special opportunity to interact with the incredible urban planner who is only the second woman to lead U.N.-Habitat. The discussion ranged from the New Urban Agenda to the U.N. Sustainable Development Goals and touched on the Executive Director’s vision for UN Habitat moving forward.

Looking at Cuba: In partnership with IHC Global member Affordable Housing Institute (AHI), we hosted a webinar to discuss its new book, *Cuba Facing Forward: Balancing Development and Identity in the Twenty-first Century* and examine the present and future of Cuba’s economy and built environment with three of the contributing authors.

Lessons from Latin America: In partnership with founding sponsor, Habitat for Humanity International (HFHI), IHC Global hosted *A Conversation about Latin America’s Housing Success and Challenges: Perspectives from the Field* featuring a delegation from Latin America including HFHI’s Mexico Board Chair and former Director of the Mexico Housing Commission.

(From right to left) Bob Dubinsky, Marc Weiss, Judith Hermanson, and UN Habitat Executive Director Maimunah Mohd Sharif.
Global Engagement

IHC Global values engagement with the global urban development community. This year, IHC Global has provided leadership and participated in nearly 100 important events and externally facing activities. These have included events and activities carried by engaging with global partners.

- The Ninth World Urban Forum (WUF 9)
- The World Bank Land and Poverty Conference
- Policy Dialogue Series in partnership with Woodrow Wilson Center
- World Urban Campaign
- United Nations High Level Political Forum
- Habitat for Humanity’s Solid Ground Campaign
- General Assembly of Partners
- National Association of Realtors global meetings
- United Nations Economic and Social Council

Our goal in these interactions is to connect with the urban development community to advance our ideas and make IHC Global’s voice heard. Where ever possible, IHC Global also seeks to amplify the voices and to showcase the programs of members.
Making it Happen

OUR TEAM

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Joe Hanauer, Chair (May 2018, previously Co-Chair)
Principal, Combined Investments, LLC

Bob Dubinsky, Co-chair (through May 2018)
Independent Housing Consultant

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

Pat Kaplan, Secretary
Realtor, Kaplan Real Estate Group; Former Vice President and Liaison to Committees of the National Association of Realtors
Directors

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

Steve Feldstein, Frank and Bethine Church Chair of Public Affairs and Associate Professor, Boise State University, Nonresident Fellow, Carnegie Endowment for International Peace.

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

Susan Corts Hill, Independent Housing Consultant (through May 2018)

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

Dave Michonski, CEO, Quigler, Inc.

Alex Ruggieri, Senior Advisor, Sperry Van Ness

Joseph Schneider, Director of Global Strategy and Engagement at the National Association of Realtors

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

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

Marc Weiss, Chairman and CEO of Global Urban Development

Peter Kimm, Emeritus Board Chairman; IHC Global Founding Chairman
Senior Technical Advisors

Vincent Agaba, Co-Founder of Association of Real Estate Agents of Uganda (AREA-Uganda)

Steve Brown, Co-Owner and President, Irongate, Inc; Former President, National Association of Realtors

Larry Hannah, Housing Economist, Lead Economist, World Bank (retired)

Eduardo Rojas, Graduate School of Design, University of Pennsylvania and Former Principal Urban Specialist at the Inter American Development Bank

Blair Ruble, Vice President for Programs, Woodrow Wilson International Center (through December) and Distinguished Fellow, Woodrow Wilson Center (from January)

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

Staff

Judith Hermanson, President and CEO

Sylvia Luchini, Managing Director, Chicago Office; Senior Director for Practice

Vic Calandra, Bookkeeper/Accountant

Oskar Eriksson, Program Associate (through September)

Karly Kiefer, Assistant Director for Policy and Program (through May)

Rebekah Revello, Communications Officer (through June)

Natalie Gill, Program Associate, Research and Policy (from September)

Kathryn Klett, Program Associate, Communications (from September)
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Amazon Smile
Our Affiliations

Special Consultative Status: Economic and Social Council (ECOSOC) of the United Nations.

Lead Partner: World Urban Campaign, UN Habitat

Supporting Partner: Solid Ground Campaign, Habitat for Humanity International

Member:
InterAction
Society for International Development
Global Assembly of Partners, UN Consultative Platform
US Global Leadership Coalition
In Memoriam

Robert Dubinsky, June 30, 2018

Bob was a champion for decent housing throughout the world as well as the United States and received the NAHRO’s John D. Lange International Award in recognition of his work. In the last chapter of his influential career, Bob was the President and CEO of the International Housing Coalition (IHC) and then its Board Chair. After the merger of the International Real Property Foundation (IRPF) and IHC in 2017, IHC Global was born and Bob became one of its two Co-Chairs. He was passionate about IHC Global and its work on behalf of better housing and living conditions.

IHC Global dedicates its 2018 Annual Report to him with gratitude for his steadfast commitment to the mission of IHC Global and for the big difference he made in people’s lives.

His family established the Robert Dubinsky Memorial Fund at IHC Global to honor his life’s work and legacy.

John T. (Jack) Howley, October 18, 2018

IHC Global also mourns Jack’s death on October 18, 2018, aged 84. With a distinguished career in public service and international housing, Jack played a pivotal role in both of IHC Global’s predecessor organizations. Jack was founding president of the International Housing Coalition in 2005 until retirement in 2008, having served as a consultant to IRPF from 2004 – 2005. At IRPF his contributions to helping professionalize real estate markets in emerging economies were critical.
Robert Dubinsky, 1936 – 2018

John Thomas Howley, 1933 – 2018