

LIBERIA LAND GOVERNANCE SUPPORT ACTIVITY

Quarterly Report, FY17 Q3 (April-June 2017)



JULY 2017

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QUARTERLY REPORT
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DISCLAIMER

The author's views expressed in this publication do not necessarily reflect the views of the United States Agency for International Development or the United States Government.

ACRONYMS AND ABBREVIATIONS

ADR	Alternative Dispute Resolution
APLSUL	Association of Public Land Surveyors of Liberia
CNDRA	Center for National Documents and Records Agency
COP	Chief of Party
CSO	Civil Society Organization
DLSC	Department of Lands, Survey and Cartography
GOL	Government of Liberia
GPS/GIS	Global Positioning System/Geographic Information System
ILTF	Interim Land Task Force
LGSA	Land Governance Support Activity
LISGIS	Liberia Institute of Statistics and Geo-Information Services
LAA	Land Authority Act
LLA	Liberia Land Authority
LMD	Liberian Media Development
LPAC	Legal Profession Development and Anti-Corruption
LPIS	Land Policy and Institutional Support
LRA	Land Rights Act
ME&L	Monitoring, Evaluation, and Learning
MIA	Ministry of Internal Affairs
MLME	Ministry of Lands, Mines, and Energy
MOU	Memorandum of Understanding
NGO	Nongovernmental Organization
NSDI	National Spatial Data Infrastructure
PAC	Project Advisory Committee
PROSPER	People, Resources, and Organizations Supporting the Protection of Ecosystem Resources
RLGO	Regional Land Governance Office
SDI	Sustainable Development Institute
STARR	Strengthening Tenure and Resource Rights
STTA	Short-Term Technical Assistance

TC	Transition Committee
TO	Task Order
TOR	Terms-of-Reference
UNDP	United Nations Development Programme
UNMIL	United Nations Mission in Liberia
USAID	United States Agency for International Development
WLRTF	Women's Land Rights Task Force

EXECUTIVE SUMMARY

USAID/Liberia contracted Tetra Tech as the Prime Contractor to implement the Land Governance Support Activity (LGSA) Task Order (TO) under the Strengthening Tenure and Resource Rights (STARR) Indefinite Delivery/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, CDR Associates, 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.

The Year 2 project work plan continues to support USAID's engagement in the sector. The Liberia Land Authority Act passed the Legislature and was signed into law by the President in October 2016, and in the last quarter, a third commissioner was appointed to and confirmed on the Liberia Land Authority (LLA), so as to form a quorum of commissioners, which the LLA was waiting for to further advance its implementation. Shortly after the Senate confirmed the third commissioner, the LLA hired its Executive Director.

LGSA provided technical support to the LLA, in its development of a logo, organizational structure and staffing chart, Year 1 budget, five-year work plan and budget, legal and regulatory reform processes, conceptual design for a Regional Land Governance Office (RLGO) and transition plan, now that a Transition Committee has been appointed by the President.

Support for the passage of the Land Rights Act (LRA) continued this quarter, with LGSA providing editorial support for language contained in the LRA as well as facilitating a public hearing on May 22, 2017. The LRA has subsequently been published in the newspaper and more consultations are anticipated in Quarter 4.

LGSA partners SDI and Parley and the GOL continue to work to improve community-based procedures for and conduct public outreach on customary land recognition based on their existing process as well as the findings of the research conducted by LGSA. The focus of both Parley and SDI's efforts has been on issues surrounding boundary identification, boundary harmonization, and testing mobile mapping tools, in their respective areas and communities. LGSA also worked with a Land Rights Advisor to review the Tenure Facility's community self-identification methodology, USAID's PROSPER project and other Tetra Tech experiences to best learn from programs focused on community land rights and forestry.

LGSA and its partner, Landesa, conducted research for an upcoming report on Women's Land Rights. The research team traveled to Grand Bassa, Nimba, and Maryland counties in April and May 2017. The Women's Land Rights Taskforce (WLRTF) and Civil Society Working Group used some of these findings to inform priorities to present at the public hearing of the LRA. In addition, a key finding – the strong majority of marriages upcountry are presumptive marriages – informed the WLRTF collaboration with the Governance Commission, and presumptive marriage will be part of a constitutional amendment in the upcoming constitutional referendum.

LGSA conducted a nationwide media campaign this quarter that reached 14 of 15 counties, with activities in the final county, Montserrado, to conclude early next quarter. The focus of the campaign was on raising awareness on the Criminal Conveyance Act and the benefits of passing the LRA. LGSA developed eight new materials and conducted 74 activities over the course of the campaign. LGSA also supported the Press Union of Liberia's Media Awards in June 2017 by providing prizes for exceptional reporting on the Land Sector.

LGSA hosted a variety of stakeholders in a two-day strategic planning session in support of developing a valuer and appraiser entity that will be responsible for ensuring standards and methods of regulatory organizations. This eventual valuer and appraiser entity will contain a Board of Accreditation and Certification that will be responsible for maintaining standards and methods.

I.0 INTRODUCTION

USAID/Liberia contracted Tetra Tech as the Prime Contractor to implement the LGSA TO under the STARR Indefinite Delivery/Indefinite Quantity Contract. Tetra Tech and partners Landesa, Namati, CDR Associates, SDI, and Parley form a collaborative team providing technical and organizational assistance to the GOL, civil society, and communities in their land rights reform process. LGSA is applying USAID's collaborating, learning, and adapting principles through the demand-driven support to the land reform agenda led by the GOL.

LGSA activities are a continuation of USAID's engagement in the land sector reform underway in Liberia, beginning with the Millennium Challenge Corporation funded Land Policy and Institutional Support project and the Land Conflict Resolution Project which ended in 2013 and 2014 respectively. These initial efforts assisted the GOL in the development of a Land Rights Policy, the evolution of the Liberia Land Authority (LLA), and a Land Administration Policy.

LGSA continues USAID's engagement in the land sector reform underway in Liberia through support to the LLA in its establishment and its implementation of the Land Rights Law. While LGSA is structured with four project components (see text box) the focal points of LGSA are the establishment and operationalization of the LLA, facilitation of the passage of the LRA, and development of methodology for the implementation of the provisions of the Land Rights Policy (Law) with respect to the recognition of customary tenure.

LGSA Components

Component 1: Strengthening the policy, legal and regulatory framework for land governance

- Provide advisory support and recommendations for land policy and legal and regulatory reform,
- Develop and disseminate public information on proposed reforms, and
- Conduct and disseminate policy research.

Component 2: Improvement of human and institutional capacity for land governance

- Support institutional transition to the Liberia Land Authority,
- Support decentralized management and institutional capacity development, and awareness of GOL land governance institutions,
- Support master's-level training in land governance, and
- Public outreach and awareness campaigns

Component 3: Conduct action research to support provisions of the land rights policy and land rights law

- Develop a learning agenda followed by the development and field testing of processes for customary land rights implementation,
- Facilitate community-led processes to strengthen community land governance, including capacity building of communities, local institutions, and stakeholders.

Component 4: Strengthen civil society, private sector, and citizen engagement in land governance

- Develop and manage grants under contract supporting civil society and private sector entities engaged in land governance activities, and
- Strengthen private professional organizations and facilitate the establishment of public-private partnerships in activities surrounding land administration.

I.1 LGSA WORK PLAN IMPLEMENTATION

In Year 2, LGSA continued to move forward implementing its work plan despite delays in the passage of land reform legislation. The crux of LGSA's current work is to support the development of the LLA. LGSA has embedded its now retired Chief of Party (COP) within the LLA, where he spent 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, have also been embedded part-time within the LLA. Once the LLA is fully

established, they will be located on-site permanently. LGSA will continue the practice of embedding its COP at the LLA with the incoming COP.

The Project Advisory Committee (PAC) did not meet this quarter pending confirmation of the LLA commissioners. Now that a quorum of commissioners have been approved, PAC meetings will resume as usual.

The Land Sector Donor Working Group (LSDWG) met in June 2017. Representatives from UNMIL, USAID, the World Bank, Economic Commission of West African States, UNDP, Swedish International Development Agency, European Union, and Food & Agricultural Organization were briefed on the current status of the LLA and Land Rights Act (LRA). The LLA will move forward with the development of a strategic five-year plan to give direction to the donor community on the needs of the LLA. LGSA has subsequently been informed that a meeting with the Minister of Finance has resulted in his commitment to Co-Chair the LSDWG going forward. This is being finalized and notification will be sent to group members in due course. This is a critical development as it signals GOL's commitment to the land sector.

2.0 QUARTER 3 ACTIVITIES

LGSA priorities in Year 2 continue to focus on establishing and operationalizing the LLA, promoting the passage of the LRA, writing regulations relating to the LRA (once passed) and Land Authority Act (LAA), and developing and testing of a methodology for implementation of the Land Rights Policy (Law), specifically around the recognition of customary tenure. These activities are discussed in detail in the following sections.

2.1 LIBERIA LAND AUTHORITY

In addition to the two previously confirmed commissioners, the Senate confirmed Ms. Ellen O. Pratt as the Commissioner of Land Use and Management this quarter. With Commissioner Pratt's confirmation, the LLA has a quorum of commissioners and has begun the transition process of becoming a fully functioning Land Authority. The President nominated two candidates for the remaining commissioner positions. One nomination, for Vice Chairperson, was subsequently rescinded as that individual was nominated for another position within the government, and the nomination for Land Administration Commissioner still stands. However, it is unlikely that the Senate will confirm any candidate before the new government is in place after the elections in October 2017. Mr. Stanley Toe has officially begun working as the Executive Director in June 2017; the position was publicly advertised on the e-mansion website in accordance with Civil Servant Agency protocol.

2.1.1 OPERATIONALIZATION OF THE LIBERIA LAND AUTHORITY

This quarter, LGSA provided technical support to the LLA, in its development of a logo, organizational structure and staffing chart, Year 1 budget, five-year work plan and budget, legal and regulatory reform processes, conceptual design for a Regional Land Governance Office (RLGO), and transition plan.

ORGANIZATIONAL STRUCTURE AND STAFFING. A proposed organizational structure of the LLA is prepared and awaiting presentation to the Commissioners next quarter. LGSA's Land Governance Advisor has defined management level staff requirements and is working with the LLA senior management to identify critical staff necessary for the transition and start-up phases of the LLA. The Advisor is also assisting with the preparation of job descriptions for these staff members. In addition, LGSA supported the development of a logo for the LLA (see Figure 1).

YEAR 1 BUDGET. The LGSA has provided input to the LLA for staffing positions and qualifications, basic technology, and for the Year 1 budget for the LLA.

FIVE-YEAR WORK PLAN AND BUDGET. The LGSA has provided assistance to the LLA in the preparation of a draft five-year plan and budget. Further assistance will be provided as needed over the final quarter of FY 2017.

TRANSITION OF ENTITIES. The transition process for the Deeds Registry, the Department of Lands, Survey and Cartography (DLSC), certain Land Commission staff, and the Ministry of Internal Affairs' Land Commissioners has not commenced at the end of this reporting period. A proposed



Figure 1: The LLA's logo, developed and designed through LGSA support.

Transition Team is to be appointed by the Transition Committee (TC) (discussed in greater detail later in the report) and the LLA management. The TC was presented the LLA Transition Plan for review and comments and is in the midst of its review.

PROLIFERATION OF THE LLA. The primary mandate of the LLA is to develop policies on a continuous basis, undertake actions, and implement programs in support of land governance, including land administration and management. The Act stipulates the broad structure of the LLA as Land Administration, Land Use and Management, Land Policy and Planning, and Administration and Customer Services, each having a commissioner responsible for that department, and a Chairman heading the entity. With the recent formation of the TC, the series of materials prepared by the Land Governance Advisor and Land Administration Specialist can be formally implemented.

The full operationalization of the fledgling LLA as an institution will probably take between three and five years but must begin by identifying critical areas of focus to establish its presence within the GOL and eyes of the public. The developed five-year action plan will serve to clarify this strategy, as well as provide a clear signal to various government institutions of the roles and responsibilities of the LLA going forward and initial need for government commitment to meeting achieving those ends. A number of critical first activities have already been identified and include the following: 1) completion of the inventory of tribal certificates, 2) development of a broadly framed Land Policy, 3) development of an Alternative Dispute Resolution (ADR) policy and structure, 4) discussion of the future of land records (deeds vs. title registration), 5) establishment of a geodetic network, 6) establishment of spatial data infrastructure, and 7) adoption of the Land Administration Policy. The LLA is scheduled to have a strategic planning retreat early in Quarter 4 to clarify and solidify these priorities.

LEGAL AND REGULATORY STRUCTURE. The LLA and LGSA continued to move the legal and regulatory passage and reform process forward this quarter. LGSA liaised extensively with UNMIL and the United Nations Development Programme (UNDP) to facilitate funding for public consultations in anticipation of a vote on the LRA, tentatively scheduled to occur in Quarter 4. A public hearing was held on the LRA on May 22, and the Act was published in the newspapers on June 27. UNDP is organizing a five-day consultative session in Buchanan in mid-July 2017. LGSA and LLA conducted a final review and edit of the LRA to incorporate comments that were brought to light in the public hearing, and an updated version was resubmitted to the Senate in early June.

The LLA is working on a host of legal and regulatory reform activities. Commissioner Manobah, supported by LGSA, is responsible for drafting regulations for the LAA, draft ADR policy, the LRA, Land Administration Policy, and Interim Guidelines for the Sale of Public Land. Regulations for the LAA are particularly time sensitive, as the Act stipulates that regulations for the County Land Boards are to be drafted within six months of establishing the LLA; however, it can be argued that the LLA did not begin to function until the initial meeting of the TC in June 2017. LGSA will be working heavily with the LLA to write said regulations before the end of the year.

On May 9, 2017, LGSA met with USAID's Legal Profession Development and Anti-Corruption (LPAC) Project to discuss potential synergies in developing ADR regulations falling under the LRA and also discussed institutional infrastructure linkages between decentralized court systems and regional land offices. Future discussions with the LLA, LGSA, the Ministry of Justice, and LPAC will be necessary, particularly once the LRA becomes law.

CAPACITY BUILDING SUPPORT FOR MASTER'S LEVEL TRAINING. In its Year 2 Work Plan, LGSA anticipated starting the recruitment process for two or more (currently, LGSA has budgeted for a total of four students to receive degrees) master's level students in Quarter 3. Once the students complete their schooling, they will return to Liberia and work within the LLA. LGSA and the LLA developed an advertisement for the opportunity but was advised by USAID to put this activity on hold.

2.1.2 TRANSITION COMMITTEE OF THE LIBERIA LAND AUTHORITY

ESTABLISHMENT OF TRANSITION COMMITTEE. The Land Authority Act makes provisions for the appointment of a TC that will be comprised of the head of the Ministry of Mines and Energy (formally the Ministry of Lands, Mines and Energy [MLME]), Ministry of Internal Affairs (MIA), Ministry of Public Works, CNDRA (Center for National Documents and Records Agency), Liberia Revenue Authority, and other agencies having responsibility for land administration including the Governance Commission and the Civil Service Agency.

The Committee will be responsible for: 1) taking action on transitional issues and matters for the full establishment of the Authority, and 2) ensuring the uninterrupted implementation of ongoing programs of the former Land Commission and of services provided by both the Deeds Registry and the DLSC. The Transition Committee is authorized to hire, for a period of one year, a transition team made up of former employees of the Land Commission, CNDRA, and MLME to carry out the responsibilities as noted above.

Notably, the President sent out letters appointing the TC in June 2017, and on June 27, the Transition Committee had its inaugural meeting.

IMPLEMENTATION PLAN FOR TRANSITION COMMITTEE. LGSA prepared a draft transition plan in Year 1 and has finalized an implementation strategy for the transition team in Quarter 2 of this year. The strategy is a working document for the TC. LGSA anticipates supporting the LLA's three-day strategic planning workshop for the commissioners, Executive Director and Comptroller in Quarter 4; the orientation will be coordinated by the Land Governance Advisor and Land Administration Specialist, and will also include short-term technical assistance (STTA) from Sam Durland, an institutional reform specialist who assisted the Lesotho government in the establishment of its Land Agency. Mr. Durland will facilitate discussions on the LLA's strategic planning and transition of entities during the planning workshop, which will lead to delivering draft LLA Business and Strategic Plans for the Authority to adopt, and two one-day workshops on change management and team facilitation.

2.1.3 DECENTRALIZATION OF THE LIBERIA LAND AUTHORITY

PILOT REGIONAL LAND GOVERNANCE OFFICES. In Quarter 3, LGSA prepared a conceptual design and proposed functionality of a Regional Land Governance Office (RLGO). No work has been done with respect to the creation of a Pilot RLGO because the LLA has yet to make an official decision on the organizational structure of the LLA (i.e., having regional versus county level offices). It is likely that this decision will be made in Quarter 4 and currently, it seems more likely that the LLA will opt for regional offices, with regional office staff making frequent travel to the counties. If the decision is made to go with RLGOs, the initial concept can be implemented as soon as resources (human, technical, and financial) are available.

2.1.4 LIBERIA LAND AUTHORITY CRITICAL ACTIVITIES

PRESERVATION OF DLSC FILES. The DLSC has large volumes of historic information about land rights ownership, containing information on the extent and location of these rights. There are also significant numbers of maps and plans of different scales and formats that are the only sources of land information related to the early settlement and development of Liberia. This data, which is of critical importance to the future land policy, land management, and land administration in Liberia, are stored in conditions that have allowed them to deteriorate into poor condition and are in danger of being destroyed; it is imperative to preserve these documents as early as possible.

The DLSC has not been transitioned into the LLA at this time. Therefore, the mandate of DLSC data management still remains with the existing institution responsible for surveying and mapping activities. Unfortunately at this time, the resources are not available to undertake the scanning activities within the DLSC. In Quarter 4, LGSA will work with the LLA to establish Memoranda of Understanding (MOUs) with it and the various supporting entities (DLSC, CNDRA, Liberia Institute of Statistics and Geo-Information Services [LISGIS], and LGSA) that codifies the following previously agreed upon arrangements:

- DLSC has offered six staff members to be trained and to work on the scanning;
- CNDRA has offered to provide two scanners;
- LISGIS has offered to provide training and supervision for scanning. Many of the documents are in delicate condition and need special attention such that they are not further damaged through scanning. LISGIS and CNDRA have experience with scanning and preserving such documents.

The Land Governance Advisor developed a plan for undertaking the scanning of the records and, with some minor refinement, can be implemented as soon as resources are available. In Quarter 4, LGSA plans on conducting a scoping activity to determine how much money and time is necessary to scan records, so that once other resources are available, they can be immediately allocated to this task.

INTRODUCTION OF SPATIAL DATA INFRASTRUCTURE AND IMPLEMENTATION OF DATA STANDARDS FOR LAND INFORMATION SYSTEM. There are a number of agencies involved in spatial data collection and the development of spatial databases keep growing steadily in Liberia. Many institutions including central government agencies, donor agencies, local and international NGOs, as well as private companies, are collecting spatially-related data for various purposes with each entity designing its own tools and standards for collecting spatial data without consideration of other agencies' effort and tools. A study under USAID's Land Policy and Institutional Strengthening (LPIS) project proposed the development of minimum standards in relation to spatial data collection and utilization and focused on creating guidelines for data sharing among spatial data institutions in Liberia. Recommendations from the report form the basis of activities under consideration once the LLA is established. The LGSA Land Governance Advisor has summarized this report and is awaiting action by the LLA.

SPACIAL DATA STANDARDS. LGSA prepared draft terms-of-reference (TOR) for the establishment and activities of a Data Standards Committee, which would be made up of representatives from the spatial data stakeholders. The next steps are to establish the Standards Committee and to review and adopt or review, revise, and adopt the TOR. The Land Governance Advisor and Land Administration Specialist will facilitate this process as needed and anticipated that a Standards Committee will be appointed by the LLA in Quarter 4.

International expertise is recommended to work with local specialists to establish a national spatial data infrastructure (NSDI). If possible, the consultant who did the initial spatial data study and proposed standards under the LPIS project should be engaged, as he already understands the existing situation, what standards are needed in Liberia, can start immediately with the design, and initiate the development process for the NSDI.

Spatial data standards, adopted with the intent to ease data sharing, need to be applied across the board, including in applications for land use planning and regulation, land allocation, land surveying, thematic mapping, creation of orthophotos, infrastructure planning and installation, and even in health care and education.

2.1.5 INCREASE AWARENESS AND CAPACITY OF GOL LAND GOVERNANCE INSTITUTIONS

Section 2.3.1, below, discusses LGSA's efforts to link the LLA and various media outlets throughout the country.

2.2 CONDUCT ACTION RESEARCH AND DEVELOP A METHODOLOGY FOR IMPLEMENTATION OF THE LAND RIGHTS POLICY (LAW)

The Land Rights Policy defines four major land categories: public, government, customary, and private. Under the draft Land Rights Act customary lands are statutorily recognized as equal to private land. Recognition of customary lands requires communities to self-identify members (including women, youth, and minorities), demarcate boundaries, and constitute representative land governance entities. Rural communities are keenly interested in obtaining a deed to customary land, but policymakers and rural communities alike are unaware of the extent and location of deeded lands, tribal certificates, concessions, and other government and public lands. LGSA is supporting the GOL to develop a process for the recognition of customary lands that will in turn inform the design of new laws, regulations, administrative procedures, and guidelines to implement the Land Rights Policy and Land Rights Act.

2.2.1 DEVELOP LEARNING AGENDA FOR CUSTOMARY LAND RIGHTS IMPLEMENTATION

The learning agenda was finalized in previous quarters and LGSA is now developing the methodology for the recognition of customary land rights (Section 2.2.2).

2.2.2 DEVELOP, FIELD TEST, AND REVISE PROCESSES FOR CUSTOMARY LAND RIGHTS IMPLEMENTATION

PILOT COMMUNITY METHODOLOGY AND IDENTIFICATION. For the past year the Land Commission/Interim Land Task Force (ILTF)/LLA has undertaken a pilot exercise for community self-identification funded by the Tenure Facility. This activity was undertaken by four different Liberian civil society organizations (CSOs) in 13 communities in nine counties. The project developed and piloted a methodology for the community self-identification process. LGSA had delayed beginning its pilot community work until the Tenure Facility's completed its efforts, which happened this past quarter. LGSA mobilized a STTA to draft its own methodology that further delineates the steps, based on lessons learned from USAID's People, Resources, and Organizations Supporting the Protection of Ecosystem Resources (PROSPER) project, other Tetra Tech projects and experiences from LGSA partners LGSA anticipates finalizing its methodology and presenting it to the LLA and USAID for their review and approval in Quarter 4.

In Quarter 3, LGSA, in conjunction with the LLA and its partner, identified its initial seven pilot communities, located in Bong, Lofa, Nimba, and Gbarpolu Counties. At the request of the LLA, community selection was broken into two categories: 1) four communities were drawn from those that have gone through the self-identification exercise with the Tenure Facility project and are ready to move forward with the next phases of self-governance structures and boundary identification, negotiation, and harmonization, and 2) three communities will be entirely new communities and will provide an opportunity to test the LGSA's full methodology. Preliminary discussions with the LLA have focused on communities that have tribal certificates and deeds that will present an opportunity to begin to address issues surrounding individualization of customary land that has already occurred.

LGSA hired a Community Engagement Specialist, who started on the project on June 12, 2017; while working for a short period of time, the Specialist met with the Land Rights STTA, who had worked on

PROSPER, various partners, the Forest Development Authority (FDA), and the LLA, to assure that LGSA's methodology aligns well with the Tenure Facility's methodology.

RESEARCH ON WOMEN'S LAND RIGHTS. In April and May, LGSA and Landesa conducted research on women's land rights in Grand Bassa, Nimba, and Maryland Counties and held a debrief with the LLA and a validation workshop for CSOs and the WLRTF, on April 27 and May 2, respectively. Landesa will submit the final version of the Women's Land Rights Study in August 2017. The research focused on the following thematic areas: inheritance rights for widows and daughters, cohabitation/informal unions, land governance, access to justice/ADR, community membership, and concessions.

Interestingly, very few participants were in civil or customary marriages, with most respondents (estimated to be 80%) being in cohabitating relationships instead. While statutorily some of these individuals may be deemed as married through the presumption of marriage statute, the statute does not provide for inheritance allocations for surviving spouses and/or a couple's children. Beyond not receiving inheritance, the research team found that cohabitating women are not seen as community members unless they have been members since birth. If they survive their partner, they are commonly given as property to a male member of the man's family or sent back to their original community.

These findings led LGSA to work with the LLA to amend the LRA to include residency via marriage, so long as a spouse is physically present in the community, and define marriage so that it covers civil, customary, and presumptive marriages.

2.2.3 FACILITATE COMMUNITY-LED PROCESSES TO STRENGTHEN COMMUNITY LAND GOVERNANCE

LGSA project partners SDI and Parley and the GOL continue to work to improve community-based procedures for customary land recognition based on their existing process as well as the findings of the research conducted by LGSA. The focus of both Parley and SDI has been on issues surrounding boundary identification, boundary harmonization, and testing mobile mapping tools.

Parley has focused its efforts on support to Community Boundary Negotiation teams in Nimba, River Cess, and Lofa Counties, working with communities to resolve existing boundary disputes. During the reporting period, Parley delivered advice and support to communities remotely via its 'Help Desk.' This standing arrangement between Parley and community mobilizers and negotiating teams has proved to be a cost effective means of maintaining assistance to communities. It is unlikely, given the circumstances in the communities that more costly field visits would have yielded significant differences in results.

SDI is undertaking an action based pilot project, to conduct GPS/GIS (Global Positioning System/Geographic Information System) activities in six communities in River Cess. Proactive GPS mapping of community land claims and landscape analysis, under condition that is free of conflict, is an important part of implementing the proposed Land Rights Act. A major objective of the pilot project is to support the GOL to develop community GIS mapping regulations, guidelines, and appropriate (i.e., low cost and easy to use) technology. Thoughtful and effective interventions to identify the appropriate methodology, instruments, and to support the process of standardization, are key steps in developing relevant regulations and procedures for community land and resource mapping. Of note this quarter, SDI facilitated a MOU signing ceremony among four clans in Dorbor community in Rivercess; through SDI's engagement, the clans conducted GPS mapping of community boundary points.

In May 2017, LGSA visited 11 communities in which Parley and SDI are conducting activities to monitor partner progress. Staff made some key findings about best practices as a result of the field trip. While partners did a good job with community entry, they could do better to set up communities with exit

strategies and work plans. LGSA also noted that the most effective facilitators in resolving boundary conflicts are those who also have unresolved land areas, as they understand tenure insecurity and are motivated to remedy the situation.

2.3 STRENGTHEN CIVIL SOCIETY, PRIVATE SECTOR, AND CITIZEN ENGAGEMENT IN LAND GOVERNANCE

2.3.1 DESIGN AND IMPLEMENT PUBLIC INFORMATION CAMPAIGNS

During the quarter, LGSA supported the Press Union of Liberia, particularly in preparing for World Press Freedom Day and the Press Union Awards, held on June 16, 2017. LGSA worked with USAID's Liberia Media Development (LMD) project and the Press Union to create a special award category for journalists reporting on land issues to foster and encourage journalists to report on the land sector. The winner, Gbatemah Senah, received a LGSA-purchased laptop, which had been pre-loaded with relevant journalist software by LMD, for a story he wrote about the LRA.¹

LGSA conducted a nationwide outreach campaign this quarter, reaching all counties but Montserrado, which will be finished early in Quarter 4. The campaign focused on raising awareness on the Criminal Conveyance Act and promoting the passage of the LRA. LGSA developed eight materials to distribute during the campaign, including skits, jingles, community theater pieces, posters, and stickers. LGSA prepared skits and jingles in all local dialects, so as to better message on radio stations throughout the country.

LGSA maintained its ongoing relationship with and mentorship of journalists reporting on the land sector. While journalists are improving, there continues to be issues with misreporting on land issues, so the Communications and Outreach Specialist coaches fledgling journalists on accurate reporting; provides story ideas, angles, and approaches; and gives editorial support prior to publication.

2.3.2 GENDER RESPONSIVE STRATEGY AND ACTIVITIES

WOMEN'S LAND RIGHTS TASKFORCE. Over the quarter, the WLRTF continued its engagement and advocacy on engendering the Land Rights Act. The WLRTF's consolidated main advocacy points were presented in the public hearing on the LRA on May 22. The Taskforce's representative at the hearing advocated amending the residency requirement and adding presumptive marriage, as previously discussed.

PRESENTATION ON PRESUMPTIVE MARRIAGE. LGSA, along with members of the WLRTF, presented material on the Constitutional Advancement of Women's Rights, which focused on presumptive marriage and the barriers it creates for women's land and property rights, to the Law Reform Committee for the Senate Committees on Legal and Internal Affairs on June 2. The presentation informed senators on the importance of having a constitutional mandate for presumptive marriage, so as to have it be legally on par with statutory and customary marriages; as of now, though case law and statutes cover presumptive marriage, the constitution is silent on it. The WLRTF intends to work further with the Joint House Committee to ensure that presumptive marriage is included in the constitutional referendum.

¹ Senah, Gbatemah, *Amid Delays, Citizens Increase Pressure on Lawmakers to Pass Land Rights Act*, available at <http://www.bushchicken.com/amid-delays-citizens-increase-pressure-on-lawmakers-to-pass-land-right-act/> (last visited July 8, 2017).

GENDER MAINSTREAMING IMPACT ASSESSMENT. The Gender and Land Specialist visited LGSA partner activities in Rivercess, Nimba, Bong, and Lofa Counties to assess how well partners are mainstreaming gender in their activities. While overall, the partners are doing well, the Gender and Land Specialist made note of areas for improvement and will conduct a Gender Mainstreaming training in Quarter 4.

WOMEN'S LAND RIGHTS RESEARCH. As mentioned in Section 2.2.2, LGSA's Gender and Land Specialist worked with Landesa staff members to conduct research for the Women's Land Rights Study in target communities in Nimba, Maryland, and Grand Bassa Counties. The Women's Land Rights Study, anticipating to be completed next quarter, will better inform LGSA, partners, and counterparts on how to revise/amend activities to better target women and combat gendered issues.

2.3.3 DEVELOP AND MANAGE GRANTS UNDER CONTRACT SUPPORTING CIVIL SOCIETY AND PRIVATE SECTOR

LGSA submitted its first grant package for USAID approval on June 25, 2017. The proposed grantee is the Development Education Network-Liberia (DEN-L), and the grant intends to raise awareness on community-based women's land rights.

2.3.4 STRENGTHEN PRIVATE PROFESSIONAL ORGANIZATIONS OF LAND PROFESSIONALS

GEODETIC NETWORK. The LLA has identified a source of funding to carry out the 1st Order Geodetic measurement campaign. It is anticipated that the measurement campaign will commence after the end of the rainy season in late 2017. The measurement activities (observations and data analysis) will take approximately four to six weeks depending on weather conditions and the degree of difficulty accessing the network control points.

PUBLIC AWARENESS CAMPAIGN FOR APLSUL. LGSA began its public awareness campaign by inviting stakeholders to a two-day dialogue on the roles of valuers and surveyors, which was complemented by the Land Administration Specialist, Commissioner Pratt, and officials from the Liberia Institute of Architects appearing on two radio talk shows on June 20 and June 22.

VALUERS AND APPRAISERS ENTITY. On June 21, LGSA hosted 74 land and property valuation and appraisal stakeholders from the municipalities of Ganta, Gbarnga, Monrovia, Paynesville, Garnersville, Congo Town, Buchanan, and Tubmanburg; Ministry of Public Works; Ministry of Foreign Affairs; Ministry of Information; Liberia Revenue Authority; LLA; CSOs; and various businesses; stakeholders discussed how to best establish a profession entity responsible for self-regulation and developed a work plan to ensure such an entity is formed. LGSA has employed a local lawyer to complete and process all registration and legalization paperwork and write a draft the entity's charter and bylaws, in consultation with the President of Caesar Architects, the technical committee's coordinator. The expected outcome of the attorney's work will be for Liberia to have a Board of Accreditation and Certification that can guarantee the standards and methods of valuers and surveyors.

2.3.5 FACILITATE ESTABLISHMENT OF PUBLIC-PRIVATE PARTNERSHIPS

LGSA continues to look for opportunities to engage with the private sector. However, there are no significant updates to report this quarter.

2.4 MONITORING, EVALUATION, AND LEARNING

During this quarter, three main activities took place: 1) conducting follow-up monitoring and evaluation of training participants as part of monitoring indicator 1.4, 2) developing surveys and a Request for Proposal for the annual stakeholders' survey, and 3) working with LGSA subcontractors to ensure their data is sound.

FOLLOW-UP EVALUATION. As required under indicator 1.4, LGSA followed up with previous training participants, from the GIS/Mobile Mapping training that occurred at the end of Quarter 2, 30 days after their respective trainings to measure those who can correctly identify key learning objectives.

ANNUAL STAKEHOLDERS' SURVEY. LGSA developed two survey forms, one for community members in pilot communities and another for institutional stakeholders, which will be used to conduct LGSA's annual stakeholders' survey. LGSA will be issuing a subcontract to conduct this work in Quarter 4 and advertised the Request for Proposal on June 23.

REVIEWING PARTNER M&E DATA AND ACTIVITIES. LGSA's Monitoring, Evaluation, and Learning (ME&L) Specialist verified partner activities throughout the quarter. As recommended by the Data Quality Assessment that occurred in Quarter 2, LGSA has stepped up its M&E oversight of partners. The ME&L Specialist worked with LGSA's two local subcontractors to ensure data given to LGSA is properly collected and stored. LGSA anticipates facilitating a two-day training for partners in Quarter 4 to further build their M&E capacity.

TABLE 2.1: LGSA PERFORMANCE INDICATOR TRACKER²

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline	Targets (Project Year)		Achieved to Date LOP	LOP Target
							Year 2 Target	FY17 Q3 Achievement		
1	LTPR	I.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	Q1, Y2	Annual	Land agencies or LGSA implementing partners; copies of proposed, adopted or implemented pieces of legislation or regulations affecting property rights collected	0	3	0	2	12
3	Custom	I.3: Number of people trained in land tenure and property rights issues	Q1, Y2	Annually	Completed participants attendance forms	0	400	0	326	1900
4	LTPR	I.4: Percent of people trained who can correctly identify key learning objectives 30 days later as a result of USG assistance ³	Q1, Y2	Annually	Completed participants attendance forms and follow-up survey, disaggregated by gender	0	80%	N/A	87%	80%

² In the revised MELP, several indicators were removed; however, LGSA wants to maintain the indicator numbers to ensure there is no confusion when looking at data throughout the life of the project.

³ **I.3:** Percent of people trained who can correctly identify key learning objectives 30 days later as a result of USG assistance. 80% of participants trained is the target of each year and also LOA target. A simple survey would be conducted 30 days later after the training is completed. This indicator requires percent but numbers has been added for clarity.

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline	Targets (Project Year)		Achieved to Date LOP	LOP Target
							Year 2 Target	FY17 Q3 Achievement		
7	Custom	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.	Q1 Y2	Annually	Individuals receiving master's degrees will submit a brief report, including a copy of their completed degree	0	0	0	0	4
8	Custom	2.4: Number of land transactions completed	Q1, Y2	Quarterly	Land agencies track and report this data to LGSA	2311	2900	N/A	2459	16000
9	Custom	3.1: Percentage of adults in pilot areas who report that their land tenure rights are secure	Q1, Y2	Annually	LGSA survey data	TBD	0	0	0%	15% over the baseline
10	LTPR	3.2: Number of parcels with relevant parcel information corrected or newly incorporated into an official land administration system as a result of USG assistance	Q1, Y2	Annually	Collected from land agencies database quarterly. Household members or organizations report to LLA with evidence of formalized land rights in hard copies or electronic forms	0	0	0	0	40

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline	Targets (Project Year)		Achieved to Date LOP	LOP Target
							Year 2 Target	FY17 Q3 Achievement		
11	LTPR	3.3: Number of people with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land are secure as a result of USG assistance ⁴	Q1, Y2	Annually	Reports collected from land agencies. LGSA Annual survey	TBD	0	0	0%	20% above the base
13	Custom	3.5: Percentage of community governance entities implementing rules for the inclusion of women, youth and strangers	Q1, Y2	Quarterly	Reports from LGSA technical staff, and bylaws submitted	0	80% 4/5	0	0%	89% 40/45
14	Custom	4.1: Number of gender responsive outreach materials on land tenure and property rights distributed through USG assistance	Q1, Y2	Quarterly	Copies of outreach materials, reports and receipts from printing press and distribution lists collected	0	15	10	16	66
15	Custom	4.2: Number of gender responsive public outreach activities on land tenure and property rights held with USG assistance	Q1, Y2	Quarterly	Reports including summary of each activity, with receipts, where appropriate, and distribution information collected	0	56	74	134	474

⁴ Indicator 3.3 contributes to a USAID Standard Indicator (FACTS 4.5.1-25 or EG.10.4-6)

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline	Targets (Project Year)		Achieved to Date LOP	LOP Target
							Year 2 Target	FY17 Q3 Achievement		
16	Custom	4.3: Number of new or existing professional organizations of surveyors and other land related professions supported	Q1, Y2	Quarterly	LGSA technical staff and implementing partners submit reports including support provided	0	2	0	1	9
17	Custom	4.4: Number of marginalized people who have accessed to land tenure and property rights services from land governance institutions	Q1, Y2	Quarterly	Reports from LLA/LCC showing the marginalized groups who have accessed services	150	170	34 (28 women, 6 youth)	225 (145 women)	900

3.0 CONTINGENCY PLANNING

3.1 LAND RIGHTS ACT NOT PROMULGATED BEFORE THE ELECTION

If the LRA is not promulgated before the national election in October 2017, LGSA will focus its efforts on more thoroughly supporting the LLA; there have been some activities that LGSA has not covered due to their expense (e.g., the electronic conversion of deeds located at the DLSC, material support to the LLA and county/regional offices, materials support to APLSUL), so those activities will be reconsidered. LGSA will also concentrate more resources toward raising awareness about the LRA through grants and communications and outreach materials and partnering with other USAID media-related projects, such as LMD.

Even without a Land Rights Law, there is still utility in supporting the work in LGSA's initial pilot communities, which will take months to complete. The proposed methodology for the recognition of customary land rights needs to be tested and validated. The initial pilots will serve as a test for the initial approach, allowing communities, GOL project partners and other stakeholders to provide feedback on the steps required for a community to receive a community land deed. By further refining the methodology, the LLA and LGSA can immediately begin to implement the process to recognize customary land tenure when the LRA becomes law.

3.2 CUSTOMARY LAND RIGHTS RECOGNITION PROCESS IS MORE TIME AND RESOURCE INTENSIVE THAN ANTICIPATED

When working in communities that have private land with deeds and Tribal Certificates in process LGSA will need to augment its approach to recognizing the boundaries of customary land. LGSA will test the process in one of its initial pilot communities and if the process requires additional resources (either in time, people or financial) the suggestion may be to either not continue to work in pilot communities with Tribal Certificates or to reduce the total number of pilot communities in which it conducts activities. LGSA will share responsibility for implementation of agreed upon land rights process with the GOL, CSOs, and communities. It will also re-evaluate the phased and costed customary land rights implementation plan to learn from ongoing experience and modify an implementation plan accordingly.

ANNEX I: SUCCESS STORY

Enabling Sustainable Peace in Rural River Cess County



Dorbor community members mapping boundary points that were memorialized in a MOU ceremony

“I thank LGSA for helping our clans find peace about land matters.” –Mary Beh, Dorbor Community Resident

For more information contact:

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Telling Our Story
U.S. Agency for International Development
Washington, DC 20523-1000
<http://stories.usaid.gov>

In anticipation of the passage of the historic Land Rights Act, which will give communities a mechanism to own land for the first time in Liberia’s history, USAID’s Land Governance Support Activity (LGSA) has been facilitating processes aimed at building the capacity of communities and local governance institutions, so that once the Law is enacted, communities will be able to own their land as seamlessly as possible. In order for communities to gain title, they must agree on their membership and harmonize their boundaries with neighboring communities. LGSA and its partners have been working in communities, throughout Liberia, to prepare them for customary land ownership.

After working with communities in rural River Cess County to self-identify, this quarter, LGSA supported the signing of a memorandum of understanding (MOU) among four clans – Banama, Voor, Garezohn, and Togbayakun – along with the GPS mapping of the clans’ shared community, Dorbor in Fan River District. The MOU signing on boundary demarcation brought together community members, stakeholders, and formal and informal influential leaders, which included the Fan River District Commissioner, Unification Town Chiefs, Paramount and Clan Chiefs, and youth and women group leaders.

The collaborative and participatory process for establishing boundaries left community members feeling empowered and confident in the MOU’s sustainability. As Mary Beh, a resident of Gbalah town, relayed, “I participated in laying down the rock that stands as a cornerstone between [Gbalah town] and the Kru Town... [before LGSA came to Gbalah] we had 14 boundary disputes, but now there is only one; we are working through it.” Ms. Beh extrapolated further to say that the incidence of land disputes and controversy stemming from cross-boundary farming has been greatly reduced, and “after the formalization of the boundary, [her] community has been at peace and there is no longer fear [her] family will fight over the land.”

ANNEX 2: DOCUMENTS INVENTORY

Land Governance Advisor's List of Documents shared with the Land Authority

File Name of the Document	Brief Description of Content	Date submitted
Current Situation for Implementing a Land Authority Ver. Final.docx	An analysis of the current capacity, facilities, technology to establish the LLA.	Mar. 2016
Institutional Audit Report; Final Draft ver. 03 12 2016.docx	Audit of CNDRA, DLSC, and Land Coordination Centers. Not sure of the final status of this report.	Dec. 2016
Workshop Topics Ver 1.0.docx	Agenda for three-day LGSA and selected stakeholder retreat.	Apr. 2016 Revised Mar. 2017
DLSC Files Preservation 2017 07 06.docx	Proposed pilot exercise to set up process, train several DLSC people to scan and index documents, and to get an appreciation of the level of effort to convert DLSC documents	July 2016 Revised July 2017
Establish a Spatial Data Infrastructure Committee Version 0.0.docx	Proposed approach to establish a multi-stakeholder committee to prepare and adopt spatial data standards for Liberia	Mar. 2017
Job Description.docx	Job descriptions for the key personnel in LLA	Apr. 2017
Professional Practice for Land Surveyors II.pptx	Content of land surveyor training delivered to 25 registered surveyors in Kakata (3 counties participated)	Mar. 2017
Pilot Regional Land Governance Office Ver 2.docx	Proposed RGLO function and suggested staffing	Dec. 2016, Revised Apr. 2017
Liberia RLGO Floor Plan Ver 1.0.xps	Conceptual floor plan for Regional Land Governance Office	Dec 2016, Revised Apr. 2017
Pilot Regional LGO 2017 06 28.docx	Proposed combination of regional land office and county land office for 3 locations. (12 standalone county offices and 3 integrated into RLFO)	June 2017
LLA Action Plan ver.0.1.docx	Draft Action plan for LLA for first 12 months	Mar. 2017

Professional Practice for Surveyors I ver 0.0.pptx	Content of surveyor training courses	Feb. 2017
Workshop Pretest.docx	Test of knowledge of specific survey skills prior to training	Feb. 2017
Proposed Survey Curriculum I Ver 0.1.docx	Proposed curriculum for establishing a survey technical program at an existing educational institution in Liberia	June 2017
Seller Buyer Surveyor.docx	Roles and responsibilities for seller, surveyor, buyer in a land transaction	July 2017
Proposed Transition Plan Revised 2017 06 25 Ver 0.0.docx	Proposed Transition Plan (latest draft) for transition of land governance functions, assets, and staff from CNDRA, DLSC, MIA to the LLA	Mar. 2016 Revised several times. Last version June 2017
Transition of RoD 20170626.docx	Detailed steps to consider for transition the Registry of Deeds from CNDRA to LLA.	July 2017
Transition Team composition Ver 0.1 11 12 16.docx	First version Human resources and skills needed for year I (transition term) to undertake the Transition Plan	Feb. 2017
Transition Team composition 2017 06 29 Ver 0.0 .docx	Alternative option of First version of Human resources and skills needed for year I (transition term) to undertake the Transition Plan	Mar. 2017 Revisions still ongoing

ANNEX 3: LGSA MITIGATION MEASURES AND MONITORING PROTOCOL

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity I.1 Provide Advisory and Demand Driven Support to Land Policy Development</p> <p>Condition: Technical assistance and recommendations to the development of policy and legal frameworks must be consistent with Liberian environmental regulations and should incorporate best practice standards in land tenure, property rights, and natural resource management.</p> <p>Mandatory reference: VGGTs</p> <p>USAID Sector Environmental Guidelines, http://www.usaidgems.org/sectorGuidelines.htm, as applicable to the described TA.</p>	<p>LGSA will employ a proactive approach to promote broad-based stakeholder engagement in all policy development. This includes, for each such event:</p> <p>a) Distributing invitations and issuing public announcements to announce meetings/ consultations at least a week, though preferably at least two weeks, prior to the event</p> <p>b) Representatives from organizations with a diverse group of interests being invited into policy dialogue activities</p> <p>c) Collecting signed attendance/ participation forms</p> <p>d) Preparing and distributing minutes from each event to all invitees (which will include the full list of participants)</p> <p>e) Request response and follow up from participants</p> <p>In addition, scopes of work will include reference to the need to ensure that broad interests are represented in decision-making processes and technical recommendations.</p>	<p>Project records (dated copies of invitations/ transcripts of public announcements will be attached to dated meeting agendas and meeting minutes [inclusive of participant lists])</p>	<p>Policy engagement efforts will be reported in quarterly reports. These reports will document clearly the diversity of views that inform policy decisions. TA SOWs that support decision-making processes.</p>	<p>Integrated into activity costs</p>	<p>COP</p>	<p>MLCW</p>	<p>6/30/17</p>	<p>Yes</p>

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 1.2 Conduct and Disseminate Policy Research and Analysis</p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	<p>LGSA will develop and implement a strategy of communicating sound environmental management as it pertains to land use management to land administrators/authorities, and governmental and non-governmental organizations, land authorities and pilot communities in preparation for pilot activities.</p>	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/17	N/A
<p>Activity 1.3 Develop and Disseminate Public Information on Proposed Reforms</p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	<p>The project will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.</p>	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP and Communications and Outreach Specialist	MLCW	6/30/17	N/A

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 2.1 Support Master's-Level Training of GOL Land Governance Institutions</p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: VGGTs and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	Choose land governance trainings/ Master's level training with best practice standards.	Curriculum inclusive of international best practices on land tenure.	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/17	N/A
<p>Activity 2.2 Support Decentralized Management and Institutional Capacity Development Including Training</p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: VGGTs and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	For all training with government officials LGSA will research and document best practices relevant to the project scope in land tenure and property rights, natural resource management and environmental compliance.	Curriculum inclusive of international best practices on land tenure.	Reported in Quarterly Reports	Integrated into activity costs	Land Administration Specialist	MLCW	6/30/17	N/A

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 2.3 Increase Awareness and Capacity of GOL Land Governance Institutions</p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: VGGTs and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	<p>LGSA will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.</p>	<p>Training curriculum inclusive of international best practices on land tenure.</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Communications and Outreach Specialist</p>	<p>MLCW</p>	<p>6/30/17</p>	<p>Yes</p>
<p>Activity 2.4 Preservation of DLSC Documents</p> <p>Condition: Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.</p>	<p>Preservation of DLSC documents will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Land Administration Specialist</p>	<p>MLCW</p>	<p>6/30/17</p>	<p>N/A</p>

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 2.5 Introduction of Spatial Data Infrastructure and Implementation of Data Standards for the Land Information System</p> <p>Condition: Technical assistance and recommendations to the development of policy and legal frameworks must be consistent with Liberian environmental regulations and should incorporate best practice standards in land tenure, property rights, and natural resource management. Mandatory reference: VGGTs and USAID Sector Environmental Guidelines, http://www.usaidgems.org/sectorGuidelines.htm, as applicable to the described TA.</p>	<p>Spatial Data Infrastructure and Data Standards will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	<p>Consistent with Liberian environmental regulations and incorporate international best practices in land tenure.</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Land Administration Specialist</p>	<p>MLCW</p>	<p>6/30/17</p>	<p>N/A</p>
<p>Activity 2.6 Develop Business Plan for Liberia Land Authority and Support Institutional Transition and Establishment of Management Systems for Sustainability</p> <p>Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.</p>	<p>LLA Business Plan will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Land Administration Specialist</p>	<p>MLCW</p>	<p>6/30/17</p>	<p>N/A</p>

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 2.7 Support Public Outreach and Awareness</p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	<p>LGSA will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.</p>	N/A	Reported in Quarterly Reports	Integrated into activity costs	Communications and Outreach Specialist	MLCW	6/30/17	Yes
<p>Activity 3.1 Develop Learning Agenda for Customary Land Rights Implementation</p> <p>Categorical Exclusion</p> <p>Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.</p>	<p>Learning Agenda and subsequent studies will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/17	N/A

<p>Activity 3.2 Develop, Field Test & Revise Processes for Customary Land Rights Implementation</p> <p>Negative Determination subject to the following conditions:</p> <ul style="list-style-type: none"> • Pilot activities for the implementation of customary land rights will incorporate best practice standards in land tenure, property rights, and community-based natural resource management, including the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa. • All pilot activities will include capacity building of customary land holding groups consistent with good practice guidelines and addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness. • A comprehensive environmental mitigation and monitoring plan must be developed for all potential land governance field pilot activities. The EMMP must abide by the ‘best practice’ standards in land tenure and property rights, natural resource management and environmental compliance, including, but not limited to, the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa. The 	<ul style="list-style-type: none"> • Pilot activities will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management. • Train pilot communities on best practices addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness. • Monitor pilot activity sites for changes in land use, particularly changes in forest cover, compared with similarly-situated control communities. 	<ul style="list-style-type: none"> • Consistent with Liberian environmental regulations and incorporate international best practices in land tenure. • Training curriculum inclusive of international best practices on land tenure. • No changes in land use, particularly changes in forest cover in pilot activity sites. 	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>COP</p>	<p>MLCW</p>	<p>6/30/17</p>	<p>N/A</p>
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Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>EMMP must be reviewed and approved by the AOR/COR and Mission Environmental Officer. All field pilot activities will then be reviewed within the framework of the approved EMMP. Field pilot activities not covered within the scope of the approved EMMP will trigger an additional screening process, as set out by the AFR Environmental Review Form/Environmental Review Report ERF/ERR (available at http://www.usaidgems.org/subsidiary.htm). In these cases, the ERF/ERR must be completed and approved by the AOR/COR and MEO prior to awards for pilot activities.</p> <ul style="list-style-type: none"> Pilot activities will be monitored for changes in land use, particularly changes in forest cover, compared with similarly-situated control communities. 								

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 3.3 Facilitate Community-Led Processes to Strengthen Community Land Governance</p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	<ul style="list-style-type: none"> Pilot activities will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management. Train pilot communities on best practices addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness. 	<ul style="list-style-type: none"> Consistent with Liberian environmental regulations and incorporate international best practices in land tenure. Training curriculum inclusive of international best practices on land tenure. 	Reported in Quarterly Reports	Integrated into activity costs	Community Engagement Specialist	MLCW	6/30/17	Yes

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 3.4 Conduct Capacity Building of Communities, Local Institutions and Stakeholders</p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	Train pilot communities on best practices addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness.	Training curriculum inclusive of international best practices on land tenure.	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/17	N/A
<p>Activity 3.5 Develop Phased and Costed Implementation Plan</p> <p>Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.</p>	Implementation Plan will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/17	N/A

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 3.6 Disseminate Action Research Findings</p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	Dissemination of findings will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.	N/A	Reported in Quarterly Reports	Integrated into activity costs	COP	MLCW	6/30/17	Yes
<p>Activity 4.1 Design and Implement Public Information Campaigns</p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	LGSA will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.	N/A	Reported in Quarterly Reports	Integrated into activity costs	Communications and Outreach Specialist	MLCW	6/30/17	Yes
<p>Activity 4.2 Develop and Manage GUC Supporting Civil Society and Private Sector</p> <p>Mitigation measures flow down to grantees as appropriate.</p>	N/A	N/A	N/A	N/A	Subcontracts and Grants Specialist	MLCW	6/30/17	Yes

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Responsible Person(s)	Monitoring Log		
						Verifier	Verif. Date	Conditions Satisfied (Yes, No, or N/A)
<p>Activity 4.3 Strengthen Private Professional Organizations of Surveyors and Land Professionals</p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	<p>Train professional organizations on best practices addressing issues of sustainable land use and management, surveying, geodesy, social impacts of land use planning, and environmental soundness.</p>	<p>Training curriculum inclusive of international best practices on land tenure.</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Land Administration Specialist</p>	<p>MLCW</p>	<p>6/30/17</p>	<p>N/A</p>



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