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LAND ADMINISTRATION TO NURTURE DEVELOPMENT (LAND)

QUARTERLY REPORT NO. 2 (JULY 01–SEPTEMBER 30, 2013)

OCTOBER 2013

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LIST OF ACRONYMS

AMP	Award Monitoring Plan
BDU	Bahir Dar University
CDCS	Country Development Cooperation Strategy
COP	Chief of Party
COR	Contracting Officer's Representative
CORS	Continuously Operating Reference System
D/COP	Deputy Chief of Party
DO	Development Objective
ELAP	Ethiopian Land Administration Program
ELTAP	Ethiopian Strengthening Land Tenure and Administration Program
EMA	Ethiopian Mapping Agency
GAAP	Gender Analysis and Action Plan
GIS	Geographic Information System
GMP	Grants Management Plan
GoE	Government of Ethiopia
GTP	Growth and Transformation Plan
ILA/BDU	Institute of Land Administration of Bahir Dar University
IPS/HU	Institute of Pastoral Studies of Haramaya University
ITC	Faculty of Geo-Information Science and Earth Observation, University of Twente, Netherlands
LALU	Land Administration and Land Use
LALUDEP	Land Administration and Land Use Development Project
LAND	Land Administration to Nurture Development
LAUD	Land Administration and Use Department
LIFT	Land Investment for Transformation Project
LTPR	Land Tenure and Property Rights
LUP	Land Use Planning
M&E	Monitoring & Evaluation

MOA	Ministry of Agriculture
MSc.	Master of Science
MSI	Management Systems International
MSU	Michigan State University
OPUS	On-line Positioning User Service
PAP	Pastoral and Agro-pastoral
PRIME	Pastoralists Resiliency Improvement and Market Expansion
REILA	Responsible Land Administration in Ethiopia Project
SLMP	Sustainable Land Management Project
SNNP	Southern Nations, Nationalities, and Peoples
TOR	Terms of Reference
TOT	Training of Trainers
TVET	Technical Vocational Education and Training
USAID	United States Agency for International Development

1.0 INTRODUCTION AND BACKGROUND

Land plays a pivotal role in the life of the people of Ethiopia and the development of its economy. More than three-quarters of the population derive their income from agriculture; social and cultural norms in rural areas are largely shaped by land use practices. Maintaining agriculture as a major source of economic growth is a pillar in Ethiopia's Growth and Transformation Plan (GTP). The Government of Ethiopia (GOE) accords high priority to the sustainable use and management of land and its proper governance in the nation's agenda for food security, poverty reduction, and accelerated economic growth to achieve the status of a middle-income country.

The purpose of the Land Administration to Nurture Development (LAND) project is to expand and extend two previously successful projects—Ethiopia Strengthening Land Tenure and Land Administration Program (ELTAP) implemented in 2005-2008 and Ethiopia Strengthening Land Administration Program (ELAP) implemented in 2008-2013—financed by The United States Agency for International Development (USAID)/Ethiopia Mission and implemented by the federal Ministry of Agriculture and six regional states with technical assistance provided by Tetra Tech. These projects helped strengthen rural land tenure security and women's land use rights, encourage efficient land transactions, build capacity of federal and regional land administration agencies to improve service delivery, and pilot cadastral surveying and certification methodologies to recognize and document rural land use rights.

The LAND project will be implemented under four components with and through the Ministry of Agriculture's Land Administration and Use Department (MOA/LAUD) at the national level and the regional land administration bureaus of Amhara, Oromia, SNNP, and Tigray in the country's highlands and the predominantly pastoral regions of Afar and Somali. It will further deepen and broaden the policy, legal, and regulatory framework governing rural land tenure and property rights (LTPR) and expand its capacity-building support at all levels of government to ensure sustainability of past USAID investments. LAND will assist Ethiopian universities to strengthen their capacity to train land administration officials and professionals in survey and certification procedures and property rights, including women's land use rights, conflict mitigation and land use planning. This will provide a sustainable training mechanism and supply of skilled land administration officials beyond the life of LAND. LAND complements proposed activities under USAID/Ethiopia's Pastoralists Resiliency Improvement and Market Expansion program (PRIME) by piloting activities to clarify and certify communal land rights for pastoralist and agro-pastoral communities to improve market linkages between these communities and private investors who may be involved in livestock value chains. This effort will be designed to empower communities to diversify livelihoods through livestock production, increase income, diversify assets, and promote rural resiliency. This activity will help improve governance at the local level by providing communities with decision-making rights over their natural assets: land, water and other natural resources.

LAND's activities will be implemented to achieve four objectives:

1. Improved legal and policy frameworks at national and local levels;
2. Strengthened capacity in national, regional, and local land administration and use planning;
3. Strengthened capacity of Ethiopian universities to engage in policy analysis and research related to land tenure and train land administration and land use professionals; and

4. Strengthened community land rights in pastoral and agro-pastoral areas to facilitated market linkages and economic growth.

2.0 EXECUTIVE SUMMARY

The draft LAND's five-year work plan was submitted to USAID/Ethiopia and discussed with its staff. The comments received were incorporated and resubmitted along with a revised draft of the Award Monitoring Plan (AMP). Approval of both the work plan and AMP is pending.

Preparation for assessment of implementation of the rural land administration laws of the regional states of Amhara, SNNP and Tigray is well underway. Terms of reference (TOR) for the assessment have been prepared in collaboration with the respective regional universities, the bureaus of justice, and rural land administration. It is expected that subcontracts will be signed with the universities shortly and they will begin the assessment work in November 2013.

A brief identifying international best practice for the protection of communal land rights in pastoral areas is currently being prepared by an international consultant. It is expected the report will be delivered in November 2013 to help inform development of procedures to certify communal land rights under LAND's Component 4. LAND has also drafted TOR for the Institute of Pastoral Studies of Haramaya University (IPS/HU) to record and compile customary laws in pastoral areas. This activity will begin in the next quarter.

LAND is currently supporting the LAUD/MoA to prepare and conduct a national workshop that will begin development of a national land use policy in February 2014. A workshop organizing committee has been established and a concept paper and guidelines for preparation of papers to be presented at the workshop have been given to the identified authors.

LAND has nearly completed negotiations and will soon sign a Memorandum of Understanding (MOU) with the Institute of Land Administration of Bahir Dar University (ILA/BDU) for the preparation of curricula and training materials to train national, regional, and local land administration and land use planning experts. The MOU will cover modalities to finance development of training manuals and deliver training to the university. Assistance provided to the university will support the offering of a Master's of Science (M.Sc.) project and land administration short courses by June 2014.

Discussion is ongoing with the Ethiopian Mapping Agency (EMA) to make the four EMA Continuous Operating Reference Stations (CORS) network in Addis Ababa, Dire Dawa, Gondar, and Jimma functional and to train EMA staff in managing the CORS and provide Geographic Information System (GIS) users with real-time correction factors in undertaking cost-effective cadastral survey, mapping, and participatory land use plans. EMA has completed assessment of the conditions of its CORS. LAND has learned that Addis Ababa University is currently managing 23 functional CORS and possesses the capacity to meet most of the training needs of EMA to build capacity of its staff to operate and manage its CORS.

The TOR for conducting a market survey for land administration and land management experts in Ethiopia and reviewing the curricula of universities that train such experts was prepared and submitted to Michigan State University, which is looking at collaboration with the Faculty of Geo-Information Science and Earth Observation (ITC), University of Twente, Netherlands to execute the task. The occupational competence standard for medium and low-level land administration and land use technicians is being specified, after which the curriculum for Technical Vocational Education and Training (TVET) facilities

will be developed. Once the curriculum is approved by the Ministry of Education, it can be used by any TVET in the country to train such technicians. LAND intends to engage one TVET per region to offer training using the approved curriculum.

LAND experts have assessed the capabilities of two universities that might serve as a center of excellence at which a research center will be established. LAND will support establishment of the center and will implement a competitive grants research scheme. A research grant scheme manual specifying the procedures and rules to be followed in administering the grants was prepared and submitted to USAID/Ethiopia for approval.

Preliminary activities to implement Component 4 have been initiated. A series of discussions have been held with USAID/Ethiopia's PRIME project staff and field trips taken together in Oromia, Afar, and Somali regional states to assess suitable sites for piloting Component 4 activities. Potential sites were identified in Guji Zone of Oromia regional state and Zone 3 of Afar regional state. The site visited at Shinile woreda of Siiti Zone in Somali regional state did not appear to have potential for inclusion in the project. These sites will be discussed further with USAID/Ethiopia and identification of potential suitable sites will continue in the next quarter.

The revised draft AMP of LAND, including the results framework and key indicators, was submitted to USAID/Ethiopia for approval. A USAID impact evaluation team held discussions with LAND technical staff and accompanied staff during a visit of the Shinile area, Somali regional state. The evaluation team was able to interact with key stakeholders in the country and collect basic information on the LAND project.

3.0 PROJECT ACTIVITIES

A detailed draft five-year project implementation plan was submitted to USAID/Ethiopia on August 12, 2013. Comments were provided to the LAND technical team on August 22 and were incorporated in the PowerPoint presentations the technical team provided USAID/Ethiopia on August 28, 2013 followed by extensive discussions on project activities. A revised implementation plan incorporating feedback obtained after the presentations was then submitted on September 23, 2013 and is pending approval.

Component 1. Improving legal and policy frameworks at national and local levels

Activity 1.1: Review National and Regional Land Administration and Land Use Legislation and Certification Practices and International Best Practice for the Protection of Communal Land Rights in Pastoral Areas.

LAND will support a comprehensive review of the implementation of national and regional land administration and land use legislation. The review will be conducted in the three regional states of Amhara, SNNP and Tigray and is well underway. Agreement was reached with the regional universities responsible for carrying out the reviews and the collaborating land administration and justice bureaus on the modalities of the reviews. The Institute of Land Administration (ILA), Bahir Dar University (BDU) and Mekelle University (MU) prepared the TOR for the reviews in their respective regions. LAND technical experts reviewed the draft TORs and gave their comments. The TORs are now in final draft stage. Draft subcontracts that will be used for conducting and financing the reviews have also been prepared. It is expected that these will be signed and the review started in November 2013. Hawassa University is expected to submit the draft TOR for the assessment of implementation of the SNNP rural land laws in October 2013.

LAND will also support a study to identify international best practice for the protection of communal land rights in pastoral areas. The LAND technical team developed the TOR for international implementing partner, LADSI, to prepare a brief identifying and discussing international best practices for the protection of communal land rights in pastoral areas. LADSI is in the process of preparing the brief that is expected to be completed in November 2013 to help inform development of procedures to certify communal land rights under LAND's Component 4.

LAND has developed TOR will execute soon a sub-contract with the Institute of Pastoral Studies (IPS) of Haramaya University to record and compile customary laws in pastoral areas. This input will help in the design of interventions to incorporate customary laws in pastoral areas into jurisprudence and court practice.

Activity 1.2 Implement Consultative Process to Draft and Amend Needed Land Legislation

This activity will commence after completion of Activity 1.1.

Activity 1.3: Implement Consultative Processes to Create Legal Frameworks that Enable Development of Land Use Policy

LAND is supporting the organization of a national stakeholder workshop to review the fragmented and disparate land use policies and legislation in the various sectors of the economy. The existing sectoral policies do not address issues of land use policy in sufficient depth and coherence to provide clear guidance on how land is to be used in the country. Land use issues framed under rural development

policies and strategies are not comprehensive and not structured to address the current land use problems in the country. The federal and regional rural land administration and land use legislation does not address land use issues comprehensively. A concept note for the workshop and a guideline for paper preparation have been prepared. A workshop organizing committee has been established under the chairmanship of LAUD/MoA that will be taking the lead role in organizing and conducting the workshop. Other members of the organizing committee comprise experts from LAUD/MoA, the Water and Land Resources Center, Horn of Africa and LAND. The purpose of the workshop is to establish the need for and arrive at a consensus for formulating an overarching and comprehensive land use policy to guide development of sustainable natural resources management in the country. A workshop organizing committee has been established. A concept paper and guidelines for preparation of papers have been given to the identified authors.

The plan is to conduct the workshop in early February 2014. The workshop will have four sessions:

Session I will set the scene for the workshop by providing a working definition of a sound national land use policy to guide development of regional policies, the benefits of such national and regional policies and the negative consequences of not having these policies in place. Additionally, past attempts to prepare a land use policy for Ethiopia and lack of coherence in land use policy in Ethiopia as well as the gaps and inconsistencies in existing laws that touch on land use planning will be reviewed.

Session II will show the changing Ethiopian land use practices and landscape over the last 40-50 years and how the lack of a coherent land use policy and its implementation has negatively impacted on land degradation and resulted in other unintended adverse environmental consequences. This will demonstrate the importance of policy guidance for the changing land use dynamics in urban and rural areas.

Session III will cover lessons from the international experience on preparing and implementing national and regional land use policies. Papers on the experiences of Rwanda and Kenya to develop and implement their land use policies will be presented.

Session IV will discuss the way forward for Ethiopia to develop its land use policies and implementing legislation. It will conclude with specific recommendations to assist the appropriate authorities.

Participants of the workshop will be drawn from relevant government ministries and agencies (Agriculture, Urban Development and Construction, Forestry and environmental protection, Water and Energy, Mines, Tourism and Culture, Social Affairs, Education, Planning and Economic Development Commission) as well as regional bureaus of land administration and environmental protection, universities and research organizations.

Component 2. Strengthen National, Regional, and Local Land Administration and Land Use Planning Capacity

Activity 2.1: Develop Training Programs to Build Capacity of Land Administration Officials

LAND's strategy to achieve sustainable development impacts under this Component is to engage universities, to the extent possible, to prepare curricula and training materials to train national, regional and local land administration and land use planning experts. The Institute of Land Administration (ILA) of Bahir Dar University has prepared a curriculum for summer courses leading to a Master of Science (M.Sc.) in land administration. LAND has drafted and expects to sign in the near future an MOU to define the modalities through which LAND will provide the university financing and technical assistance to strengthen its MSc. curriculum and prepare training materials for a series of short courses in rural land laws, land dispute resolution, land administration and land use planning. The MSc. program will

commence in June 2014. The short training courses will begin in the first half of 2014. Similar arrangements will be made with other universities that have capacity in offering the above training.

Activity 2.2: Deliver Trainings to Build Capacity to Develop Cost-Effective Land Use Planning Methodologies Incorporating the Use of CORS and GIS Technologies

LAND will help build capacity of the EMA to use Continuous Operating Reference Stations (CORS) to Capture and Disseminate Spatial data. The purpose of this activity is to make the four EMA CORS network in Addis Ababa, Dire Dawa, Gondar and Jimma functional and to train EMA staff in managing the CORS and provide GIS users with real-time correction factors in undertaking cost-effective cadastral survey, mapping and participatory land use plans. These CORS were established in collaboration with U.S. National Geodetic Survey (NGS) and the National Oceanic and Atmospheric Administration (NOAA) with financial support of USAID/Ethiopia Mission¹. EMA has assessed the operational status of its four CORS and identified their problems and what needs to be done to fix them. According to the assessment report, the problems impairing proper functioning of CORS stations are the lack of a computer, receiver and modem, power cable damage and lack of internet facilities. The EMA has not yet completed an assessment of the status of other CORS established for various research purposes in Ethiopia, particularly by the Department of Geophysics of Addis Ababa University (AU). LAND has, however, contacted the expert at AU responsible for establishment and operation of CORS nationwide. He informed the team that out of the 32 CORS established nationally, only 23 are functional. The remaining nine have been vandalized. He also indicated that AU has the capacity to make the EMA CORS functional and train EMA staff in monumentation, configuration, networking and maintenance of CORS and building their capacity to process and provide real time data to various users. LAND had initially planned to obtain the services of international consultants to carry out this work. Identification of local capacity to perform these services will reduce costs and provide a more sustainable solution to meet the training needs of the EMA and regional staff beyond the life of LAND. LAND technical staff are developing the TOR for the AU expert to deliver training but will also assess whether an expert of NOAA may still need to be engaged for a very short period to ensure that the entire Ethiopian CORS network, including the units maintained by the EMA and universities, is connected to the worldwide system.

Activity 2.3: Undertake Training Workshops and Consultations for Judges, Local Land Administration Committee Members and Traditional Dispute Resolvers

This activity will commence in the Afar regional state in December 2013. Training of trainers is expected to commence for other regions in 2014.

Component 3 Strengthen Capacity of Ethiopian Universities and Research Organizations in Rural Land Tenure Policy Analysis and Research and Training of LALU Professionals

Activity 3.1: Strengthen Capacity of Ethiopian Universities and Vocational Schools in Training Land Administration and Land Use Professionals

LAND is in the process of developing TOR for a subcontract with its international partner, Michigan State University (MSU) to conduct an assessment of the market demand for land administration and land management experts in Ethiopia and review of the curricula of universities that train such experts. LAND also developed TOR for a local consultant it will identify and contract to support the MSU assessment team by engaging local institutions and obtaining base-line data. MSU is also exploring options to engage the Faculty of Geo-Information Science and Earth Observation (ITC) of the University of Twente, Netherlands in the assessment. ITC is experienced in Ethiopia and has trained scores of Ethiopian students in land administration and GIS technology.

¹ This is referred as the "Ethiopia Spatial Reference System of 2004 (ESRS-04)"

Curriculum to offer certificate courses at one Technical Vocational Education and Training (TVET) facility in each region. The Finnish government-supported Responsible and Innovative Land Administration Project (REILA) is in the process of developing a TVET-based curriculum to deliver training to entry-level land administration technicians at the woreda and kebele levels. LAND experts are engaged in reviewing the draft occupational competence standard being specified by the REILA consultants. A national workshop is scheduled for October 2013 to finalize this draft, after which a training curriculum will be developed. Once the curriculum is approved by the Ministry of Education, it can be used by any TVET in the country to train such technicians. LAND intends to engage one TVET per region to offer training using the approved curriculum.

Activity 3.2: Develop a University-Based Center to Engage in Rigorous Policy Analysis

The purpose of this activity is to promote research excellence and to nurture and develop a research network and peer cooperation in the land sector among universities and research organizations. A lack of funding in the past constrained development of evidence-based research to inform development of policies and laws. LAND has assessed the capabilities of two universities with potential to house the research center and will move forward with discussions with one of them to agree the modalities for establishing the research center.

Activity 3.3 Establish A Competitive Research Grant Program To Advance Knowledge On Causal Linkages Among Land Tenure Security, Food Security, Economic Growth, And Natural Resources Management.

LAND delivered its Grant Management Plan (GMP) that specifies the procedures and rules for issuing competitive research grants and monitoring grantee performance during the first quarter. USAID/Ethiopia provided comments that were incorporated in the GMP resubmitted in September. The resubmitted GMP is pending approval. LAND is also in the process of recruiting a Deputy Chief of Party (D/COP) who will lead the project's grants program. Once the D/COP is on board and the GMP approved, LAND anticipates it will announce the first call for research grant proposals in December 2013.

Component 4 Strengthen Community Land Rights in Pastoral Areas to Facilitate Market Linkages and Economic Growth

Activity 4.1 Preliminary Activities to Pilot Communal Land Certification And Participatory Land Use Planning Activity



Land technical team discussing natural resources management with Guji pastoralists in Liben Woreda, Oromia

AMHA GETACHEW, LAND PROGRAM

After preliminary discussions with PRIME staff, field trips were conducted in August and September 2013 in Oromia, Afar and Somali regions where PRIME is operating. The first field trip arranged by PRIME staff was to Liben and Gorodola woredas of Guji Zone, Oromia region on August 18-24. The area is inhabited by Guji and Borana pastoralists. This was followed by a visit to Amibara and Gewane woredas of Afar region on September 5-8, 2013. A third field visit was conducted at Sitti zone, Shinile woreda of Somali region on September 23-26, 2013.

At each location, the LAND technical team held a series of discussions with local communities, officials and PRIME staff on a wide range of issues pertinent to land use, including:

- land administration;
- customary land tenure and natural resources management (perceptions, views, and practices);
- previous interventions in the areas by other stakeholders;
- conflicts over grazing territory;
- receptiveness of the communities for innovative range management practices; and
- views on the possibility and acceptability of demarcating, registering and certifying communal pastoral lands in order to secure and protect pastoral land use rights.

Guji Zone, Oromia Region. The LAND team identified conditions in Liben woreda of Oromia region that indicate its potential for inclusion in LAND's intervention:

- customary grazing land management is based on ecosystems comprising both dry season and wet season grazing rather than on the basis of clans and sub clans;
- the democratic nature of customary administration based on the Geda system that constituents elect the Aba Gedas (Council of Elders) every eight years;
- the existence of customary bylaws on the management of range resources and other aspects of Guji/Boran life;
- the felt need of the communities for land use rights protection against alienation of their land to investors;
- strong commitment and willingness of local communities and local administration experts for demarcation, registration and certification of communal land rights as well as executing land use plans; and
- Save the Children US has had some interventions under its PLI-1 and PLI -2 projects that engaged the community in participatory resource mapping and rangeland improvement activities.

Zone 3 (Amibara and Gewane woredas), Afar Region. The LAND technical made similar consultations and assessment in the Gewane Zone as it did in the Guji Zone. The Amibara area appears to have more favorable conditions than Gewane, in which the LAND technical team was informed that vast areas of grazing land are often contested and occupied by Issa Somalis. In addition, much of the land in the area is infested with the invasive plant *Prosopis julifera* that has significantly reduced the productivity of the rangeland. The community elders and local government experts and officials consulted recommended the Angelele and Alaideghe plains as suitable areas to attempt demarcation, registration and certification of pastoral land rights. The LAND technical team is in the process of gathering additional information from organizations that have worked with Afar pastoralists in the area, including the Ethiopian Wild Life Conservation Authority (EWLCA) and Farm Africa. Discussion was held with staff of EWLCA on existing polices, management plan and GIS maps of game reserves, national parks and sanctuaries in the Amibara area. FARM Africa that has been dealing with eradication of *Prosopis julifera* in the area was consulted on its scope of intervention for the sake of creating synergies and future plans. LAND experts are now synthesizing the information gathered.

Sitti Zone, Somali Region. Similar consultation was conducted at Shinile woreda of Sitti zone in Somali region as those in Guji zone and Zone 3 of Afar. Ms. Mercedes Stickler and Mr. Anthony Piaskowy from USAID/Washington and Mr. Zemen Haddis, LANDs COR from USAID/Ethiopia as well as the team of experts from Cloudburst and MSI that have been contracted to establish baseline data to evaluate LAND interventions joined the LAND technical team for this visit. The discussions held with different stakeholders led the LAND technical team to the conclusion that it would be exceedingly difficult to demarcate pastoral land use rights attributable to a community or group of pastoralists in grazing areas used by the Issa community because the concept of grazing right boundary is alien to the Issa clan that regards range resources as free unrestricted access to anyone that wants to use it. The LAND technical team was informed by the community elders that introducing a new form of property relations based on the notion of ‘clan or sub-clan borders’ might introduce the idea of exclusive use that may foment conflict among sub-clans.

This necessitates that other suitable options in the Somali region need to be explored. Further discussion with PRIME staff indicated that the Jijiga and Degehabour zones may offer possibilities for demarcation, registration and certification of pastoral land use rights. LAND will arrange for further exploratory visits shortly.

3.1 MAINSTREAMING GENDER IN THE LAND PROJECT



Gender gap assessment discussion with Somali women at Shinile

AMHA GETACHEW, LAND

The main purpose of LAND's gender activities is to identify root causes of existing gender inequalities or obstacles to female empowerment in the context of LAND's interventions so the project itself can seek out opportunities to promote women's leadership and participation. The gender analysis will also identify potential adverse impacts and/or risks of gender-based exclusion that could result from LAND activities and propose measures to mitigate these risks. The LAND gender expert reviewed the Federal and six regional Rural Land Administration and Use Proclamations from a gender perspective to: (i) assess similarities and differences between the various proclamations in relation to gender; (ii) identify provisions that create barriers and constraints preventing women from fully exercising their right to use and access land; and (ii) identify undesired effects of these proclamations on women. This review was submitted to two gender experts of LANDESA, Ms. Rene Giovarelli and Ms. Hirut Girma as an input to their work to prepare a gender gap analysis in order to develop a Gender Assessment and Action Plan (GAAP), which is expected to integrate gender equality into its project activities and to ensure that LAND does not negatively impact women and that it delivers benefits equally to all LAND stakeholders. The two LANDESA and the LAND gender experts conducted informal interviews and focus group discussion with women pastoralists in the Somali and Afar regions during September 23-28, 2013. They also interviewed officials of key ministries and organizations dealing with gender issues in Addis Ababa during September 17 to October 2, 2013.

The key gender issues identified were disparities in:

- access to and participation in community meetings;
- representation and participation in decision making positions (processes);
- allocation of and access to productive resources (such as livestock and land);
- access to market;
- access to credit and financial services; and
- access to education and information.

The LAND gender expert will conduct similar fieldwork in Oromia region after which the gender gap analysis will be completed and the report prepared.

3.2 MONITORING AND EVALUATION (M&E)



LAND technical team discussion
with USAID Impact Evaluation
Team in Dire Dawa

The LAND M&E specialist participated in a three-day M&E training conducted by USAID/Ethiopia's M&E contractor, Management Systems International (MSI). The training covered preparation of award monitoring plan, formulation of project log frame, selecting key indicators and techniques for monitoring and evaluating impacts of projects. The revised draft Award Monitoring Plan of LAND, including the results framework and key indicators was submitted to USAID/Ethiopia for approval.

A mission comprising Ms. Mercedes Stickler and Anthony Piaskowy of USAID/Washington, Mr. Zemen Haddis, the LAND COR of USAID/Ethiopia and experts from Cloudburst and MSI, including David Callihan, Daniel Monchuk, Daniel Rubenson and Tadesse Worako visited Ethiopia during September 16-30, 2013 to design the impact evaluation strategy for the LAND project and conduct a baseline survey. They held discussions with LAND technical staff and accompanied it during its visit of the Shinile area, Somali regional state. The evaluation team was able to interact with key stakeholders and collect basic information on the LAND project.

3.3 LAND ACTIVITIES IN THE NEXT QUARTER (OCTOBER 1- DECEMBER 31, 2013) – A LOOK AHEAD

Component 1. Somali regional state, with financial and technical assistance from ELAP, issued a pastoral land administration and use policy and proclamation. The Somali regional state Bureau of Livestock, Crop and Rural Development has asked LAND to assist it to develop a pastoral lands administration and use regulation that will implement the proclamation. LAND will assist the bureau establish a regulation drafting committee and steering committee that will oversee the activities of the drafting committee. It will give training on the fundamentals of drafting a regulation to the committee members and review the draft regulation to ensure that it is compatible with the proclamation and provides the necessary details for its implementation. LAND will also provide financial assistance and support to enable participatory consultation events with pastoral communities on the new legislation. The activity will start in October 2013 and finalized in July 2014.

The SNNP regional state's Natural Resources and Environmental Protection Authority prepared draft compensation and valuation guidelines to regulate its land expropriation practices with technical and

financial assistance of ELAP. It has requested LAND's financial and technical assistance in organizing an expert workshop in November 2013 to discuss and validate the draft guidelines.

ELAP assisted the MOA develop cadastral regulations providing procedures for rural lands registration and surveying. Subsequently, the EMA developed its own regulations governing survey practices. There are now concerns the two sets of regulations are not compatible. LAND will facilitate an experts' meeting with the MOA and EMA to ensure the regulations are harmonized to eliminate contradictory and/or inconsistent legal provisions.

LAND will develop training programs for Afar land bureau and woreda officials on the regional state's land administration and use laws to raise their awareness about pastoral communal land rights and the guarantees of their protection under regional laws. The training will be conducted in November 2013.

Component 2. LAND and EMA are preparing TOR to recruit local and international consultants to establish 2 new CORS stations, operationalize the existing 3 stations and to train EMA staff. The consultants will start work in the next quarter and their engagement will continue through the second quarter of FY 2013/14.

LAND will engage universities to develop training of trainer modules for delivery of training on participatory land use planning techniques that incorporate GIS and remote sensing technologies. Training modules will be based on the participatory land use planning manual developed by the MOA that will be edited by LAND experts and printed for the training sessions.

Component 3. LAND will execute a subcontract with MSU to survey market demand for land administration, land use planning and land management professionals and assess university capacity and curricula to build professional capacity to meet this demand. The Deputy Chief of Party will be recruited to move forward efforts to establish and support the center of excellence for research in land tenure, land administration, land management and related issues as well as the LAND research and training grant scheme.

Component 4. LAND will deliver its study brief on international experience in protecting communal land rights in pastoral areas. LAND's Property Rights Lawyer, Gender Specialist, and Pastoral Specialist will continue field research in Guji and Borana zones as well as review documents and studies and consult regional stakeholders to better understand pastoral land use and natural resource management practices in Ethiopia. Based on this review and consultation LAND will propose definitions of community structures and arrangements related to communal land tenure. LAND will continue to work closely with USAID/Ethiopia to refine selection criteria to identify pilot intervention locations. LAND will compile an inventory of potential communities and locations for inclusion in LAND interventions containing community profiles and possibly basic maps of potential locations.

4.0 PROJECT-SPECIFIC PERFORMANCE INDICATORS

LAND submitted its award monitoring plan (AMP), including the project's results framework and key indicators, to USAID/Ethiopia. Approval of the AMP is pending. Progress against approved indicators will be included in subsequent quarterly reports.

ANNEX I: TRANSFORMING LIVES STORIES



USAID
FROM THE AMERICAN PEOPLE

ETHIOPIA

SNAPSHOT

Ensuring LAND's Interventions Benefit Women and Men Equally

Assessing the Gender Gap in Ethiopia



Gender gap assessment discussion with Somali women at Shinile

The Land Administration to Nurture Development Project's Gender Assessment and Action Plan preliminarily identified disparities in:

- *Access to and participation in community meetings;*
- *Representation and participation in decision-making positions (processes);*
- *Allocation of and access to productive resources (such as livestock and land);*
- *Access to market;*
- *Access to credit and financial services; and*
- *Access to education and information.*

USAID/Ethiopia's Land Administration to Nurture Development (LAND) Project recently developed a Gender Assessment and Action Plan (GAAP) that will assist the project to identify root causes of existing gender inequalities or obstacles to female empowerment. The GAAP will assist project design and help identify opportunities to promote women's leadership and participation. Moreover, the GAAP will provide USAID and the LAND technical team with a better understanding of how cultural and community norms related to power dynamics, resource access and control, decision making, and participation (or lack of participation) in civil society impact women and men within the context of LAND's project activities. This understanding will be used to design gender-responsive project activities and monitoring and evaluation criteria that will indicate the extent to which the activities are implemented. The GAAP examined the following issues:

- Biases of customary practices and formal and informal justice systems in relation to women's land and resources rights;
- How gender relations shape, control, and mediate access to and control over valuable resources;
- How securing land tenure and property rights for women complements other development objectives, including improving food security, economic growth, and global climate change;
- Relationship of gender inequity to poverty and access to resources and financing;
- Roles played by women and men in different aspects of land and resource management and household livelihoods; and
- Current practices related to land administration and land use planning and whether these practices are serving men and women equally.

International Gender Expert Renee Giovarelli conducted extensive field research in Ethiopia to develop the GAAP, assisted by Land Administration Expert Ms. Hirut Girma and Gender Specialist Ms. Medhanit Adamu, who conducted focus group discussions with Ministry officials and women pastoralists in Somali, Afar, and Oromia regions in September and October 2013.

The GAAP will set out findings, requirements, activities, and monitoring and evaluation criteria that will lead to integration of gender equality into LAND's programming and ensure that LAND does not negatively impact women and that it delivers benefits equally to all LAND stakeholders in support of Ethiopia's development objectives. It is expected the GAAP will be finalized at the end of November 2013.

Telling Our Story

U.S. Agency for International Development
Washington, DC 20523-1000

<http://stories.usaid.gov>

ANNEX II: PROJECT BRIEF UPDATE

The United States Agency for International Development's (USAID's) Land Administration to Nurture Development (LAND) project in Ethiopia is a new five year intervention designed to build upon the success of its two previous projects² that helped strengthen rural land tenure security and women's land use rights; encourage efficient land transactions; build capacity of federal and regional land administration agencies to improve service delivery and pilot cadastral surveying and certification methodologies to recognize and document rural land use rights. LAND will implement activities with and through the Ministry of Agriculture's Land Administration and Use Department (MOA/LAUD) at the national level and the regional land administration bureaus of Amhara, Oromia, SNNP and Tigray in the country's highlands and the predominantly pastoral regions of Afar and Somali.

LAND's activities will be implemented under four components to achieve the following objectives:

1. Improved legal and policy frameworks at national and local levels;
2. Strengthened capacity in national, regional, and local land administration and use planning;
3. Strengthened capacity of Ethiopian universities to engage in policy analysis and research related to land tenure and train land administration and land use professionals; and
4. Strengthened community land rights in pastoral and agro-pastoral areas to facilitated market linkages and economic growth.

Activities under Component 1 will further strengthen rural land legal and regulatory frameworks developed under previous projects. Technical assistance under Component 2 will focus on building capacity at the national and regional levels improve land administration services delivery and develop land use plans using cost effective methodologies. Well trained and skilled land administration professionals are essential to achieving and sustaining the development impact of USAID's Land Tenure and Property Right (LTPR) investments. LAND will employ a strategic mix of grants and technical assistance under Component 3 to strengthen the capacity of Ethiopian universities to develop undergraduate land administration curricula and summer short course degree programs for mid-level land administration officials to sustainably build land administration capacity beyond the life of LAND. Universities will also be supported to carry out research and evaluate Government of Ethiopia (GOE) policies promoting tenure security, increased agricultural production and food security and sustainable management of land and natural resources.

Activities under Component 4 will expand USAID interventions to the predominately pastoral regions of Afar and Somali. Approximately half of Ethiopia's land is used for pastoral purposes but has historically been viewed as having low economic value. LAND will support participatory mapping activities with local land administration officials and pastoral communities in pilot locations to demarcate community boundaries and produce land use plans that promote optimal economic use of land and protect scarce natural resources. LAND will seek to maximize development impacts by supporting opportunities to link communities to market opportunities presented by USAID's Pastoralists Resiliency Improvement and Market Expansion (PRIME) project activities to create livestock value chains. LAND will assist

² Ethiopia Strengthening Land Tenure and Administration Program (ELTAP), 2005-2008; and the Ethiopia Strengthening Land Administration Program (ELAP), 2008-2013.

formation of representative associations through which all community members participate in decisions promoting productive and sustainable use of natural resources and equitable sharing of revenues generated through value chain activities. Empowering communities to make decisions over the use of its land and natural resources will help to improve governance environment at the local level.

Under LAND's development hypothesis, achieving these four objectives will directly contribute to three related outcomes. The first is meeting demand for improved land tenure and natural resource security contributing towards USAID's Strategic Objective of an improved governance environment. Second, securing land tenure rights for pastoral communities, forming community associations/organizations and improving community capacity to manage natural resources will promote economically optimal use of land which supports the third outcome, increased agricultural productivity creating opportunities for linking communities to markets and investment. The second and third outcomes contribute towards increased economic growth and resiliency³ and Ethiopia's Feed the Future's Strategy to improve agricultural productivity and marketing in key value chains including livestock. These two outcomes ultimately contribute towards USAID/Ethiopia's development goal to assist Ethiopia accelerate its transformation to a prosperous and resilient country and assist it to realize faster and equitable economic growth by increasing agricultural production as provided in its Growth and Transformation Plan (GTP).

The LAND Task Order was signed by USAID/Ethiopia and Tetra Tech on March 12, 2013. LAND's Chief of Party was mobilized shortly thereafter. Administrative start-up was completed in 30 days when Tetra Tech delivered its illustrative work plan and Award Monitoring Plan (AMP). USAID requested LAND conduct a series of consultative stakeholder workshops with MOA/LAUD and the six beneficiary regional states during the months of May and June. The consultation process concluded with LAND's official launching event on June 27 and 28.

LAND's efforts to engage stakeholders in the work planning process helped secure buy-in from key stakeholders for project activities and build a collaborative working environment. Additionally, the process provided stakeholders the opportunity to develop a common vision for the project's outcomes and help shape its technical approach. Most significantly, USAID and GOE stakeholders recognize certification of community rights in pastoral areas is an experimental undertaking with inherent risks.

To mitigate these risks and ensure impacts of this experimental initiative is accurately measured and analyzed, LAND will collaborate closely with USAID and its independent M&E contractor to develop scientific, research oriented criteria to select appropriate pilot areas providing an appropriate learning environment in which land administration interventions in pastoral areas can be scaled up by the GOE and other agencies in the future. Steps to be taken in the coming quarter to create such a learning environment include:

- Review documents and studies and consult regional stakeholders to better understand pastoral land use and natural resource management practices in Ethiopia;
- Based on this review and consultation define community structures and arrangements related to communal land tenure;
- Refine selection criteria to identify pilot intervention locations to possibly include: lack of border conflicts; potential for investment; government development initiatives; vulnerability to climate shocks;
- Compile an inventory of potential communities and locations for inclusion in LAND interventions containing community profiles and possibly basic maps of potential locations.

³ Development Objective 1 of USAID/Ethiopia's Country Development Cooperation Strategy (CDCS)

Other priority activities in the next quarter include:

- Delivery of brief identifying international lessons learned from interventions aimed at protecting communal land rights in pastoral areas;
- Compilation of customary land tenure and natural resource norms and practices;
- Assess and build government capacity to develop participatory land use plans using CORS and GIS technologies;
- Conduct review of university land administration curricula and develop TVET training curricula for entry-level land administration professionals.

LAND's interventions will assist to secure communal boundaries, develop strong land use plans that will lead to more productive and sustainable landscapes, increase agricultural production, link communities to markets, improve livelihoods, and fuel economic growth.

ANNEX III: MEDIA

There was no media coverage of LAND during this quarter.

ANNEX IV: PROJECT STAFF

Category	No	Name	Position/Expertise	E-mail	Organization	Input
Home Office	1	Solomon Bekure (PhD)	Chief of Party	Sol.woldegioris@tetrattech.com	Tetra Tech U.S.A.	May 27, 2013
	2	Dr. Michael Roth	STARR IQC Manager	Michael.roth@tetrattech.com	Tetra Tech U.S.A.	ongoing
	3	Amy Regas	STARR IQC Deputy Manager	Amy.regas@tetrattech.com	Tetra Tech U.S.A.	ongoing
	4	John Keefe	Associate, Land Tenure & Property Rights LAND Senior Technical Advisor/Manager	Jack.Keefe@tetrattech.com	Tetra Tech U.S.A.	ongoing
	5	Maria Echevarria	LAND Project Manager	Maria.Echevarria@tetrattech.com	Tetra Tech U.S.A.	ongoing
Ethiopia Local Experts staff	1	Kelemework Tafere (PhD)	Pastoral Land Tenure Specialist	kelemeworkt@etland.org	Tetra Tech Ethiopia	May 1, 2013
	2	Ato Abebe Mulatu	Property Rights Lawyer	abebem@etland.org	Tetra Tech Ethiopia	May 1,2013
	3	Ato Alehegne Dagnew	Land Administration & Land Use Planning Specialist	alehegned@etland.org	Tetra Tech Ethiopia	May 1,2013
	4	W/O Medhanit Adamu	Gender Specialist	medhanita@etland.org	Tetra Tech Ethiopia	May 1,2013
	5	W/O Amelework Hailesslassie	Monitoring and Evaluation Specialist	ameleworkh@etland.org	Win rock International	May 1,2013
Ethiopia Admin and Finance Staff	6	W/O Hiwot Melesse	Operations Manager	hiwotm@etland.org	Tetra Tech Ethiopia	May 1,2013
	7	Ato Abebe Tumaye	Finance Officer	abebet@etland.org	Tetra Tech Ethiopia	May 1,2013
	8	W/O Luna Demtsu	Admin & Finance Assistant	lunad@etland.org	Tetra Tech Ethiopia	May 1,2013
	9	W/O Serkalem Tadesse	Secretary	serkalem@etland.org	Tetra Tech Ethiopia	May 1,2013
	10	Ato Berhanu Guta	IT Assistant	berhanug@etland.org	Tetra Tech Ethiopia	May 1,2013
	11	Ato Amha Getachew	Facilitator/Driver	amhag@etland.org	Tetra Tech Ethiopia	May 1,2013
	12	Ato Mulugeta Assefa	Facilitator/Driver	mulugetaa@etland.org	Tetra Tech Ethiopia	May 1,2013
Ethiopia Maintenance Staff	13	W/O Roman Girma	Catering & Cleaning Services	romang@etland.org	Tetra Tech Ethiopia	May 1,2013

ANNEX V: ANNUAL SUMMARY

Section F.8 (a) of Tetra Tech’s contract with USAID/Ethiopia provides “the quarterly report at the end of each USG fiscal year (year ending September 30) will incorporate a summary report that includes annual cumulative results data and indicators.” LAND’s results indicators against which data will be collected have not yet been approved by USAID/Ethiopia. In the absence of such data, the summary report below will describe progress made to implement LAND’s interventions.

PROJECT START-UP

The LAND Task Order was signed by USAID’s implementing partner, Tetra Tech on March 12, 2013. LAND Chief of Party (COP) was mobilized shortly thereafter. Tetra Tech delivered an illustrative Work Plan, Award Monitoring Plan (AMP) and Branding Strategy and Marking Plan within 30 days of contract award to conclude the administrative start-up process. Later, within 60 days of award, LAND submitted its Grant’s Management Plan.

In regards staffing, nearly all technical and administrative staff joined the project team by May 01, 2013. USAID/Ethiopia suggested that recruitment of the Deputy Chief of Party take place after it and LAND develop a new job description for the position. The agreed description was advertised locally and on the Tetra Tech website. The advertisement was extended to due limited number of applicants. A short list of qualified candidates has been submitted to USAID and it is expected the position will be filled in November, 2013. LAND’s Communications Specialist will be an employee of Winrock International, Tetra Tech’s STARR IQC partner. Due to administrative issues mobilization has been delayed and subsequently the identified candidate declined to accept the position. Winrock has advertised the position and recruitment is on-going.

During the initial start-up call with USAID/Ethiopia, LAND was instructed to conduct a series of consultative stakeholder workshops with LAUD/MOA and the six beneficiary regional states during the months of May and June. LAND’s efforts to engage stakeholders in the work planning process helped secure buy-in from key stakeholders for project activities and build a collaborative working environment. Additionally, the process provided stakeholders the opportunity to develop a common vision for the project’s outcomes and help shape its technical approach. Most significantly, USAID and GOE stakeholders recognize certification of community rights in pastoral areas is an experimental undertaking with inherent risks. To mitigate these risks and ensure impacts of this experimental initiative is accurately measured and analyzed, LAND will collaborate closely with USAID and its independent M&E contractor to develop scientific, research oriented criteria to select appropriate pilot areas providing an appropriate learning environment in which land administration interventions in pastoral areas can be scaled up by the GOE and other agencies in the future.

The consultation process concluded with LAND’s official launching event on June 27 and 28. H.E. Ato Sileshi Getahun, Minister of Agriculture, reaffirmed the commitment of his Ministry and the Government of Ethiopia to LAND’s objectives, and expressed his confidence that the project successfully continue strengthening property rights and improving land governance. He instructed regional officials to work with the project to demarcate and secure communal boundaries, develop land use plans, and assist the project to link communities to market opportunities.

PROGRESS BY COMPONENTS

Component 1: Improving legal and policy frameworks at national and local levels

- LAND secured the services of Mr. John Bruce of LADSI to develop a brief identifying and discussing international lessons learned from implementation of interventions to recognize and secure communal land rights in pastoral areas. A first draft has been delivered and it is expected the final report will be submitted in November, 2013. Lessons identified in the report will inform design LAND's experimental interventions in pastoral areas under Component 4.
- LAND drafted TOR and will soon execute a subcontract with the Institute of Pastoral Studies (IPS) of Haramaya University to identify and document customary land tenure and natural resource management norms and practices in pastoral areas. This activity will also serve to inform interventions under Component 4.
- LAND drafted TOR and will soon execute subcontracts with the Institute of Land Administration (ILA), Bahir Dar University and Mekelle University to assess implementation of land administration and land use legislation in their regional states.

Component 2: Strengthen National, Regional, and Local Land Administration and Land Use Planning Capacity

- LAND developed MOU with the ILA of Bahir Dar University to assist development of its MSc. curriculum in land administration and develop short-course training program for entry-level land administration officials.
- LAND has obtained status information on current status of CORS operability and capacity of EMA to manage its CORS units and disseminate spatial data. It also identified local expertise to build the capacity of the EMA.

Component 3: Strengthen Capacity of Ethiopian Universities and Research Organizations in Rural Land Tenure Policy Analysis and Research and Training of LALU Professionals

- LAND is developing TOR for its subcontract with MSU to survey market demand for land administration, land use planning and land management professionals and assess university capacity and curricula to build professional capacity to meet this demand.
- LAND experts are currently reviewing the draft occupational competence standard being specified by Finnish Government supported Responsible and Innovative Land Administration Project (REILA) to develop a TVET-based curriculum to deliver training to entry-level land administration technicians at the woreda and kebele levels.

Component 4: Strengthen Community Land Rights in Pastoral Areas to Facilitate Market Linkages and Economic Growth

- LAND has begun assisting USAID/Ethiopia, USAID/Washington and the independent M&E contractors Cloudburst and MSI to develop scientific, research oriented criteria to select appropriate pilot areas providing an appropriate learning environment in which land administration interventions in pastoral areas can be implemented under this Component and scaled up by the GOE and other agencies in the future. LAND has begun to inventory potential locations for inclusion in LAND interventions.

ANNEX VI: FIELD TRIPS

Field Trips Undertaken by LAND Staff during July-September 2013

No.	Date	Place	Name	Purpose
1	August 14 - 16, 2013	Kampala	Dr. Solomon Bekure	Meeting of the Association of African Academy
2	August 18 - 24, 2013	Oroima Regional State (Guij & Borana Negelle)	Dr. Solomon Bekure	Consultations & Visit to Guij & Borena officials on the LAND project + Discussion questions
3			Dr. Kelemework Tafere	
4			Ato Alehegne Dagneu	
5			Ato Abebe Mulatu	
6	Aug. 29, 2013 - Sep. 1, 2013	Oroima Regional State (Adama Town)	Dr. Solomon Bekure	Oromia Land Use Planning experience sharing Organized by REGLAP
7			Dr. Kelemework Tafere	
8			Ato Alehegne Dagneu	
9			Ato Abebe Mulatu	
10			Ato Abebe Mulatu	
11	Sep. 4 - 8, 2013	Afar - Gewane & Amibara Woredas	Dr. Kelemework Tafere	Consultations with Regional & Woreda Level Government Officials on the LAND Project, LAND-PRIME integration + Discussion Questions
12			Ato Alehegne Dagneu	
13			Ato Abebe Mulatu	
14			W/ro Medhanit Adamu	
15	Sep. 23 - 28, 2013	Somali Regional State, Shinile Wereda	Dr. Solomon Bekure	LAND's baseline survey & a study on the impact of land certification in Ethiopia
16			Dr. Kelemework Tafere	
17			Ato Abebe Mulatu	
18			Ato Alehegne Dagneu	
19			W/ro Medhanit Adamu	
20			Ato Alehegne Dagneu	

ANNEX VII: VISITORS

Visitors to the LAND Office during July – September 2013

No.	Date	Name & Designation	Contact Address (Phone, Fax, e-mail, P.O. Box)	Purpose
1	2-Jul-13	Ato Beruk Yeman	Mobile: 0911-194745 e-mail: berukyemane@yahoo.com	Discussion on the learning initiative review
2	3-Jul-13	Ms. Erkika Vandergeten (Student)	Te.: 251-937-648897	Discussion on land issues
3	31-Jul-13	Ato Zemen Haddis, Senior Agricultural Policy Advisor Economic Growth and Transformation (EG&T) Office, USAID/Ethiopia	Direct 011-1-30-6403 011-1-30-6002 Ex. 6403 Mobile: 091-125-3783 Fax: 011-124-2438 e-mail: zhaddis@usaid.gov	Discussion on technical Issues
4	16-Sep-13	Ms. Mercedes Stickler	USAID, Washington DC e-mail: mstickler@usaid.gov	Scoping for impact Evaluation of Rural Land Certification and Baseline Survey for LAND
5		Daniel Monchuk, PhD Agricultural Economist Evaluation, Research & Communication A USAID Project	8400 Corporate Drive, Suite 550 Landover, MD 20785-2238 (240)582-3624 Direct (202)730-9365 cell daniel.monchuk@cloudburstgroup.com www.cloudburstgroup.com	
6		Mr. Anthony Piaskowy Land Tenure Communication Specialist. U.S. Agency for International Development	E3/LTRM, Rm. B3.6-46 RRB 1300 Pennsylvania Avenue, NW Washington, DC 20523 Tel. 202-712-5113 e-mail: apiaskowy@usaid.gov	
7		Ato Tadesse Kuma Worako, EDRI	kwtadesse@yahoo.com	
8	Sep. 17 – Oct. 2, 2013	Ms. Renee Geovareli	e-mail: reneeg@landesa.org	To conduct a Gender Gap Analysis as an input to LAND's Operations, Particularly in pastoral areas
		Ms. Hirut Girma	e-mail: hirutg@landesa.org	

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