

This publication was produced for review by the United States Agency for International Development by Tetra Tech, through the Liberia Land Governance Support Activity, Contract No: AID-OAA-I-12-00032, Task Order No: AID-669-TO-15-00003.

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LIBERIA LAND GOVERNANCE SUPPORT ACTIVITY

QUARTERLY REPORT
FY16, Q3 (APRIL-JUNE 2016)

JULY 2016

DISCLAIMER

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ACRONYMS AND ABBREVIATIONS

| | |
|--------|--|
| ADR | Alternative Dispute Resolution |
| AFELL | Association of Female Lawyers of Liberia |
| APLSUL | Association of Public Land Surveyors of Liberia |
| CDR | Collaborative Decision Resources Associates |
| CLA | Collaborating, Learning, and Adapting |
| CNDRA | Center for National Documents and Records Agency |
| COP | Chief of Party |
| COR | Contracting Officer's Representative |
| CRL | Community Rights Law |
| CSO | Civil Society Organization |
| DCOP | Deputy Chief of Party |
| DLSC | Department of Lands, Survey and Cartography |
| EPA | Environmental Protection Agency |
| FDA | Forest Development Authority |
| GOL | Government of Liberia |
| GUC | Grants under Contract |
| HO | Home Office |
| IE | Impact Evaluation |
| ILTF | Interim Land Task Force |
| LAP | Land Administration Project (World Bank) |
| LAVI | Accountability and Voice Initiative Project |
| LC | Land Commission |
| LCC | Land Coordination Center |
| LGA | Land Governance Advisor |
| LGSA | Land Governance Support Activity |
| LLA | Liberia Land Authority |

| | |
|----------|--|
| LLAB | Liberia Land Authority Bill |
| LMD | Liberia Media Development Program |
| LRA | Liberia Revenue Authority |
| LRL | Land Rights Law |
| M&E | Monitoring and Evaluation |
| MAWOPNEP | Mano River Women's Network for Peace |
| MEP | Monitoring and Evaluation Plan |
| MIA | Ministry of Internal Affairs |
| MLME | Ministry of Lands, Mines, and Energy |
| MOC | Memorandum of Cooperation |
| NGO | Nongovernmental Organization |
| PAC | Project Advisory Committee |
| PROSPER | People, Rules, and Organizations Supporting the Protection of Ecosystem Resources |
| PPP | Public-Private Partnership |
| SDI | Sustainable Development Institute |
| STARR | Strengthening Tenure and Resource Rights |
| TBD | To Be Determined |
| TO | Task Order |
| USAID | United States Agency for International Development |
| USG | United States Government |
| VGGT | Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests |
| WLRTF | Women's Land Rights Task Force |
| WONGOSOL | Women NGOs Secretariat of Liberia |
| WRI | World Resources Institute |

EXECUTIVE SUMMARY

USAID/Liberia contracted Tetra Tech as the Prime Contractor to implement the Land Governance Support Activity (LGSA) Task Order under the Strengthening Tenure and Resource Rights (STARR) Indefinite Quantity Contract. LGSA supports the establishment of more effective land governance systems, ready to implement comprehensive reforms to improve equitable access to land and security of tenure, so as to facilitate inclusive sustained growth and development, ensure peace and security, and provide sustainable management of the environment. Tetra Tech and partners Landesa, Namati, Collaborative Decision Resources Associates (CDR), Sustainable Development Institute (SDI), and Parley form a collaborative team providing technical and organizational assistance to the Government of Liberia (GOL), civil society, and communities in their land rights reform process.

Throughout the Year 1 work plan, LGSA makes the assumption that the Land Rights Bill and Liberia Land Authority Bill would be passed in a timely fashion. At present (July 2016) the Land Authority Bill has passed the Senate, but has not passed the House, while the Land Rights Bill has not moved through either branch of the Legislature. An Interim Land Task Force has been appointed by the President to institutionally bridge the gap between the Land Commission and the Liberia Land Authority. LGSA has updated the risk analysis and mitigation table in Section 1 to reflect the current situation.

Delays in the legislative agenda have not had a significant impact on LGSA's ability to continue project activities. FY16 Q3 activities have focused on: the completion of institutional audits of the former Land Commission and Land Coordination Centers (LCCs), the Department of Land, Surveys and Cartography of the Ministry of Lands, Mines and Energy, and the County Land Commissioners of the Ministry of Internal Affairs; the refinement of the draft transition plan for the Liberia Land Authority completed in the previous quarter; the implementation of the applied research agenda, with work focusing on the process of negotiating boundaries and boundary harmonization, an impact assessment of the establishment of community governance structures under previous People, Rules, and Organizations Supporting the Protection of Ecosystem Resources (PROSPER), SDI, and Land Commission activities, women's land rights, the determination of community membership, and the economics of livelihoods in areas impacted upon by concessions; the development of monitoring and evaluation tools for data collection, analysis, and reporting; the development of a communication strategy; and work with the Women's Land Task Force and the Professions Surveyors Association (APLSUL).

Administratively, all senior, administrative, and technical project staff have been hired. Weekly general staff meetings are held to keep all project staff abreast of project activities. Weekly technical staff meetings are also held to ensure coordination of field activities both technically as well as logistically. Financial management, procurement, and administrative procedures are in place and continue to be followed.

I.0 INTRODUCTION

USAID/Liberia contracted Tetra Tech as the Prime Contractor to implement the Land Governance Support Activity (LGSA) Task Order under the Strengthening Tenure and Resource Rights (STARR) Indefinite Quantity Contract. LGSA supports the establishment of more effective land governance systems, ready to implement comprehensive reforms to improve equitable access to land and security of tenure, so as to facilitate inclusive sustained growth and development, ensure peace and security, and provide sustainable management of the environment.

Tetra Tech and partners Landesa, Namati, Collaborative Decision Resources Associates (CDR), Sustainable Development Institute (SDI), and Parley form a collaborative team providing technical and organizational assistance to the Government of Liberia (GOL), civil society, and communities in their land rights reform process. LGSA is applying USAID's collaborating, learning, and adapting (CLA) principles through the demand-driven support to the land reform agenda led by the GOL (Component 1); strengthening of land governance human and institutional capacity (Component 2); development of a customary land rights recognition model based on the Land Rights Policy that can be scaled up (Component 3); and support of stakeholder engagement in land governance through communications and outreach and strengthening of local capacity through the provision of land sector services (Component 4). In all project activities, LGSA, through partnership with government and civil society, is developing a focused and results-oriented approach through innovative yet cost-effective tools and best practices.

I.1 WORK PLAN IMPLEMENTATION

LGSA continues to move forward implementing the work plan despite delays in passage of the pending land reform legislation. The LGSA land administration team has worked with the Interim Land Task Force to make preparations for strengthening land governance systems and assist with the planned transition into the new Liberia Land Authority once established. The project's implementing partners have move forward with the action research in five of the seven thematic areas. These activities and others are discussed in detail under their respective components.

I.2 RISK ANALYSIS

Throughout the Year 1 work plan LGSA makes the assumption that the Land Rights Bill and Liberia Land Authority Bill would be passed in a timely fashion. At present the Land Authority Bill has passed the Senate. Action in the House has been delayed due to ongoing investigations of senior legislature personnel and the awarding of a concessions contract. While all indications are that there is no opposition to the passage of the bill, the legislation remains in the House. The status of each bill is dealt with under the discussion of Component 1. The mandate of the Land Commission ended on January 9, 2016, but the Commission continued to function until formally and completely terminated on March 31, 2016. In mid-March the President appointed an Interim Land Task Force (ILTF) to fill the institutional gap between the Land Commission and the passage of the Liberia Land Authority Bill and the creation of the Liberia Land Authority (LLA). The foci of the ILTF is to: 1) engage the legislature for the passage of the Liberia Land Authority Bill; 2) maintain relations with donors, in particular USAID, the World Bank, and the Donor Consultative Group on Land; and 3) maintain the functions of the former Land Commission, the Center for National Documents and Records Agency (CNDRA), and the Department of Lands, Surveys and Cartography (DLSC) in the Ministry of Lands, Mines and Energy (MLME).

LGSA is working on the assumption that the LLA, once established, will continue to support the scope of the LGSA project. In Table 1.1 below we outline some of the potential risks and how LGSA will mitigate them

should they occur. LGSA monitors these risks, and others as they emerge, through constant review. Through project implementation LGSA staff will have a sense of what to anticipate and when to engage USAID, the GOL, and the Project Advisory Committee (PAC) in a discussion on the implementation of mitigation measures.

TABLE I.I. LGSA IMPLEMENTATION RISKS AND MITIGATION MEASURES

| Risk | Mitigation Measure |
|--|---|
| Liberia Land Authority Act not promulgated | Collaborate with the Interim Land Task Force (ILTF). LGSA has completed institutional audits of CNDRA, DLSC, former LC, and MIA. The audit reports are being crafted in such a way to be able to address land administration institutional needs of critical institutions in the event that the Land Authority Bill is not promulgated. The Land Administration Policy provides a vision for the GOL on the objectives for land administration. If the LLA is not established the LA Policy identifies actions to be taken in Land Administration. Once the Land Administration Policy has been presented to the GOL, LGSA will support a public information campaign to inform the public of its contents. |
| Delay in functionality of Liberia Land Authority | Increase efforts with the ILTF by providing additional institutional restructuring expertise. A draft transition plan has been finalized and shared with the ILTF. This will be the basis for support to the transition team. It is assumed that members of the ILTF will be appointed as members of the transition team that will come into effect once the Liberia Land Authority Bill is passed thus providing institutional continuity. Clarity on the timing of operations will be necessary to avoid unrealistic expectations on full functionality, necessitating a prioritization of critical areas of effort. |
| Delay in World Bank Land Administration Project (LAP) | Now that the ILTF has been appointed there is an entity with which the World Bank can negotiate the LAP. However, it appears that the Bank is still waiting for clear indication of government action on the Land Authority Bill. Increasing delays in the Bank's engagement will mean that sector activities will move forward and the Bank will need to reprioritize its role as its project design is finalized. LGSA will assist, where and when appropriate, in the finalization of the World Bank PAD to ensure a minimization of project overlaps. |
| Land Rights Act not promulgated | LGSA will continue to work with rural communities to develop governance structures to manage access to community land and resources in accordance with the Land Rights Policy adopted by government and collaborate with CSOs and Liberia Land Authority on actionable steps. These would include further public information campaigns for the Land Rights Policy. LGSA will support the establishment of a working group on land rights to further discussions of the objectives of the land rights policy to enhance the understanding of the policy's objectives. |
| Declining support of GOL stakeholders | Remain flexible to adapt to changing needs with the demand-driven approach; engage PAC consistently for guidance and communication of LGSA priorities; Memorandum of Cooperation (MoC) between LGSA, LLA, and USAID to detail steps to be taken when there is a change in level and type of support. With future changes in leadership comes the potential for a change in support of LGSA objectives. LGSA will work with the ILTF and Liberia Land Authority to ensure that a transition plan is in place to support LGSA activities, and engage the PAC as necessary should new leadership not be as supportive. |
| Community input not sufficient in application of Land Rights Law | Engage in community outreach once the Land Rights Law (LRL) passes; hold participatory consultations on content of Land Rights Policy and Law to engage CSOs and communities in implementing regulations and customary land rights recognition process. Continuously monitor community engagement and understanding of options available and resources provided. |
| Key land rights messages not appropriately disseminated | Form partnerships with local organizations/individuals with high social legitimacy to take on community engagement, public education, and outreach roles. Work will focus on media options and CSO/NGO partners. LGSA will also coordinate its messaging with USAID other USAID media related projects (LAVI and LMD) |
| Community land rights activities generate or exacerbate land conflicts | Collaborate with Land Coordination Centers (LCCs) and local dispute resolution entities to analyze risks and establish dispute resolution systems before work begins in the communities; CDR and Parley provide additional dispute resolution training as needed. |

| Risk | Mitigation Measure |
|--|--|
| Customary land rights recognition process more time and resource intensive than anticipated | Share responsibility for implementation of agreed upon land rights process with government, CSOs and communities. Re-evaluate phased and costed customary land rights implementation plan to learn from ongoing experience and modify implementation plan accordingly. |
| Existing legislative framework for deed registration doesn't adequately support community deed process | Collaborate with the CNDRA/LLA to clarify the legal foundation for deeds registration in hopes of simplifying the process. Propose legislative/regulatory reform if appropriate. |
| Re-emergence of Ebola virus | Train staff/counterparts on health and safety measures; restrict activities as necessary. |
| Elections | Presidential elections to be held in 2017 and legislative (House of Representatives and Senate) elections may impact the level of support for land governance. Remain flexible to changing focus of GOL actors. Monitor role of land in campaign dialogue. |

2.0 PROJECT UPDATE

2.1 SUPPORT PROJECT ADVISORY COMMITTEE (PAC) AND GOL ENGAGEMENT

2.1.1 ESTABLISH PROJECT ADVISORY COMMITTEE

The Project Advisory Committee (PAC) was established and held its first meeting in early June. The following institutions have been invited to participate on this committee: Governance Commission, Ministries of Agriculture, Internal Affairs, Finance and Development Planning, and Justice, Forest Development Authority (FDA), Environmental Protection Agency (EPA), Liberia Revenue Authority (LRA), National Bureau of Concessions, CSO Working Group on Land, USAID, and ILTF. The objective of the PAC is to allow the participation of multi-stakeholders from the government, civil society, and private sector to provide guidance and advice on project implementation. The PAC will receive, review, and have the opportunity to comment upon the Year 2 Annual Work plan prior to its finalization in the coming quarter.

2.2 COMPONENT I: STRENGTHEN POLICY, LEGAL AND REGULATORY FRAMEWORK FOR LAND GOVERNANCE

2.2.1 PROVIDE ADVISORY AND DEMAND DRIVEN SUPPORT TO LAND POLICY DEVELOPMENT

LGSA has embedded the Chief of Party (COP) within the ILTF where he spends half of his time providing day-to-day advice and mentorship on direction of the legal framework and general technical assistance. In addition, LGSA technical experts, the Land Governance Advisor and Land Administration Specialist, are also located part-time in the ILTF.

There are two pieces of legislation currently under consideration by the Legislature: the Land Rights Bill (which provides legal authority for the provisions of the adopted Land Rights Policy), and the Liberia Land Authority Bill (which consolidates all government land administration and management activities under one entity).

The Land Rights Bill was submitted to the legislature for consideration in July of 2014. A public hearing on that bill was only held in August 2015 due to the impact of the Ebola outbreak. However, at that time the Land Commission (LC) and the Legislature decided that they should prioritize the Liberia Land Authority Bill given the pending expiration of the LC's mandate in early January 2016. At that time the thinking was that once the Liberia Land Authority Bill had been promulgated, work would resume on moving the Land Rights Bill through the legislative process. LGSA has offered the ILTF to organize a series of working group discussions to address issues of concern over specific provisions of the Land Rights Bill which are still pending.

The Liberia Land Authority Bill was submitted to the Legislature in August 2015. A public hearing was held in late September 2015 during an extended period of the Legislature. However, the bill did not move out of committee due to a lack of understanding of the provisions in the Bill. Following numerous Cabinet working group sessions held to review both the Liberia Land Authority Bill and the Land Rights Bill, the Senate passed the Liberia Land Authority Bill on 13 April 2016. The House was scheduled to begin deliberations the following week after the Speaker assured the ILTF of speedy passage once a technical meeting with the House Lands, Judiciary, and Governance Committees had taken place. This program was scuttled by

accusations by an international NGO of serious fraud in the awarding of a concessions contract. The ensuing internal conflict in the House, within the legislature and between the executive and legislative branches of government, has resulted in a period of inaction on all pending legislation. At the end of the quarter it appears that legislative action is resuming and the Liberia Land Authority Bill should move forward. There is also growing pressure from civil society over the delays in passage of these critical pieces of legislation and LGSA is continuing to engage in discussions with them.

At the request of LGSA partners and women's land rights stakeholders in Monrovia, Landesa completed a gender-based analysis of the Land Authority Bill and the Land Rights Bill to assist in advocacy efforts with the Legislature. Landesa provided close collaboration with the stakeholders, including assistance in preparing presentations to the Senate Committee on Land, Mines and Energy and the ILTF. Landesa also completed a draft analysis of family and civil laws that affect gender equity in land governance and women's land rights in preparation of the women's land rights study discussed under Component 3.

2.2.2 CONDUCT AND DISSEMINATE POLICY RESEARCH AND ANALYSIS

In December 2015, LGSA consultant John Bruce reviewed the regulatory framework for future work on land, focusing on updating his 2010 study on land reform. He completed a review of the processes undertaken by the Land Commission in the development of the current draft legislation, provided an analysis of the status of legal and regulatory review process, and suggested a prioritization of laws and regulatory reforms needed in the future while identifying possible constraints to the process. His work will provide a basis of legal and regulatory reform activities for the Liberia Land Authority once it is established.

Dr. Bruce's report was circulated for comments resulting in a number of suggested additions and revisions. The report has been finalized and approved for distribution and is currently being printed.

The proposed prioritization does not suggest an immediate drafting of legislation as further research may need to take place and a policy task force may need to be established. The utilization of task forces to address a specific policy reform agenda has proven to be a very effective mechanism to engage relevant individuals and institutions in the law and regulatory reform process and is likely to continue to be the mechanism adopted by the Liberia Land Authority once it has developed its work plan.

The Land Administration Policy in addition to the Institutional Transition Plan (pending approval) can essentially be seen as the work plan for the new Liberia Land Authority. The road map for policy reform and legal reform remains on track, though with some adjustment of timeframe, and will be taken up by the Liberia Land Authority once established.

TABLE 2.1: YEAR 1 ROAD MAP FOR POLICY AND LEGAL REFORM

| Legal Reform | Status and Next Steps | Short-to-Medium-Term Impacts | Anticipated Reform Timeframe |
|---|--|---|------------------------------|
| Liberia Land Authority Act | Under review by legislature; once passed, public outreach, guidelines for implementation | Establishment of LLA; streamlined approach to land governance; cohesion among GOL partners | Q4 – Q5 |
| Land Rights Act | Under review by legislature; once passed, public outreach, guidelines for implementation | Formal recognition of customary land tenure; public awareness of land rights improved | Q4 – Q6 |
| Regulations on County Land Board and County Land Team | Workshops and task force to develop regulations in consultation with county level stakeholders | Establish functionality of County Land Boards as provided in the Liberia Land Authority Act | Q4-Q6 |
| Regulations under Land Rights Law | Not yet begun; begin consultations and drafting after Land Rights Act promulgated. Undertake action research on issues surrounding community self- | Enables demarcating and registering customary land; establishment of community land and management associations | Q5 – Q11 |

| Legal Reform | Status and Next Steps | Short-to-Medium-Term Impacts | Anticipated Reform Timeframe |
|---|--|--|------------------------------|
| | identification and delimitation of community land resources | | |
| Land Survey Act | Creation of a task force to determine the provisions of the survey act within the context of Liberia needs and international standards | Reform of survey profession in Liberia | Q5-Q9 |
| Regulations under Liberia Land Authority Law | Not yet begun; begin consultations and drafting after Liberia Land Authority Act promulgated | Procedures for making applications to LLA; codes of conduct established | Q5 – Q11 |
| Land Rights Registration Act | Establishment of a task force to explore the feasibility of a single land rights registration act that would cover both deed and title registration and provide for the registration of customary rights. | Strengthen the process of land rights registration, clarifying issue of title vs. deeds registration and ensuring a mechanism for the registration of customary land rights. | Q5-Q8 |
| Regulations on the sale, lease, and concessions of public and government land | Establish a task force to develop these regulations with broad public consultation | Clarification of the process for transparency in the alienation of public and government land | Q4-Q9 |
| Amendments to harmonize policies and laws | Harmonize Land Rights Act's customary land provisions with Community Rights Law (CRL); Land Administration Policy provisions with legislation; and regulations related to survey, land valuation, and taxation | Harmonized legal framework; fewer misinterpretations of policies, law, regulations | Ongoing over life of project |
| Draft policies and laws related to land tenure | Ongoing review and comment on draft policies and laws related to land tenure (e.g. mining, decentralization, environmental protection, and forestry) | Policies, laws and regulations streamlined across sectors; less confusion in implementation | Ongoing over life of project |

2.2.3 DEVELOP AND DISSEMINATE PUBLIC INFORMATION ON PROPOSED REFORMS

LGSA completed a third series of public awareness campaigns during this quarter focusing on the remaining five counties not covered in earlier phases of the campaign. Further public information campaigns are proposed but have been delayed pending passage of the key legislation. LGSA continues to monitor the media on coverage of the legislation, identifying areas of misunderstanding that can be the focal point for future campaigns. LGSA has developed a draft communications strategy discussed at length under Component 4.

2.3 COMPONENT 2: IMPROVE HUMAN AND INSTITUTIONAL CAPACITY FOR LAND GOVERNANCE

2.3.1 SUPPORT MASTER'S-LEVEL TRAINING OF GOL LAND GOVERNANCE INSTITUTIONS

Minimal work has been done on this aspect of Component 2 pending the establishment of the Liberia Land Authority and the completion of an institutional audit of existing land sector agencies. We anticipate that with the audits complete and the Land Authority established that we will be able to plan for the Master's level support in the upcoming year.

2.3.2 SUPPORT DECENTRALIZED MANAGEMENT AND INSTITUTIONAL CAPACITY DEVELOPMENT

During this quarter the Land Administration Specialist completed institutional audits of the former Land Commission, DLSC, and the MIA. The audit focused on staffing, facilities (furniture, equipment, technology, etc.), information, and the provision of services. The Land Administration Specialist presented the findings of the audits to the members of the ILTF and LGSA management on June 27, 2016. The final report will be available as soon as it is approved.

During the audits, the team met with available local authorities in all counties visited including Superintendents, City Mayors, County Registrars, Resident Land Surveyors, and Land Commissioners. The purpose of the meetings was to acquaint the local authorities with the LGSA project, its objectives and activities, provide further details of the institutional audits, and to assess the level of awareness of the land related bills currently before the Legislature.

Preliminary findings indicate that:

- Contrary to previously held views of the lack of coordination between the Land Commissioners and Resident Land Surveyors, the audit team found that in most of the counties they share offices and thus work together with a general understanding of their respective roles and responsibilities;
- All of the counties have little or no knowledge of the two bills (Liberia Land Authority and Land Rights) before the Legislature;
- There are serious issues surrounding city parcels, illegal sales and multiple sales of land, and deeds not being updated after transactions in almost every county;
- There are serious reporting gaps within the operational structure of the DLSC, with resident Land Surveyors of the Counties doing little or no reporting to the Regional Coordinators;
- The County Administration is not always informed of land governance decisions made at the central government level that impact land management in their jurisdiction;
- Most of the practicing surveying technicians are volunteers, not on government payroll;
- Most of the County Surveyor offices use borrowed furniture or operate from homes of resident surveyors;
- There are uncoordinated dispute resolution activities in some of the counties (Lofa, Nimba and Grand Gedeh);
- The County Administrations know only a little information about the Land Rights Bill and know almost nothing about the Land Authority Bill; and
- Dispute resolution practitioners have little or no support with regards to basic logistics, communication, and mobility to perform their functions.

Based on the findings of the audits and the Draft Transition Plan presented earlier, the Land Governance Advisor presented a proposed set of activities that can be undertaken to transition/reform the land governance functions, such that the results can be integrated into the LLA as soon as it is ready for implementation. The proposed activities consist of capacity building exercises in the areas of public information and awareness, land registration and recording of land rights, surveying and mapping, data management, and land information management technology. In early July the ILTF will prepare detailed work plans and will establish working groups to carry out implementation.

2.3.3 INCREASE AWARENESS AND CAPACITY OF GOL LAND GOVERNANCE INSTITUTIONS

The activity described here, although scheduled for Q3, was not undertaken because the Liberia Land Authority Bill was not passed as anticipated and will be rescheduled to take place in Q5.

LGSA remains committed to facilitating a week long orientation program for the new authority, members of the transition team, institutional and donor representatives, members of the NGO/CSO community, and land related professionals as appropriate. The workshop will be coordinated by Ivan Ford, and include John Bruce as well as Sam Durland, an institutional reform specialist that assisted the Lesotho government in the establishment of their Land Agency. The objective of this training program will be to increase awareness within the institutions impacted by the establishment of the LLA on the principles and guidelines for responsible land governance and the implications of the Land Rights Policy and Land Rights Law. This will serve as an opportunity to address concerns that individuals or institutions may have on the new laws or the LLA itself. LGSA partners will provide input on the design of the participatory training and on the incorporation of women's land rights, customary tenure, and dispute resolution, among other subject areas.

Planning for this program will move forward when the Liberia Land Authority Bill passes into law. Assuming enactment before the end of July, this training program could be scheduled for mid to late September. In preparation, LGSA developed a research tool to undertake a market survey to examine what land services are needed in Liberia (i.e., surveying, valuation, real estate, development, banking, third party land dispute resolution entities, and community-private sector negotiators).

2.3.4 DEVELOP BUSINESS PLAN FOR LIBERIA LAND AUTHORITY, SUPPORT INSTITUTIONAL TRANSITION, AND ESTABLISH MANAGEMENT SYSTEMS FOR SUSTAINABILITY

A draft Institutional Transition Plan was prepared by the Land Governance Advisor and others for consideration by the Interim Land Task Force (Table 2.2). While this remains in draft form it has provided a basis for discussion of the ILTF and focuses on the process of transition.

TABLE 2.2: PROPOSED DRAFT TRANSITION PLAN FOR IMPLEMENTATION OF THE LLA¹

| Step | Action | Responsibility | Expected outcome/output | Anticipated Timeframe |
|------|--|--------------------------|---|-----------------------|
| 1 | Engage LLA senior management and administrative staff, establish facilities (HQ) and communications network. | President/LLA Management | Senior management for LLA in place | Q5 |
| 2 | Establish the Transitional Committee (TC) of the Authority | President | Transitional Committee engaged | Q5 |
| 3 | Prepare a Statement of Work for TC | TC/LLA Management | Work plan in place for the TC | Q5/Q6 |
| 4 | Complete and approve a Transition Plan | TC/LLA Management | Approved Transition Plan in place | Q5 |
| 5 | Establish County Land Boards (one board in each county) | LLA and county officials | County Land Boards established in each county | By end of Q6 |
| 6 | Establish the National Consultative Forum | TC/LLA and stakeholders | National Consultative Forum appointed | Q6 |

¹ Assumption: the schedule of activities commences on Effective Date of the LLA Act with adequate budget to support for implementation.

| Step | Action | Responsibility | Expected outcome/output | Anticipated Timeframe |
|------|---|-------------------------|--|-----------------------|
| 7 | Prepare the Organizational structure of the LLA | LLA | Approved Organigram of the LLA | Early in Q5 |
| 8 | Design and develop county land offices | LLA | County land offices established | Q6/Q7/Q8 |
| 9 | Determine the Human resources requirements and engage mid- level management, specialists, and technical staff | LLA Senior Management | Staffing requirements for the LLA | Q5/Q6 |
| 10 | Hold 2-3 days National Workshop/Forum; LLA officials, TC, and stakeholders; Obtain buy-in by the stakeholders | LLA and Stakeholders | Clarification of functions and responsibilities of stakeholders, and agreement on data sharing | Early in Q5 |
| 11 | Transfer of CNDRA Deeds & Title Registration to LLA | TC/CNDRA/LLA | CNDRA Deeds Registry operations transferred to LLA | Q6/Q8 |
| 12 | Transfer of DLSC operations to LLA | TC/MLME/LLA | DLSC terminated in MLME and transferred to LLA | Q2/Q3 |
| 13 | Transfer of MIA land governance functions to LLA | TC/ MIA/LLA | County land commissioner's functions to the LLA | Q3 |
| 14 | Arrange with land governance stakeholders to access to and share spatial data | TC/ Line Ministries/LLA | Agreements on spatial data (land governance data) sharing and updating | Q3 |
| 15 | Design and development of the Land Administration System | LLA/Consultants | Functional land administration system in place | Q6/Q7/Q9 |
| 16 | Prepare Business Plan for LLA | LLA/Consultants | LLA Business plan adopted | Q4 |
| 17 | Prepare legislation to ensure efficient, effective Land Governance in Liberia | LLA/Consultants | Supporting legislation to perform effective land governance. | Q6 to Q10 |

2.3.5 SUPPORT PUBLIC OUTREACH AND AWARENESS

Public outreach around the establishment of the Liberia Land Authority will begin once the institution is fully established.

2.4 COMPONENT 3: CONDUCT ACTION RESEARCH SUPPORTING LAND RIGHTS POLICY

As indicated in the previous quarter's report a review of implementing partner work plans and proposals for action research supporting the land rights policy took place in early March resulting in the illustrative learning agenda presented as Table 2.3 below. The GOL has reviewed and approved the topics and research has been underway throughout the quarter.

TABLE 2.3: LEARNING AGENDA TOPICS

| No. | Topic | Description | Lead Organization |
|-----|--|---|-------------------|
| 1 | Study on Boundary Identification and Negotiations | Identify target communities for study. Conduct a desk study of boundary identification and demarcation strategies. Draft <i>Guidance on Best Practices for Community Land, Demarcation and Formal Recognition</i> . Review innovative approaches for using GIS and mobile technologies to reduce costs for boundary demarcation and registration of community constitutions and by-laws. Design and conduct several prototype training programs for community boundary identification and demarcation. Monitor, coach and document procedures and outcomes of inter-community negotiations to identify and demarcate their boundaries. Integrate lessons learned from community negotiations and refinement of the guidance document. | CDR/Parley |
| 2 | Study on Current Land Dispute Resolution Models | Research how land disputes of various types are currently and will be resolved in the future. Focus on entities that can or will provide dispute resolution services, their authorities and powers, where they will be located in relation to the LLA. | CDR/Parley |
| 3 | Study on Models for Community Land Governance | Identify all customary land protection initiatives that have been carried out to date in Liberia. Conduct a comprehensive mapping of Liberian CSOs that have worked on land, natural resource, and forestry related programming. Identify and review all customary land protection activities completed by international organizations and the Liberian government. After reviewing all customary land protection activities to date, select initiatives that have progressed far enough to take part in a series of 5-6 impact assessments. Document best practices and remaining challenges from previous initiatives to protect customary land in Liberia. The methodology and indicators for the assessments will be fully based on the finalized learning and research agenda. | Namati |
| 4 | Study on Women's Land Rights | Expand on LPIS women's land rights study to include community-based field research in order to design and implement a gender-equitable land governance decentralization process. Study to focus on how to protect women's rights and access to land rights in the context of external investment, concessions, land conversion of community land, and allocation of household plots in fee simple. Study will seek to better understand customary norms related to inheritance, co-habitation, and women's participation in decision-making processes. Study will explore gender aspects of dispute resolution mechanisms regarding land, and provide recommendations for enforcement when communities fail to respect women's land rights. | Landesa |
| 5 | Study on Process for Examining Claims | Review and recommend potential processes for examining and simultaneously vetting/documenting all claims within a community boundary (i.e. Tribal Certificates, private land, protected areas, concessions, competing community claims, shared resources, etc.). Conduct desk research on similar initiatives in other countries in the region. Design a pilot process to vet and document private land claims. After developing the process, four communities will be selected that have completed community land protection activities and will conduct action research on the process of vetting and documenting all tribal certificates, concession agreements, and other private land claims contained within the community. | Namati |
| 6 | Study on Definition of Community Membership | Conduct field research to help define what membership means to a community and identify conflicts associated with this process. Examine how to protect rights of strangers, widows, single or divorced women, women in informal unions, vulnerable groups. | SDI |
| 7 | Political Ecology of Land and Agriculture Concessions in Liberia | Emmanuel Urey's PhD dissertation on land tenure, governance, livelihood and food security strategies of various communities whose lands are either appropriated by concession or have different levels of land appropriation threats. Using a broad historical analysis, the dissertation also seeks to understand factors that have given rise to the granting of large-scale | Emmanuel Urey |

| | | | |
|--|--|--|--|
| | | agriculture concessions by the Liberian government, methods of choosing locations where agriculture concessions are placed and how different communities respond to large-scale land appropriations. | |
|--|--|--|--|

2.4.1 STUDY ON BOUNDARY IDENTIFICATION AND NEGOTIATIONS:

CDR and Parley identified 12 target communities (Selega and Kolba in Lofa County, Doumpa and Gboutuo in Nimba County, Darsaw and Glahnyon in River Cess County, Telemue and Kologbandi in Gbarpolu County, Bah Town and Zuahplay in Nimba County, and Gweayea and Kpatawee in Bong County) for field work to study Liberian experiences with boundary harmonization. Communities that have been successful and those that have been unsuccessful in their efforts were selected for study. The communities were selected for variation in size, demographic, and geographic location.

Parley developed a qualitative research protocol to understand how communities determine boundaries, the different types of inter-community boundary disputes that exist, procedures used by communities to resolve disputes, and the actors that support communities in their dispute resolution efforts. CDR and Landesa contributed inputs to the questionnaire. The qualitative protocol covers three main topics and includes guidance for researchers on conducting qualitative research in communities. The main topics of the protocol are: administrative data (location, date, etc.); community observation (rapid assessment of physical, socio-economic characteristics of community); and community boundary disputes (including community boundaries, boundary disputes, boundary dispute resolution efforts, outcomes of resolution efforts, and dispute resolution actors).

Field work was then undertaken to gather information based on the qualitative research protocol in the 12 action research communities. Two teams of Parley staff, led by Parley's M&E Coordinator and M&E Officer, visited the sites, introduced the project, and connected with key informants knowledgeable of community boundaries and boundary dispute resolution efforts. In certain communities the teams supplemented information provided by communities' leaders with additional interviews with statutory authorities. All interviews were recorded and draft reports were prepared. Following the field work, the teams returned to the Parley office in Gbarnga to debrief and further refine the community reports.

CDR completed a desk study on boundary harmonization: effective negotiation procedures to delimit, demarcate and resolve disputes over boundaries. The study involved reviewing Liberian and other countries experiences in resolving boundary disputes, especially those involving communities. Parley provided detailed information on the use of land surveys at different stages of boundary dispute resolution processes, as well as comments and inputs on negotiation strategies to address different types of issues that may be involved in boundary disputes. The study identified successful methods for boundary identification and marking that can be used in the future by Liberian communities in identifying customary/community land as part of the land recognition process described in the Land Policy and related legislation. The document has been circulated to LGSA partners for review and comment, the latter of which are being incorporated into the document. This report will serve as guidance on best practices for community land delimitation, demarcation, and recognition, and will be available for communities to use by August, 2016.

Following completion of the desk study CDR designed a prototype boundary harmonization training program and related materials to prepare Liberian communities to successfully negotiate intercommunity boundaries. CDR prepared a customized agenda, a training manual based on the boundary harmonization desk study, and three simulations for use in the program. A key feature of the boundary negotiation training is a set of negotiation simulations that enable participants to analyze boundary disputes, develop interest-based negotiation strategies, and apply negotiation skills presented in the training.

Using these materials, Parley organized and CDR conducted a two-day prototype boundary harmonization training program. The participants (16 men and eight women) were drawn from LGSA staff and partners, the

ILTF, SDI, Parley, as well as partners of the ILTF working on the Tenure Facility project (FCI and DEN-L). The seminar presented a model for content and activities that will be used to prepare Liberian community negotiation teams to successfully negotiate community boundaries. Parley staff recruited participants, provided negotiation coaching, and handled all logistics for the program. The target audience for the boundary negotiation training are community leaders and community negotiating teams that will lead efforts to resolve boundary disputes during community self-identification and boundary demarcation processes as set out in the Land Rights Act.

CDR also designed a boundary harmonization training-for-trainers (TOT) program to prepare Liberian trainers from NGOs and government to present seminars for communities preparing to negotiate their boundaries. CDR with Parley conducted the two-and-a-half day TOT for 20 (15 men and five women) participants. The seminar prepared participants to design and provide customized training programs for communities, individually or together, to prepare for intercommunity boundary harmonization negotiations. Parley staff recruited participants, provided negotiation coaching, and handled all logistics for the program. The target audience for the TOT are government authorities, particularly in the ILTF, and civil society actors that will support communities during self-identification and boundary demarcation processes.

2.4.2 STUDY ON MODELS FOR COMMUNITY LAND GOVERNANCE

During this quarter, Namati made significant progress on the impact assessment of experiences in the formation and implementation of community governance structures. Initial short pre-assessment visits to several communities that have received support by PROSPER and the FDA to create community forest management governing bodies were used to determine if the communities would provide valuable data during the governance impact assessments. A comprehensive memo was prepared describing the governance-focused impact assessments, including final research site selection, a list of key research questions, a description of the research methodology and design, and a work plan for carrying out data collection and analysis. Impact assessment data collection tools were developed and, following feedback from LGSA and Landesa, finalized. Each of these research tools were then programmed into Google Forms to create a backend database that will be used to store and organize all data from the impact assessments. A three-person research team (co-investigator and two research assistants) were hired and provided a two-day training workshop including an overview of the research project and data collection tools, a gender training facilitated by Landesa, and a full logistics briefing for the first phase of the research project.

The first phase of the assessment field work was completed by mid-June covering Blueyama and Gbalin Clans in Lofa County and a “joint forestry management body” in Nimba County (consisting of Zor, Gba, and Sehvi Clans). The FDA has supported Blueyama to create a forestry governing body, while Gbalin received support from the Liberian Land Commission to form a community land governing body. The joint forestry management body in Nimba was supported by the PROSPER project. After completing the first phase of the research, Namati wrote a short research progress report that identify challenges with the research design and data collection tools and proposed strategies to overcome the challenges during the second phase of data collection.

The second phase of data collection began in late June and is being carried out in two communities that were supported by SDI and Namati in River Cess County (Morweh and Bar Clans) and one additional PROSPER-supported community (Barcconnie) in Grand Bassa. Data collection will conclude in mid-July and data analysis will take place in late July and August.

2.4.3 STUDY ON WOMEN'S LAND RIGHTS

Rights and Rice Foundation (RRF), a Liberian-based NGO, has been contracted to undertake the field work for the women's land rights study. RRF will collect qualitative data on women's land rights in six or more communities on issues related to co-habitation, inheritance, divorce and abandonment. Site selection has been completed and a questionnaire designed. Field testing of the questionnaire will begin the first week of July, followed by revisions where appropriate, with the actual survey work begun in mid-July.

2.4.4 STUDY ON DEFINITION OF COMMUNITY MEMBERSHIP

SDI begun work to investigate and document how communities define and allocate land and resource rights to “members” and “strangers.” An initial concept note and work plan was developed and approved followed by the collection of by-laws from six communities which were shared with a legal consultant contracted to lead the research activities. From a review of these documents and the provisions of the Land Rights Policy, SDI will catalogue areas related to community membership. Working with LGSA partners including Landesa, SDI was able to develop a research methodology and questionnaires and conduct a one day training session for the project team including the research assistants. Field work will begin in the next quarter.

2.4.5 MOBILE MAPPING

To assist with planned demarcation and mapping work, Emiko Guthe, a mobile mapping and GIS specialist, provided in-country assistance by introducing the use of mobile tools for participatory community mapping that can be used for community boundary demarcation and land use areas. Mobile mapping allows for the rapid and easy capture and management of area geometry and associated information within a standardized geospatial database. The consultant provided technical assistance to the LGSA team including the Land Governance Advisor, the Land Administration Specialist, SDI, and Parley in the selection of the appropriate technology, data collection and management methods, and the testing approach. The team then mobilized on a one day trip to a community in River Cess that allowed for on the ground testing in order to determine the best approach that has the potential to be scaled across the country.

2.5 COMPONENT 4: STRENGTHEN CIVIL SOCIETY, PRIVATE SECTOR, AND CITIZEN ENGAGEMENT IN LAND GOVERNANCE

2.5.1 DESIGN AND IMPLEMENT PUBLIC INFORMATION CAMPAIGNS

The quarter began with the third and final phase of the public information campaign that was carried out during quarters one and two. The campaign covered the remaining three of Liberia’s fifteen counties – Maryland, River Gee, and Gbarpolu. In anticipation of the passage of the Land Authority Bill and Land Rights Bill, the LGSA team felt that continued public awareness and sensitization was necessary to provide public education on the status and content of the bills and how they will benefit the Liberian people.

The campaign continued with the following objectives:

1. To increase public information about the Land Rights Bill and Land Authority Bill and the progress towards getting the legislation passed;
2. To give citizens and community members talking/discussion points to meet and discuss with their national and community leaders;
3. To engage local media institutions and encourage the dissemination of land governance-related information into the public domain.

Materials used during the previous two phases of the campaign were circulated. Stickers containing the key land rights messages were distributed to community residents, motorcycle and vehicles drivers, as well as placed on public facilities. The three-minute skit containing the messages in the local languages was dispersed to the twelve community radio stations that were contracted to broadcast the skits several times over the course of 20-25 days.

The public address system was used to reach a wider audience. Events were organized at popular vantage points in the three counties and people gathered to watch video documentaries from the Land Commission. These documentaries outlined the processes involved in drafting the Land Rights Policy and the Land Rights Bill including the validation workshops, stakeholder meetings, launching, and the roles others played. In addition, a video from Burundi was shown as an example of how the people of that nation came up with their

own land rights law. The video conveyed that land issues are not peculiar to Liberia and that just as other nations were able to overcome obstacles, Liberia can as well. This platform gave residents the opportunity to ask important questions concerning the pending legislation as well as existing rights and laws pertaining to land ownership. County officials were also present and emphasized to the citizens the importance of the information provided and encouraged them to take action in working towards the passing of the pending legislation.

In each county the team met with government and community leaders as well as key stakeholders to gain access to the community and support in conducting activities as well as to ensure everyone is informed about the status of the land reform legislation. The campaign made use of personnel within the existing LCCs in some of the counties to assist with the monitoring of the messages and to support distribution of the information.

The messages targeted all sectors of the communities by including women, youth groups, farmers, local leaders, and other land owners including those that are contemplating acquiring land of their own. Broader targets included members of the national legislature, academic institutions, civil society groups, local government structures, marketing associations, farming organizations and concessions, donor agencies, and the general public.

Getting communities involved in the campaign helped to show the role they can play in ensuring their rights are protected. While the stickers were being distributed, the team often encountered community residents that were anxious to ask questions on land issues affecting them.

DIALOGUE WITH RURAL WOMEN ON WOMEN'S LAND RIGHTS

As the LGSA team carried out the public information campaign it was observed that women's participation in the activities was extremely low. Therefore, a joint mission by LGSA's Gender Specialist and Communications Specialist was undertaken in seven rural communities across six counties. The main objectives of the activity were to assess the level of rural women's awareness of the pending Land Rights and Land Authority Bills and other land reform processes, hold interactive dialogues on key components of the bills that relate to women's land rights, identify challenges and barriers that may impede the enforcement of these rights, and understand the traditional norms and practices related to access and ownership as well as inheritance rights. A total of 146 women participated in the town hall meetings and interactive forums.

The interactive discussions were held in Lofa, Grand Bassa, Maryland, Margibi, Bomi, and Grand Kru Counties and focused on four thematic areas which included land ownership and governance, community membership, inheritance rights for women, and land conflict and dispute resolution. Key findings flagged that while there were some slight changes on women's land rights issues in the different counties and communities, major gender gaps and biases were identified in all of the communities. Specifically the discussions revealed:

- Women's land rights were not guaranteed in rural communities on an equal basis as compared to men;
- In all communities, men were in charge and control of land governance and land management;
- Women's land rights and security of those rights are dependent on several factors which include marital status, the sex/gender of her children, her paternal lineage in the community in which she lives, etc.

In addition it was confirmed that women in general had very little information on their rights to land. Culture and traditional norms and practices seem to be the root causes of women's land rights not being realized. Rural women also lack the capacity to enforce their rights due to limited information, poor communication skills, unwillingness to take proactive decisions for their own good (linked to fear), and limited rights-based NGO support.

During these meetings the LGSA team conducted awareness on the status of the land reform processes which included the status of the pending Land Rights Bill and Land Authority Bill as well as the Criminal Conveyance of Land Law. Though the Criminal Conveyance Law was passed in 2014, for 90% of the women attending the discussions, it was the first time that they heard of the law. The team also created awareness on the steps and processes to claiming land legitimately. Many women expressed appreciation for the new information as they disclosed that they had cases of double land sales and did not know that the law included penalties for surveyors, sellers, and buyers who were found guilty under the law. In other instances women had receipts of purchase for parcels of land which they mistakenly thought gave them legal claims to the land without registered and probated deeds.

LGSA COMMUNICATIONS STRATEGY

During the past quarter a LGSA Communications Strategy was drafted in order to identify and articulate key outreach strategies that will be implemented throughout the project in order to effectively disseminate information about the LGSA objectives and more specifically the land sector reforms. The communication activities aligned with the four components of the project. The main objectives are:

- Objective 1. Improve the visibility of LGSA;
- Objective 2. Disseminate useful information on reforms affecting the land sector;
- Objective 3. Educate the public on the goals and activities of the relevant land institutions including the Interim Land Taskforce, the Liberia Land Authority;
- Objective 4. Ensure that project communications are gender sensitive and gender inclusive.

2.5.2 GENDER RESPONSIVE STRATEGIES AND ACTIVITIES

WOMEN'S LAND RIGHTS TASKFORCE

In April 2016, LGSA convened a meeting with several organizations/institutions including the Liberian Government, CSOs, and various UN entities to consider the reactivation of the Women's Land Rights Taskforce (WLRTF). During this meeting it was agreed that the WLRTF be reactivated to serve as a conduit to highlight women's land rights concerns in the land reform processes of Liberia. The group determined there was a need to revisit the governing structure of the Taskforce and establish clear terms of reference for the group. The group identified key stakeholders that should form part of the taskforce to ensure sustainability and government buy-in.

In May, another forum was convened and the WLRTF governance structures were established with Madame Ruth Caesar of Mano River Women's Network for Peace (MAWOPNEP) elected to serve as chair, Cllr. Nadia Kamara of the Association of Female Lawyers as co-chair, and Izatta Nagbe of LGSA as Secretary General. A technical committee referred to as the secretariat was set up to lead the technical affairs of the taskforce. With a mission statement "To enhance the right to, access to, and protection of Women's Land Rights", the following objectives were established:

- To advocate for equal representation of women in the Land Authority Body
- To ensure that the Land Rights Act is gender integrated
- To advocate for reform of laws that will enforce women's land rights
- To promote women's participation in the land reform processes
- To promote the recognition of women's land rights as human rights
- To engage any other activity for the advancement of women's land rights

The Ministry of Gender, Children and Social Protection, MLME, MIA, and FDA appointed focal points to represent their respective ministries and agencies.

As a follow up to the WLRTF, the Association of Female Lawyers of Liberia (AFELL) conducted a meeting with the House Committee on Land and Energy to advocate for the passage of the Land Rights Bill (LRB). During this meeting, they were informed by the Chair of the Committee that the LRB was sent back to the

Land Commission for review and revision of issues of concerns that the committee had with the Act. Based on this information, the WLRTF planned a meeting with the ILTF to follow up on the status of the revision and as well advocate for a more gender inclusion in the Act. In addition the WLRTF did a review of the Land Authority Bill in its present form and identified areas of opportunity where the group will engage and advocate for a more gender inclusive institution with relevant stakeholders.

INTEGRATION OF GENDER INTO LGSA ACTIVITIES

The Gender and Land Specialist continued to collaborate with the Landesa team in the effort to mainstream gender across the work of the LGSA program. Weekly skype meetings were held to discuss ongoing gender mainstreaming support activities being led by the Gender and Land Specialist and review challenges she faced.

The Landesa team made one working visit to Liberia during the quarter. The team's visit focused on two objectives: to provide gender integration support to the partners conducting action research for the LGSA project and to follow up on the Women's Land Rights Taskforce Assessment. During their visit the team held technical meetings with LGSA partners Namati and SDI. A gender integration training was also conducted for the Namati research team. The topics included land rights and women in Liberia, techniques for gender inclusiveness in research, and overview of key gender terminologies. The team met with other international and national women's land rights stakeholders to continue the interactive discussions around women's land rights issues in Liberia and propose a way forward to ensure that women's rights are protected.

In May 2016 the Gender Specialist worked with the Communication Specialist to review the training outline for the upcoming media training that will be held in the fourth quarter for community radio stations in Liberia. The topics were drafted to include key gender focused themes such as gender stereotyping in reporting, women's land rights as human rights and identifying and reporting on gender related land conflicts. The training modules will be rolled out to staff of community radio stations. The Gender Specialist will serve as one of the facilitators.

EXTERNAL COLLABORATION

The Gender Specialist participated in a four day Food and Agriculture Organization (FAO) sponsored workshop on the Voluntary Guidelines for Responsible Governance of Tenure of Land, Forestry and Fisheries (VGGT). These guidelines highlight principles and internationally accepted standards for responsible governance of tenure. The workshop created the opportunity for clear mapping of tenure actors in Liberia and their roles as well as highlighting major gaps in governance of tenure. At the end of the workshop participants who were mostly civil society actors and government ministries developed actions to roll out the VGGT.

2.5.3 DEVELOP AND MANAGE GUC SUPPORTING CIVIL SOCIETY AND PRIVATE SECTOR

During this quarter the Grants and Subcontracts Manager, Comfort Traub, continued to draft potential mechanisms for grant solicitations in collaborations with the program team. With the approval LGSA's Grants Management Plan steps are being taken to move forward with the grants program in the fourth quarter.

2.5.4 STRENGTHEN PRIVATE PROFESSIONAL ORGANIZATIONS OF SURVEYORS AND LAND PROFESSIONALS

LGSA began negotiations this quarter with the consultant carrying out the land market survey. The study will focus on the public's experience with the provision of land administration services by government and the private sector, how these might be improved, and what additional services are needed.

The presentation of all legal documents including the adopted by-laws and Articles of Incorporation followed by the induction of the elected officials of the Associations of Professional Land Surveyors of Liberia (APLSUL) on Friday 27th May, 2016, concluded LGSA support for the re-organization and institutionalization of the professional association. However, logistical and other material support including computers, stationary and supplies, and furniture have been procured for the operational use of APLSUL.

An initial expression of interest has been identified for the establishment of a professional valuers association. LGSA will be pursuing this in the coming quarter. Further work will be done to identify and work with professional organizations that could benefit from engagement with LGSA through the undertaking of specific project activities.

Namati continues the development of a roster of CSO/NGO entities in Liberia that have experience in the land sector. The engagement of these organizations will be critical for the customary land rights recognition activities under Component 3. Specific criteria being considered are related to experience and geographical diversity.

2.5.5 FACILITATE ESTABLISHMENT OF PUBLIC-PRIVATE PARTNERSHIPS (PPPS)

No work of note occurred under this activity in the quarter.

2.6 QUARTERLY MONITORING AND EVALUATION REPORT

During this quarter the main activities conducted were data collection by technical staff deployed on field assignments, attendance at the Liberia Strategic Analysis project (LSA) data quality assessment training, monitoring of field activities and the governance action survey carried out by Namati and remote ePORT support provided by the M&E Home Office Specialist to the LGSA M&E Specialist.

2.6.1 QUARTERLY DATA COLLECTION AND VALIDATION

No quarterly data collection at the field level was conducted this quarter by the M&E specialist; however, technical staff implementing activities submitted data which is reported below in the M&E data tracking table.

The DCOP and M&E Specialist attended a two day training conducted by LSA that covered USAID's expectations when conducting a Data Quality Assessment. The workshop information was helpful in reviewing LGSA's systems for controls on data quality which will be maintained by collecting data electronically through LGSA's ePORT system.

2.6.2 MONITORING OF FIELD ACTIVITIES

LGSA's M&E Specialist traveled with the Community Engagement Specialist to 15 communities covering two counties in order to provide support and monitor the process in the initial phase of Namati's community land governance survey. The monitoring noted the successes achieved and particular challenges faced with lessons learned recorded and shared with the team.

TABLE 2.4: PERFORMANCE INDICATOR TRACKER

| Name of Indicator | Baseline data | LOP Target | Year 1 Target | Y1, Q.3 Achievement | Percent of Achievement this quarter | Remark |
|--|---------------|------------|---------------|---------------------|-------------------------------------|--|
| 1.1: Number of specific pieces of legislation or implementing regulations proposed, adopted, and/or implemented affecting property rights of the urban and rural poor as a result of USG assistance ² | 0 | 12 | 2 | 0 | 0% | |
| 1.2: Number of gender-responsive public consultations held regarding proposed policy, legal and regulatory reforms | 0 | 48 | 8 | 7 | 75% | Round table consultations were held in six counties with 146 women participants representing various women groups. |
| 1.3: Number of individuals trained in land tenure and property rights as a result of USG assistance | 0 | 1900 | 200 | 0 | 0% | |
| 1.3a: <i>Percent of women trained in land tenure and property rights as a result of USG assistance</i> | 0 | 570 | 50 | 0 | 0% | |
| 2.1: Number of land administration and service entities, offices, or other related facilities that the project technically or physically establishes or upgrades as a result of USG assistance | 0 | 7 | 1 | 0 | 0% | |
| 2.2: Number of individuals seeking land administration services | 425 | 2540 | 450 | 0 | 0% | This activity was put on hold pending the passage of the bill. |
| 2.3: Number of individuals from land governance institutions who received Master's-degrees in land administration and governance as a result of USG support. | 0 | 4 | 0 | 0 | 0% | |
| 2.4: Number of land transactions completed | 2500 | 16000 | 2600 | 0 | 0% | This activity was put on hold pending the passage of the bill. |

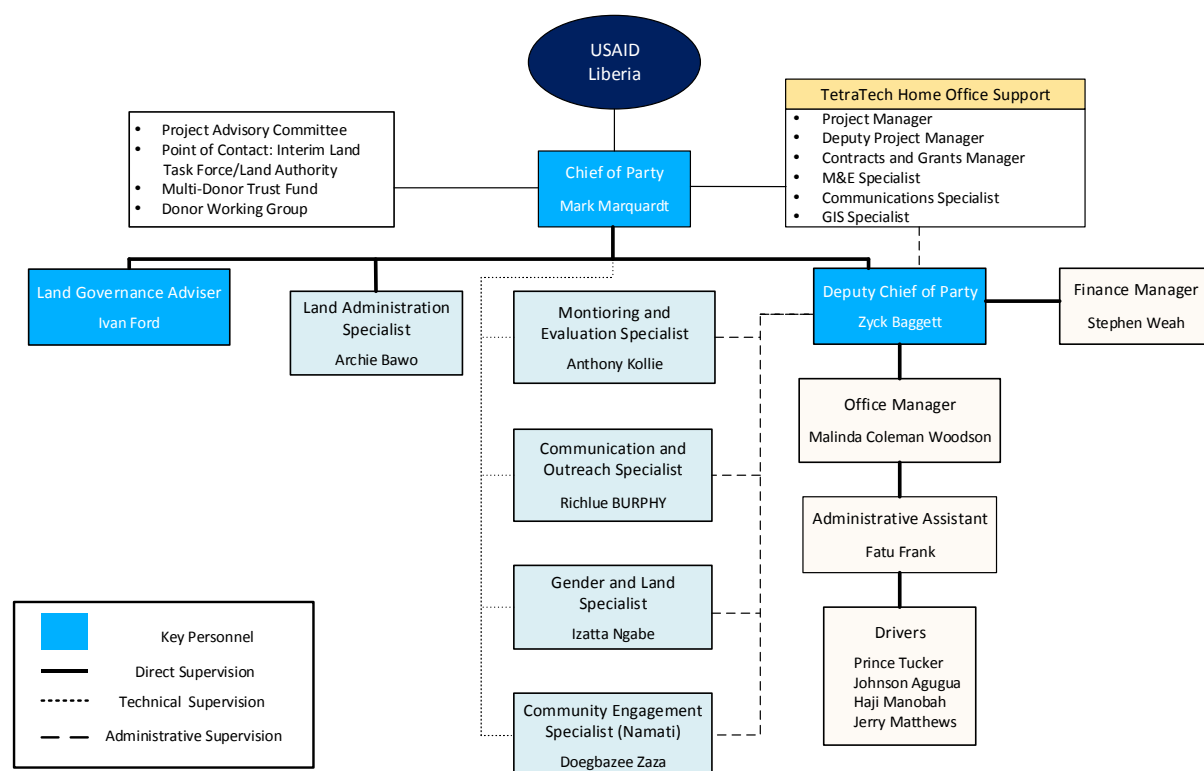
² Indicator 1.1 contributes to a USAID Standard Indicator (FACTS 4.7.4-10 or EG.10.4-1)

| Name of Indicator | Baseline data | LOP Target | Year 1 Target | Y1, Q.3 Achievement | Percent of Achievement this quarter | Remark |
|--|---------------|-------------------|---------------|---------------------|-------------------------------------|--|
| 3.1: Percentage of adults in pilot areas who report that their land tenure rights are secure | TBD | 15% over baseline | 0 | 0 | 0% | |
| 3.2: Number of parcels/ communities with relevant parcel information corrected or newly incorporated into an official land administration system as a result of USG assistance | 0 | 40 | 0 | 0 | 0% | |
| 3.3: Number of households or organizations with formalized land rights as a result of USG assistance | 0 | 20% | 0 | 0 | 0% | |
| 3.3a: <i>Percent of these households for which the formal rights explicitly include women</i> | 0 | 30% of ind.3.3 | 0 | 0 | 0% | |
| 3.4: Number of disputed land and property rights cases resolved by local authorities, contractors, mediators or courts as a result of USG assistance | 70 | 400 | 70 | 0 | 0% | This activity was put on hold pending the passage of the bill. |
| 3.5: Percentage of community governance entities implementing rules for the inclusion of women, youth and strangers | 0 | 40 | 0 | 0 | 0% | |
| 4.1: Number of gender responsive outreach materials on land tenure and property rights distributed through USG assistance | 0 | 66 | 9 | 0 | 0% | |
| 4.2: Number of gender responsive public outreach activities on land tenure and property rights held with USG assistance | 0 | 474 | 4 | 0 | 0% | |
| 4.3: Number of new or existing private professional organizations of surveyors and other land related professions supported | 0 | 9 | 1 | 1 | 100% | Continued support to the Surveyor's Association. |
| 4.4: Number of marginalized people who have access to land tenure and property rights services from land governance institutions | 150 | 900 | 160 | 0 | 0% | This activity was put on hold pending the passage of the bill. |

| Name of Indicator | Baseline data | LOP Target | Year 1 Target | YI, Q.3 Achievement | Percent of Achievement this quarter | Remark |
|--|---------------|------------|---------------|---------------------|-------------------------------------|--|
| 4.4a: <i>Percent of women among the marginalized people who have access to land tenure and property rights services from land governance institutions</i> | TBD | 675 | 120 | 0 | 0% | This activity was put on hold pending the passage of the bill. |
| 4.5: Number of NGO's, CSO's and private sector organizations engaged in gender-responsive land tenure and property rights activities as a result of USG assistance | 0 | 25 | 5 | 1 | 0% | Women's Land Rights Task Force Meetings held during Quarter. |

3.0 LGSA ADMINISTRATION

FIGURE 3.1: LGSA ORGANIZATIONAL CHART



ANNEX A: SUCCESS STORY



SUCCESS STORY

Sustainable Approaches to Boundary Disputes



Photo: Richlue O. BURPHY, Tetra Tech

"Land has cultural, social and physical identity. In resolving many of the land conflicts, effective negotiation is a better option as it helps to save time and agreements, when reached can be more sustainable."

Dr. Chris Moore, CDR

"As we work in the communities, we encounter too many conflicts over land. For me, attending this training has given me more strategies to help communities find solutions to their land problems without having to go waste time and money in court."

Rebecca Secklo, Parley, Bong County

For more information, contact:

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Telling Our Story

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Land conflicts can arise when individuals and communities compete for land use and ownership. This has been the case in many parts of Liberia, with some disputes resulting in loss of lives, destruction of properties, and other grave impacts on the socio-economic well-being of Liberians. Boundary harmonization and effective negotiation is a sustainable tool in helping to resolve existing and potential conflicts.

The USAID-funded Land Governance Support Activity (LGSA) conducted a five day intensive training for community workers on boundary harmonization in Liberia organized by LGSA partners Parley and facilitated by Dr. Christopher Moore of Collaborative Decision Resources Associates (CDR). The training focused on effective negotiation procedures to delimit, demarcate, and resolve disputes over boundaries in local communities. Participants were drawn from local NGOs and the Land Coordination Centers of the Interim Land Taskforce. They were trained in harmonization procedures and participated in a Training of Trainers session in order to provide for effective dissemination of the information and skills.

The training utilized a 'case study' of two hypothetical communities and their perceptions of the location of their community's boundary relative to various potential boundary issues (community forests, enclave settlements, mineral deposits, concessions, urbanization). Each community drew their boundaries (independent of the other community) and then the maps were overlaid to identify areas of potential competing claims. The communities were then given strategies to use in negotiating their respective claims.

Critical to the negotiation of boundaries is the establishment of a negotiation team within the community which clearly understands the community's objectives. The team must be representative of the community and have established relationships with the community members. Negotiators are obliged to maintain neutrality and allow the parties involved to come to their own decisions during the process.

The boundary harmonization training is a first step in preparing community workers to help communities in the process of identifying their boundaries. As customary land rights is a major theme in the proposed Land Rights Law, the law will give communities the right to own, manage, and transfer their land through their land management committees. The ability to identify and negotiate boundaries will be central to communities effectively managing their lands and asserting their rights.

ANNEX B: MEDIA

PRESS CLIPPINGS

Only Computerized Technology Can Reduce Land Conflicts – Inquirer Newspaper April 15, 2016

The Inquirer in this edition quoted the Executive Director of the Center for National Documents and Record Agency (CNDRA) Madam Bloh Sayeh as saying computer technology is a factor to reduce land conflicts in Liberia. She said having a good management system of land records is important in maintaining the peace and security that the country is now enjoying. According to the national archives director, most land cases can be traced to fraud which sometimes comes as a result of improperly managed record system.

Interim Land Taskforce Established – Inquirer, April 25 Interim Land Taskforce Established – Daily Observer, April 25

Following the end of the extended tenure of the defunct Land Commission (LC), the president Madam Sirleaf established the Interim Land Taskforce to steer the affairs of the land sector as the nation awaits for the legislature to pass the Liberia Land Authority Bill which should replace the Land Commission. The taskforce is charged with the responsibility of undertaking and maintaining sustained legislative engagements to facilitate the speedy passage of the Land Authority Bill, maintain continued engagements with partners, donors and other land sector stakeholders and also continue some of the land services of the defunct commission.

New Surveyors Leadership Vows to Prosecute Imposters – Heritage Newspaper, April 27, 2016

Illegal surveyors to Face Prosecution – The Informer, April 27, 2016 Fake Surveyors Warned – The People Newspaper, April 27, 2016

These stories captured the elections of the Association of Professional Land Surveyors of Liberia. The process was supported by LGSA and the newly elected officials say they will reform the association, prosecuting illegal surveyors whose activities go contrary to their established code of conduct, and put other needed procedures in place. The newly elected leaders warned all surveyors to act professionally in the discharge of their duties. The leaders said they are committed to tracking down people who are posing as surveyors in the country because illegal surveyors are causing confusions by using the names of professional surveyors to issue survey notices.

Land Grabs in Liberia – New Democrat, May 4, 2016

This feature writing presents an analysis of major developments in the land sector relating to government giving millions of hectares of land to concessions, community uprisings, and other forms of violence against concessions even in the presence of state officials. There have been and continue to be numerous conflicts around the country because of land – individuals, community against community, community against company, county against county, and other forms of violence. The case involving the Malaysian oil palm giant Golden Veroleum and Butaw community was cited. In many parts of the country, all communities want their customary land to be protected.

Age-Old Land Dispute – FrontPage Africa, May 12, 2016

The story began with a historical analysis of Liberia's concession 99 years agreement with Firestone in 1926 and highlighted some of the conflicts that have occurred over time and the role that the Madam Sirleaf led government played in 2007 looking into the arguments of customary land rights and labor rights in Firestone. It brought to light several other concession agreements and some of the tension-packed conflicts communities experience with the multimillion dollar companies that sign concession deals with the Liberian government. The story focused on the recent conflicts in Grand Bassa involving the British owned Equatorial Palm Oil and several communities in the county. EPO continues to face stiff resistance from the people in Bassa.

Enact Land Protection Laws – The Analyst, June 15, 2016

In this story, two groups of traditional leaders and women called on the legislature to pass laws that will protect land tenure for development purposes in the Liberian society. The groups said when such laws are passed it will also help restore the hope of widows for property rights, especially rights to own land that their deceased husbands left behind. The call was made at the end of a two-day workshop held jointly by the Ministry of Agriculture and the FAO.

Ceasing Illegal Land Ownership – FrontPage Africa, June 15, 2016

In this story, traditional leaders raised concerns over forceful ownership of land by some stakeholders in government, especially the legislature. The concerned leaders said this situation will create future embarrassment for the next generation of Liberians. In this direction, they called on the lawmakers to pass into law procedures that will clearly state how people can own land and the benefits people will get from their land. The traditional leaders stressed that serious uprisings might occur if appropriate regulations are not put in place to guide responsible governance on tenure of land. They also called for immediate passage of the Land Rights Bill that is currently on the Capitol Hill.

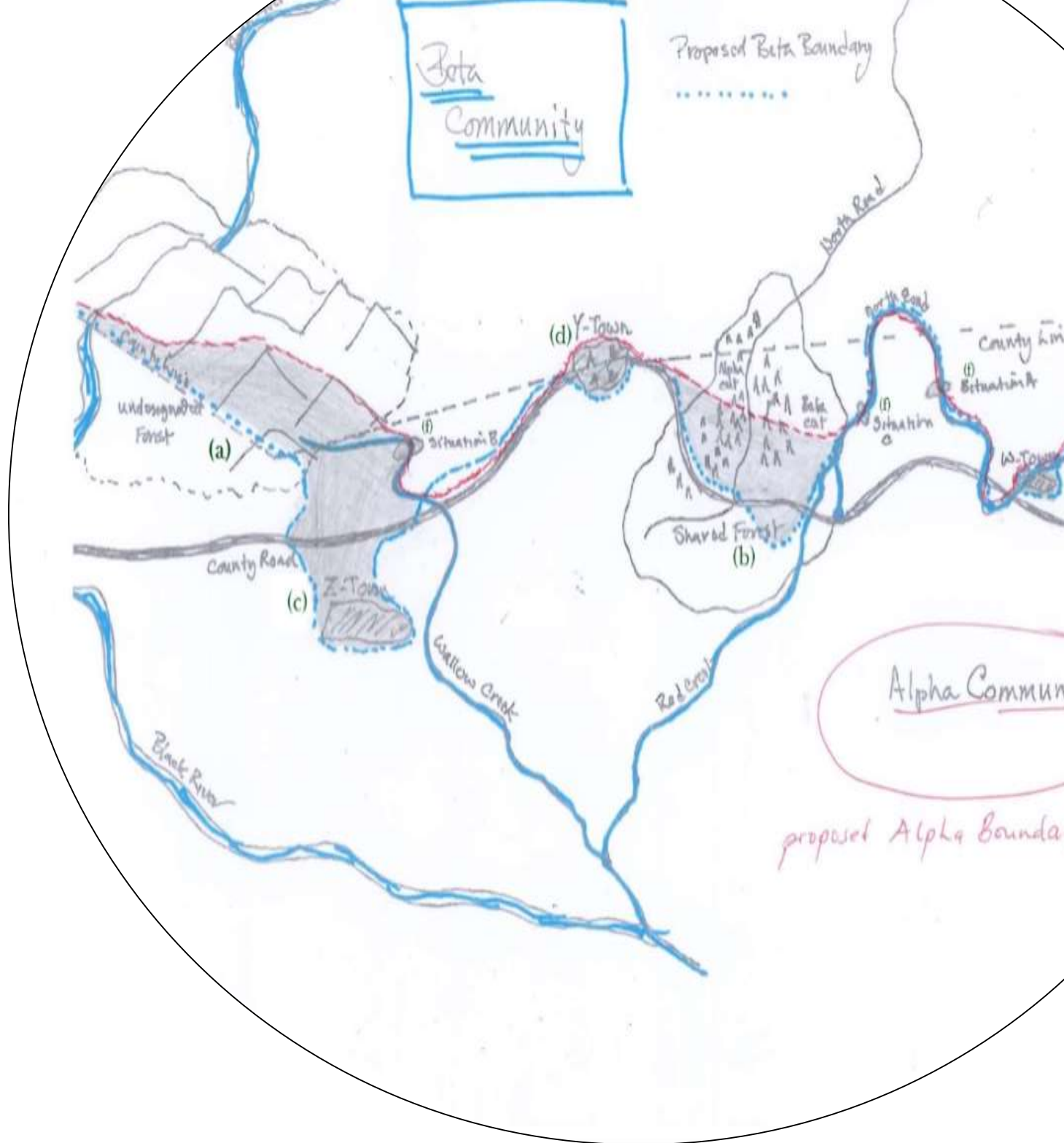
FAO Cautions Liberia – New Democrat, June 16, 2016

The Food and Agriculture Organization cautions Liberians to make sustainable use of the country's natural resources which is a key component of the country's development. The FAO recognized that Liberia is blessed with abundant land, forests, and marine resources. In the past years, a lot of work has been done to access available resources, clarify citizens' rights and responsibilities to the resources, and agree on how their usage could be regulated. These statements were made at the third national workshop on VGGT.

ANNEX C: PROJECT STAFF

Present LGSA staff associated with the project are:

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