



# LIBERIA LAND GOVERNANCE SUPPORT ACTIVITY

Quarterly Report, FY17 Q2 (January-March 2017)



**APRIL 2017**

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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.

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# ACRONYMS AND ABBREVIATIONS

AFELL	Association of Female Lawyers of Liberia
APLSUL	Association of Public Land Surveyors of Liberia
CLA	Collaborating, Learning, and Adapting
CNDRA	Center for National Documents and Records Agency
COP	Chief of Party
COR	Contracting Officer's Representative
CRL	Community Rights Law
CSO	Civil Society Organization
DLSC	Department of Lands, Survey and Cartography
GPS/GIS	Global Positioning System/Geographic Information System
GOL	Government of Liberia
GUC	Grants under Contract
ILTF	Interim Land Task Force
LAS	Land Administration Specialist
LC	Land Commission
LCC	Land Coordination Center
LGA	Land Governance Advisor
LGSA	Land Governance Support Activity
LISGIS	Liberia Institute of Statistics and Geo-Information Services
LLA	Liberia Land Authority
LPIS	Land Policy and Institutional Support
ME&L	Monitoring, Evaluation, and Learning
MELP	Monitoring, Evaluation, and Learning Plan
MIA	Ministry of Internal Affairs
MLME	Ministry of Lands, Mines, and Energy
NGO	Nongovernmental Organization
PAC	Project Advisory Committee
RLGO	Regional Land Governance Office
SDI	Sustainable Development Institute

STARR	Strengthening Tenure and Resource Rights
TBD	To Be Determined
TO	Task Order
TOR	Terms-of-Reference
UNMIL	United Nations Mission in Liberia
USAID	United States Agency for International Development
USG	United States Government
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 (CDR), Sustainable Development Institute (SDI), and Parley form a collaborative team providing technical and organizational assistance to the Government of Liberia (GOL), civil society, and communities in their land rights reform process.

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, two commissioners were appointed to and confirmed on the Liberia Land Authority (LLA) and another three are anticipated to be confirmed in the coming quarter.

LGSA provided technical support to the LLA, in its development of an organizational structure and staffing chart, Year 1 budget, five-year work plan and budget, legal and regulatory reform processes, and transition plan for the LLA once all commissioners are confirmed. Though the exact mechanism/locations for decentralization have yet to be decided, LGSA supported the LLA's eventual decentralization process, over the quarter, by creating criteria necessary to establish pilot regional land offices. Further refinement of the criteria is anticipated next quarter. Finally with respect to the support to the LLA, LGSA drafted terms of reference for the establishment of and activities to be implemented by a Data Standards Committee.

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.

During the quarter, LGSA maintained contact with and provided technical support to journalists who were trained in the previous quarter on reporting on the land sector. The LLA and Parley, with support from the United Nations Mission in Liberia (UNMIL), held four one-day regional awareness trainings on the Liberia Land Authority Act and Land Rights Bill among various stakeholders, along with a total of 40 previously-trained land sector journalists. LGSA staff also met with female chiefs and elders in five counties to encourage communities to engage their respective law makers to pass the Land Rights Bill into law. Similarly, LGSA-trained deejays aired land specific content on 16 radio stations across 11 counties, with much of it focused on the importance of passing the Land Rights Bill.

LGSA continued its support to the Women's Land Rights Taskforce (WLRTF) and Civil Society Working Group, particularly through a joint review of the Land Rights Bill and subsequent presentation to the LLA on areas of concern and recommended changes. LGSA also provided assistance to the WLRTF in developing a concept note and budget, so that the taskforce can sustain itself. .

Forty-nine private and public land surveyors received training this quarter via two courses – Professional Practice for Land Surveyors and Establishing a Private Practice in Surveying and Mapping – in Bomi and Margibi. These trainings had the added benefit of starting the development of a Code of Ethics/Conduct for the Association of Public Land Surveyors of Liberia (APLSUL) and private surveyors.

# 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 (CDR), 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 (CLA) 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 and the development of methodology for the implementation of the provisions of the Land Rights Policy (Law) with respect to the recognition of customary tenure.

## I.1 LGSA WORK PLAN IMPLEMENTATION

In Year2, LGSA continued to move forward implementing its work plan despite delays in the passage of the land reform legislation. The LGSA land administration team worked with the Interim Land Task Force (ILTF) as it transitioned into the new LLA.

### 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.

LGSA has embedded its Chief of Party (COP) within the LLA, where he spends half of his time providing day-to-day advice and mentorship on direction of the legal framework and general technical assistance. In addition, LGSA technical experts, the Land Governance Advisor and Land Administration Specialist, have also been embedded part-time within the LLA. Once the LLA is fully established, they will be located on-site permanently.

The Project Advisory Committee (PAC) did not meet this quarter pending confirmation of the LLA commissioners. Once the commissioners are appointed, PAC meetings will resume as usual.

Similarly, the Land Sector Donor Working Group (LSDWG) did not meet during this quarter, though it is expected to play an important role in the operationalization of the LLA going forward. Nonetheless, LGSA has been actively participating with the LLA in its negotiations with the World Bank on the revisions to the Bank's Land Administration Project, and in the review of various short-term projects initiated by UNMIL and UNDP. LGSA has assisted the LLA in the preparation of a draft of its first year work plan and the beginning of the development of its larger five year implementation plan which will be the basis for future negotiations for donor support.

## 2.0 QUARTER 2 ACTIVITIES

LGSA priorities in Year 2 continue to focus on establishing and operationalizing the LLA and on developing and testing of a methodology for implementation of the Land Rights Policy (Law), specifically around the recognition of customary tenure. These two activities are discussed in detail in the following two sections.

### 2.1 LIBERIA LAND AUTHORITY

The Liberia Land Authority Act was passed on October 6, 2016. The President appointed five commissioners in early January. Confirmation hearings on three of the five commissioners were held in mid-February, but, by the end of this reporting period, only two of the three had been confirmed. Two nominees have withdrawn their names, and replacements were identified and submitted to the President for consideration. A major concern of the Legislature is the need to maintain a regional balance as reflected by the county of origin of the commissioners given the historic sensitivity of the land question. Once a third commissioner is confirmed the LLA will have a quorum and be able to begin to implement its program. Nonetheless, LGSA continued to provide support for the transition from the ILTF to the LLA. Once established, the LLA will engage in two broad institutional activities in its first year of operations: the establishment and operationalization of the LLA, as well as overseeing the transition of existing government institutions and functions into the LLA. The discussion below distinguishes the activities between the operationalization of the LLA (Section 2.1.1 below) and the work of the Transition Committee (Section 2.1.2 below).

**ORGANIZATIONAL STRUCTURE AND STAFFING.** A proposed organizational structure of the LLA was prepared and will be presented to the commissioners once they are appointed.

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

**FIVE-YEAR WORK PLAN AND BUDGET.** LGSA has provided assistance to the LLA in the preparation of a Five-Year Work Plan and budget. The project will provide further assistance as needed during 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 (MIA) Land Commissioners has not commenced as of the end of this reporting period. The Transition Committee and the Transition Team have not been appointed. A proposed Transition Plan is prepared and is ready for consideration by the Transition Committee.

#### 2.1.1 OPERATIONALIZATION OF THE LIBERIA LAND AUTHORITY

**ESTABLISHMENT 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.

Working within this broad framework, the LGSA Land Governance Advisor and Land Administration Specialist have developed a draft organizational structure that delineates functions of each department and unit under that department as well as staffing requirements. This draft organizational structure,

including staff structure and functions of departments and sub units was completed during the first quarter of Year 2. These documents were shared with commissioners as they are confirmed and will be the basis for discussion once the Transition Committee is established. The draft has also been used by the LLA as it prepared its Year 1 Work Plan and budget and began thinking of its long term action plan strategy.

During this quarter, LGSA assisted the LLA in the development of a comprehensive 5-10 year action plan setting forth its institutional goals and objectives much as the Land Commission did at its inception. Having such a plan in place assisted the LLA in negotiation with the GOL for its first year budgetary support and will be useful for international donor agencies that may be interested in supporting land sector activities and whose engagement will be coordinated through the LSDWG.

In the coming quarter, the work of the Land Governance Advisor and Land Administration Specialist will focus on further discussions to be held with each commissioner to review the structure, functions, and staffing requirement of each department and ultimately the development of a comprehensive plan for all departments of the LLA.

The Land Governance Advisor prepared a detailed transition plan for the LLA, which was then discussed with the LLA. The plan, summarized in Table 2.1 below, provides a proposed timetable for activities of both the LLA and the Transition Committee once they are established. . LGSA Chief of Party, Land Governance Advisor, and Land Administration Specialist will continue to provide advice and mentoring to this process and participate in all deliberations as requested by the LLA.

**TABLE 2.1: DRAFT TRANSITION PLAN FOR ESTABLISHING THE LIBERIA LAND AUTHORITY (SCHEDULE FOR FY17)**

	<b>Action</b>	<b>Responsible Body</b>	<b>Schedule FY17</b>
1	Appointment of Chairperson and Commissioners	President	Q2
2	Appointment the Executive Director (ED) of LLA	TC/LAA	Q3
3	Agree on the Organizational structure of the LLA. Each department is to be headed by a Commissioner	LLA	Q3
4	Select facilities and establish offices as base of operations for the TC (implementing the LLA) <sup>1</sup>	TC/LLA	Q3
5	Establish the Transitional Committee (TC) of the Authority	President	Q3
6	Complete, and get approval of, a Transition Plan <sup>2</sup> and Scope of Work (SOW) <sup>3</sup> for the Transitional Committee	TC/LLA Exec. with other assistance	Q3
7	Decision on hierarchy for land governance at the regional and county levels	LLA	Q3
8	Establish County Land Boards	LLA & County Admin	Q4
9	Establish the National Consultative Forum	TC/LLA & stakeholders	Q3
10	Hold 2-3 day National Workshop/Forum consisting of LLA officials, TC, and all stakeholders associated with land governance functions in Liberia	LLA & Stakeholders	Q3
11	Determine the Human resources requirements to operate the LLA	TC/LLA Dept. Heads	Q3
12	Meeting with the Public Service Commission to discuss transferring (or discharge) of personnel; re; pensions, severance payments, salary scales	LLA HR, ED	Q3-Q3
13	Hire staff		Q3-Q4
14	Transfer of CNDRA Deeds & Title Registration to LLA	TC/CNDRA	Q3-Q5
15	Meet with the Ministry of Mines, Mines, and Energy (MLME)/DLSC to commence the process of transferring the DLSC operations to LLA	TC/MLME	Q3-Q4
16	Meet with Ministry of Internal Affairs to commence process of transition of County Land Commissioners and any land governance related assets	TC/ MIA	Q3
17	Meet with land governance stakeholders to discuss access to and sharing of spatial data to be contained in the Land Administration system	TC/ Line Ministries	Q3
18	Design, develop, and implement of the Land Administration System	LLA/LGA/LAA I'ntl Consultant	Q3-Q4, FY18
19	Prepare Business Plan for LLA	LLA/Consultant	Q4, FY18
20	Prepare necessary legislation to ensure efficient, effective Land Governance in Liberia	LLA/I'ntl Legal Consultant	Q4, FY18

**LEGAL AND REGULATORY STRUCTURE.** The LLA and LGSA continued to move the legal and regulatory reform process forward this quarter, responding to requests from the Legislature for copies of the Land Rights Bill. During the quarter, LGSA supported the LLA to undertake three consultation workshops on the provisions of the Land Rights Bill. The first of these, held in collaboration with the Carter Center, brought together Paramount Chiefs from all counties in Liberia. The second was for the Civil Society Organization (CSO)/NGO community, and the third involved legal professionals from the Liberian Bar Association, the University of Liberia's School of Law, and private attorneys, in addition to professional bodies such as the Liberia Timber Association and the Rubber Planters Association. LGSA also participated in the UNMIL-supported LLA awareness campaign on the Land Rights Bill by engaging radio journalists. LGSA has worked with the LLA and UNMIL to develop a strategy to engage the Legislature. However, at the end of this quarter, the Land Rights Bill remains with the Legislature, which

<sup>1</sup> The ILTF is occupying space at the ex-LC building. There is not sufficient space for more staff in this facility.

<sup>2</sup> This document to be reviewed and revised by the TC.

<sup>3</sup> To be prepared, but mainly consists of the activities laid out in this plan.

has indicated that it is to be considered in May/June, following the confirmation of the remaining commissioners.

The prioritization of needed reforms delineated in John Bruce's report, *A Strategy for Further Reform of Liberia's Law on Land*, remains valid, as does the proposed reforms spelled out in the Land Administration Policy. LGSA plans to coordinate with the Legal Professional Development and Anti-Corruption Program to facilitate information flows into the legal profession. These reforms and a timetable for action are detailed in Annex 1 and were updated accordingly. The COP was also able to facilitate a meeting between UNMIL and the LLA concerning the possible assistance of an UNMIL legal professional to assist the LLA with preliminary work on relevant regulations.

**CAPACITY BUILDING SUPPORT FOR MASTER'S LEVEL TRAINING.** Following a review of the draft institutional audits early in Year 2, LGSA, in collaboration with the LLA, has identified critical needs in Liberian land governance for master's level training. Advertisement for this opportunity will take place in the third quarter of Year 2. In accordance with the approved project budget and contract deliverables, LGSA will support up to four students to study these specific needs. If additional needs are identified by USAID and the LLA, LGSA will support additional Master's-level training assuming the necessary funding is made available. The programs considered will further support the technical needs of the LLA or other future land governance skillsets. Possible options for areas of discipline include land administration and land economics, land management with rural and urban planning, real property law and land policy, human resource management, and public relations/journalism with focus on land tenure and resource management. Two, if not all four students will begin their programs in September 2017. If only two are selected for September 2017, the remaining two will begin their program in September 2018.

### 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 Transition Committee that will be comprised of the head of the Ministry of Mines and Energy (formally the Ministry of Lands, Mines and Energy [MLME]), MIA, Ministry of Public Works, CNDRA, 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: a) taking action on transitional issues and matters for the full establishment of the Authority, and b) 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.

**IMPLEMENTATION PLAN FOR TRANSITION COMMITTEE.** LGSA prepared a draft transition plan in year one and has finalized an implementation strategy for the transition team, during this quarter, which is summarized in Table 2.1 above. This will become a working document for the Transition Committee once it is established and will be revised accordingly.

LGSA remains committed to facilitating a week-long orientation program for the new LLA, members of the transition team, institutional and donor representatives, members of the NGO and CSO community, and land related professionals as appropriate. The workshop will be coordinated by Ivan Ford, and will also include John Bruce and Sam Durland, an institutional reform specialist that assisted the Lesotho government in the establishment of their Land Agency. The objective of this training program will be to increase awareness within the institutions impacted by the establishment of the LLA on the principles and guidelines for responsible land governance and the implications of the Land Rights Policy and Land Rights Act, assuming the Act is passed during the life of the project. The workshop will

provide an opportunity to address concerns that individuals or institutions may have on the new laws or the LLA itself. LGSA partners will provide input on the design of the participatory training and on the incorporation of women's land rights, customary tenure, and dispute resolution, among other subject areas. Planning for this program will begin once the LLA is formally established and appointments made.

### 2.1.3 DECENTRALIZATION OF THE LIBERIA LAND AUTHORITY

**PILOT REGIONAL LAND GOVERNANCE OFFICES.** Since the initial conceptual design and proposed functionality of a Regional Land Governance Office (RLGO) was initially prepared, no work has been done with respect to the creation of a pilot RLGO. No official decision on the organizational structure of the LLA will be made until the upper management level has been appointed. If and when the decision is made to go with RLGOs, the initial concept can be implemented as soon as resources (human, technical, and financial) are available.

The findings of the institutional audit of the land governance entities show that the facilities, infrastructure, and human resources for practicing good land governance in Liberia have either never been established or have deteriorated to the point of being dysfunctional and unsatisfactory for implementing and operating modern land governance systems and service delivery.

The criteria for the establishment of a pilot RLGO to establish the functions, workflows, and basic operating procedures for the LLA has been developed. The criteria are based on experience of the LGSA implementation team since there is no LLA representation to provide input. Consequently, the criteria were not reviewed for approval before the end of the quarter.

The senior administration of the LLA must decide on the organizational structure of the LLA. Part of that decision will be to create the structure of the devolution of LLA and functionality of the institution to the counties.

### 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. Preliminary discussions have been undertaken between the stakeholders and supporting entities (DLSC, CNDRA, Liberia Institute of Statistics and Geo-Information Services [LISGIS], and LGSA).

- 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.

A proposed plan for undertaking the scanning of the records was prepared and, with some minor refinement, can be implemented as soon as resources are available.

## **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 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.** 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, were prepared. The next steps are to establish the Standards Committee and to review, revise if necessary, and adopt the TOR. Once the committee is established, the LGSA Land Governance Advisor and the Land Administration Specialist will provide land administration services assistance as needed.

Spatial data standards need to be applied across the board, including 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**

For the past year the Land Commission/ILTF/LLA has undertaken a pilot exercise for community self-identification funded by the Tenure Facility. This activity was undertaken 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 efforts has been completed.

LGSA will begin pilot work in five communities during the next quarter. At the request of the LLA, community selection will be broken into two categories: a) three communities will be 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 b) two communities will be entirely new communities and will provide an opportunity to test the methodology developed under the Tenure Facility project. 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. Annex 2 presents the methodology that has been developed by the Tenure Facility for self-identification.

Landesa furthered their women's land rights research over the quarter through the drafting of a thematic framework and research questionnaire to guide field research to be conducted in Grand Bassa, Nimba, and Maryland Counties in the next quarter. Supported by the LGSA Gender and Land Specialist Landesa developed the Scope of Work (SOW) and budget for the women's land rights field research and two consultants.

### 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.

## 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 maintained contact with and provided technical support to journalists who were trained in the previous quarter on reporting on the land sector, by way of discussing story ideas, angles, and approaches to land sector stories, as well as reviewing articles prior to publication. The LLA and Parley, with support from UNMIL, held four one-day regional awareness trainings – in Bomi, Gbarpolu, Grand Cape Mount, and Montserrado Counties – on the Liberia Land Authority Act and Land Rights Bill among various stakeholders.

As one of the findings from the last training was that journalists were not well-versed in land rights generally, LGSA invited 10 journalists to each regional awareness training, totaling 40 journalists. After each training, LGSA's Communications and Outreach Specialist facilitated an additional day of training for the journalists. During the breakout sessions, journalists shared their experiences, successes, and challenges in reporting on the land sector. Many of the journalists relayed that they have introduced radio programming dedicated to land issues. The table below provides information about the various radio shows currently airing content about land.

**Table 2.2: Radio Shows Discussing Land Issues**

Region	Radio Station
Grand Cape Mount	Radio Cape Mount
Margibi	Radio Joy Africa
Margibi	Radio Kpogbarn
River Cess	Echo Radio
Grand Bassa	Radio Dukpa
Grand Bassa	Radio Deanplay
Nimba	Radio Kerghevan
Nimba	Radio Saclepea
Lofa	Radio Kintoma
Lofa	Vahun Community Radio
Gbarnga	Super Bongese
Gbarnga	Kwageh Radio
Gbarpolu	Radio Kpo
River Gee	Radio Gee
Maryland	Radio Cape Palmas
Grand Kru	Voice of Grand Kru

Highlights from the trainings included:

- Radio Cape Mount’s ‘Our Land Business’ broadcasts are live once a week and ask for community members to call in and ask questions, raise concerns, and have discussions regarding land issues.
- An LGSA trained journalist used his training to publish a story on the Local Voices website on how a land dispute has impeded voter registration.<sup>4</sup>
- The Southeastern Journalist Association of Liberia (SEJAL), founded with the support of LGSA last quarter, presented a draft constitution for LGSA’s review, which the group intends on adopting during their upcoming inaugural convention. SEJAL will also be seeking LGSA’s support in registering the association.

While not part of the training, but also noteworthy, a journalist previously trained by LGSA published a story this quarter about the first person to be found guilty, under the Criminal Conveyance of Land Act, being indicted in another case.<sup>5</sup>

### 2.3.2 GENDER RESPONSIVE STRATEGY AND ACTIVITIES

**WOMEN’S LAND RIGHTS TASKFORCE.** During the quarter, the Women’s Land Rights Taskforce (WLRTF) and Civil Society Working Group on Land carried out a joint review of the Land Rights Bill, during which the group identified areas of concern and recommended changes. The proposed changes were presented to the LLA during a consultative session with CSOs. The WLRTF with the Association of Female Lawyers of Liberia (AFELL) continued liaising with other land stakeholders, including the Liberia Bar Association and the House Committee on Lands, Mines, and Energy, in order to advance the ongoing gender analysis with and proposed recommended changes in the Land Rights Bill.

In efforts to make the WLRTF sustainable, the Taskforce finalized its concept note and budget, to be distributed among potential donors next quarter. As detailed further in the concept note, potential activities include: setting up and staffing a Women’s Land Rights Secretariat at the LLA, purchasing necessary equipment (e.g., laptops and office furniture), awareness raising on women’s land rights issues, and developing capacity among women’s groups.

**WOMEN’S LAND RIGHTS RESEARCH.** As mentioned in Section 2.2.2 LGSA’s Gender and Land Specialist worked with Landesa staff members to make preparations for the Women’s Land Rights Study, which will take part in next quarter in target communities in Nimba, Maryland, and Grand Bassa counties. The Women’s Land Rights Study will better inform LGSA, partners, and counterparts on how to revise/amend activities to better target women and combat gendered issues.

**AWARENESS RAISING WITH AND ENGAGING WOMEN CHIEFS AND ELDERS.** The Gender and Land Specialist met with female chiefs and elders hailing from five counties – Bong, Grand Bassa, Lofa, Margibi, and Nimba – to raise awareness on the status of the Land Rights Bill, while also encouraging community members to engage their respective law makers to pass the bill into law.

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<sup>4</sup> Daffae, Alpha, Local Voices Liberia, “No Man’s Land – Geographical Dispute Hampers Voter Registration in Gbarpolu Country,” Feb. 19, 2017, available at <https://localvoicesliberia.com/2017/02/19/geographical-dispute-hampers-voter-registration-in-gbarpolu-county-residents-boycotting-process/> (last visited Apr. 1, 2017).

<sup>5</sup> Johnson, Thomas T, Daily Observer, “Convicted Land Dealer Indicted on New Charges,” Jan. 20, 2017, available at <https://www.liberianobserver.com/news/convicted-land-dealer-indicted-on-new-charges/> (last visited Apr. 1, 2017).

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

LGSA issued its first Request for Application for community-based women's land rights awareness and received 12 applications. After conducting a thorough review, the local organization Development Education Network-Liberia (DEN-L) was selected, and LGSA is completing all pre-award documentation.

### 2.3.4 STRENGTHEN PRIVATE PROFESSIONAL ORGANIZATIONS OF LAND PROFESSIONALS

#### **CAPACITY BUILDING FOR THE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS OF LIBERIA (APLSUL).**

**Professional Practice Short Courses for Surveyors:** The Land Administration Specialist and the Land Governance Advisor planned and delivered two short courses, "Professional Practice for Land Surveyors" and "Establishing a Private Practice in Surveying and Mapping." Both courses were prepared and delivered in the context of moving the surveying services currently provided by the public sector into the private sector once the LLA is established. The courses were offered over two days in Tubmanburg and two days in Kakata. Twenty-five (25) and twenty-four (24) registered surveyors attended the respective trainings. The training also started the development of a "Code of Ethics/Conduct" for APLSUL and registered/licensed surveyors.

**Preparation of a Bill to go to the House to Create a Land Surveyors Act:** The APLSUL has engaged legal assistance to prepare a draft bill, titled Create a Professional Land Surveyors Association of Liberia, to submit to the House of Representatives and has also engaged two members of the House of Representatives to co-sponsor the Bill. The Bill, if passed, would lead to the founding of a Land Surveyors Act. The Act would create a self-governing professional association that would regulate the practice of land surveyors in Liberia and attend to client's grievances.

**Public Awareness Campaign for APLSUL:** APLSUL is requesting assistance from LGSA to prepare and deliver a public awareness campaign to inform the general public of the roles and responsibilities of land surveyors (i.e., what surveyors should and should not do). The LGSA Land Administration Specialist has held preliminary discussions with the executive of the APLSUL and will follow up with the LGSA Communications and Outreach Specialist to design a campaign. A campaign strategy is being designed and planned to be executed in the next quarter.

**Geodetic Network:** The 1<sup>st</sup> Order Geodetic Network, initially designed for implementation in 2013, has resurfaced as a priority for the LLA during the quarter. The LGSA Land Governance Advisor and the Land Administration Specialist met with the Chairman of the LLA for a briefing about the fundamental purpose and applications of 1<sup>st</sup> Order and 2<sup>nd</sup> Order Geodetic Networks and a more in-depth discussion on spatial referencing and how to proceed with the implementation of a geodetic network. LGSA stressed the need to establish a Geodetic Network on which to base a spatial referencing system for Liberia.

The original network design, technical specifications, and documents that were prepared under USAID's LPIS project for the procurement of a contractor to undertake the measurement campaign are still valid and can be used for future implementation of the Network when the funding becomes available. LGSA led this discussion with donors and funding has now been earmarked in planned World Bank programs.

### 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, four main activities took place: 1) conducting follow-up monitoring and evaluation of training participants as part of monitoring indicator 1.3, 2) partaking in USAID's Data Quality Assessment (DQA), 3) continuing the review of the Monitoring, Evaluation, and Learning Plan (MELP), and 4) observing trainings and consultations.

**FOLLOW-UP EVALUATION.** As required under indicator 1.3, LGSA followed up with previous training participants, from the GIS and Regional Media trainings, 30 days after their respective trainings to measure those who can correctly identify key learning objectives.

**DATA QUALITY ASSESSMENT.** In February, USAID conducted a DQA of LGSA. Prior to the DQA, LGSA's Contracting Officer's Representative (COR) met with the LGSA team to review indicators and PIRS. LGSA is awaiting the results of the DQA.

**REVIEWING THE MONITORING, EVALUATION, AND LEARNING PLAN.** When reviewing the Year 2 Work Plan, the COR suggested that some existing indicators may be dropped due to limited data sources. LGSA will update the indicators based on recent feedback USAID prior to submitting a finalized, revised MELP.

**ME&L OBSERVATIONS.** The ME&L team observed various trainings and consultations over the quarter, which included a two-day consultation on the Land Rights Bill in Gbarnga, among traditional leaders and paramount chiefs; a two-day training for surveyors; and a GIS/GPS training conducted by SDI in River Cess County.

**TABLE 2.3: LGSA PERFORMANCE INDICATOR TRACKER<sup>6</sup>**

#	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 Q2 Achievement		
1	LTPR	<b>I.1:</b> 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
2	Custom	<b>I.2:</b> Number of gender-responsive public consultations held regarding proposed policy, legal and regulatory reforms	Q1, Y2	Quarterly	LGSA event report, including photographs, attendance information, and summary of event	0	12	4	16	48
3	Custom	<b>I.3:</b> Number of people trained in land tenure and property rights issues	Q1, Y2	Annually	Completed participants attendance forms	0	400	56	326	1900
4	LTPR	<b>I.4:</b> Percent of people trained who can correctly identify key learning objectives 30 days later as a result of USG assistance <sup>7</sup>	Q1, Y2	Annually	Completed participants attendance forms and follow-up survey, disaggregated by gender	0	80%	N/A	87%	80%

<sup>6</sup> The Performance Indicator Tracker will be updated with the revised indicators in the next quarterly report based on the forthcoming updated MELP.

<sup>7</sup> **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 Q2 Achievement		
5	LTPR	<b>2.1:</b> Proportion of people with access to a land administration or service entity, office, or other related facility that the project technically or physically establishes or upgrades who report awareness and understanding of the services offered. <sup>89</sup>	Q1, Y2	Annually	Reports of technical or physical assistance provided submitted by LGSA consultants and technical staff	0	25%	N/A	0%	75%
6	Custom	<b>2.2:</b> Number of individuals seeking land administration services	Q1, Y2	Quarterly	Land agencies track and report this data to LGSA	425	475	118 (38 women)	579	2540
7	Custom	<b>2.3:</b> 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	<b>2.4:</b> Number of land transactions completed	Q1, Y2	Quarterly	Land agencies track and report this data to LGSA	2311	2900	N/A	2459	16000

<sup>8</sup> Indicator 2.1 contributes to a USAID Standard Indicator (FACTS 4.7.4-10 or EG.10.4-1)

<sup>9</sup> **2.1:** Proportion of people with access to a land administration or service entity, office, or other related facility that the project technically or physically establishes or upgrades who report awareness and understanding of the services offered. These percentages would be gathered by conducting a survey to be able to know the percent of people served by land administration entities who report awareness and understanding of the services offered as a result of USG assistance. FY1=0% , FY2=25% , FY3=50% , FY4= 65% , FY5= 75% and LOA

#	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 Q2 Achievement		
9	Custom	<b>3.1:</b> 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	<b>3.2:</b> 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
11	LTPR	<b>3.3:</b> 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 <sup>10</sup>	Q1, Y2	Annually	Reports collected from land agencies. LGSA Annual survey	TBD	0	0	0%	20% above the base
12	LTPR	<b>3.4:</b> Number of land and property rights disputes resolved by local authorities, contractors, mediators or courts as a result of USG assistance <sup>11</sup>	Q1, Y2	Annually	Case files from the LA and from implementing partners	70	75	1	38	400

<sup>10</sup> Indicator 3.3 contributes to a USAID Standard Indicator (FACTS 4.5.1-25 or EG.10.4-6)

<sup>11</sup> Indicator 3.4 contributes to a USAID Standard Indicator (FACTS 4.7.4-12 or EG.10.4-3)

#	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 Q2 Achievement		
13	Custom	<b>3.5:</b> 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	<b>4.1:</b> 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	0	6	66
15	Custom	<b>4.2:</b> 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	51	58	474
16	Custom	<b>4.3:</b> 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	<b>4.4:</b> 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	41 (38 women)	149 (96 women)	900

#	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 Q2 Achievement		
18	Custom	<b>4.5:</b> Number of NGO's, CSO's and private sector organizations engaged in gender-responsive land tenure and property rights activities as a result of USG assistance	Q1, Y2	Quarterly	Reports and other supporting documents to include photographs, estimated attendance	0	5	0	4	25

## ANNEX I: YEAR 2 ROAD MAP FOR POLICY AND LEGAL REFORM

Legal Reform	Status and Next Steps	Short-to-Medium-Term Impacts	Anticipated Reform Timeframe
Regulations on County Land Board and County Land Team	Workshops and task force to develop regulations in consultation with county level stakeholders.	Establish functionality of County Land Boards as provided in the Liberia Land Authority Act.	Q3-Q4
Regulations under Liberia Land Authority Act	Begin consultations and drafting after Liberia Land Authority Act promulgated.	Clear procedures for making applications to LLA; codes of conduct established.	Q3 – Q4*
Land Administration Policy	Finalized by LC; gender review conducted; adoption by government, public outreach.	Guidelines for implementation of the land administration (registry, surveying, etc.) policy.	Q3 – Q4*
Land Dispute Resolution Policy	Finalize draft policy document and ensure gender responsive.	Clarifies relationship between informal and formal dispute resolutions process, re-establishes the role of LCCs.	Q3 – Q4*
Regulations under Land Administration Policy	Not yet begun; begin consultations and drafting.	Procedures for demarcation of land, deed registry, spatial data infrastructure.	Q3 – Q4*
Regulations on the sale, lease, and concessions of public and government land	Establish a task force to review the provisions of the Interim Guidelines and Procedures for the Sale of Public Land, solicit gender review by the WLRTF and update the guidelines where necessary; develop these regulations with broad public consultation.	Clarification of the process for transparency and adequate legal and social protections/safeguards for impacted individuals in the alienation of public and government land.	Q3– Q4*
Land Survey Act	Creation of a task force to determine the provisions of the survey act within the context of Liberia needs and international standards.	Reform of survey profession in Liberia.	Q3 – Q4*
Land Rights Registration Act	Establishment of a task force to explore the feasibility of a single land rights registration act that would cover both deed and title registration and provide for the registration of customary rights. Engage the WLRTF on issues related to gender/women and registration of customary rights.	Strengthen the process of land rights registration, clarifying issue of title vs. deeds registration and ensuring a mechanism for the registration of customary land rights.	Q3 – Q4*

Legal Reform	Status and Next Steps	Short-to-Medium-Term Impacts	Anticipated Reform Timeframe
Land Dispute Resolution Act	Pending finalization of Land Dispute Resolution Policy, drafting of Bill, collaboration with Ministry of Justice (MOJ) with input from a broad range of stakeholders, including women's land rights stakeholders.	Formalization of Land Dispute Resolution within the governmental and/or judicial structure, clarifying procedures for land dispute settlement, and providing mechanisms for efficient cost effective methods of land dispute resolution.	Q4*
Legislative review and amendments to harmonize policies and laws	Amendments to existing legislation to address issues related to gender equity; harmonize Land Rights Act's customary land provisions with the Community Rights Law (CRL), the Decedents Estates Law 1992, Domestic Relations Law 1973, and the Equal Rights to Customary Marriage Law; Land Administration Policy provisions with legislation; and regulations related to survey, land valuation, and taxation.	Harmonized legal framework; fewer misinterpretations of policies, law, and regulations.	Ongoing over life of project
Draft policies and laws related to land tenure	Ongoing review and comment on draft policies and laws related to land tenure (e.g. land use planning and zoning, land valuation, spatial data infrastructure, women's land rights, mining, decentralization, environmental protection, and forestry).	Policies, laws and regulations streamlined across sectors; less confusion in implementation.	Ongoing over life of project

\* Activities will continue in subsequent quarters

While the assumptions of this work plan remain valid, the passage of the Land Rights Bill will provide significant opportunities for other LGSA activities. The table below presents initiatives that will be undertaken in the event that this piece of legislation passes during the program year. The anticipated reform timeframe would need to be adjusted accordingly.

#### ADDITIONAL YEAR 2 ACTIVITIES WITH PASSAGE OF LAND RIGHTS BILL

Legal Reform	Status and Next Steps	Short-to-Medium-Term Impacts	Anticipated Reform Timeframe
Land Rights Act	Public outreach, guidelines for gender responsive implementation.	Formal recognition of customary land tenure; public awareness of land rights improved.	Q3 – Q4*
Regulations under Land Rights Act	Begin consultations and drafting after Land Rights Act promulgated. Undertake further action research on issues surrounding community self-identification and delimitation of community land resources with involvement of WLRTF.	Enables demarcating and registering customary land; establishment of community land and management associations.	*

\* Activities will continue in subsequent quarters

# ANNEX 2: TENURE FACILITY METHODOLOGY FOR COMMUNITY SELF-IDENTIFICATION

## 2.1 GUIDELINES FOR COMMUNITY PROFILE

### 2.1.1 PARAMETERS/METHODOLOGY

- Data can be gathered/collected from sources outside and within the community
- Outside sources: public and private institutions; national and Int'l NGOs; review of work done by others and etc.
- Inside sources: local leaders; prominent community dwellers; CBOs, etc.
- Data can be gathered through the following means: key informant interviews; focus group discussions; town/palava hall meetings; etc.
- All data gathered should be shared and discussed with community before submitted

### 2.1.2 CATEGORIES OF INFORMATION

- Name of the community
- Location of the community: administrative and geographic
- Number of villages; towns; clan; etc.
- Population
- No. of homes
- Sources of livelihood
- Neighboring communities: (village; town; clan; chiefdom, district; county)
- Languages/dialect
- Activities that bring the community people together (developmental; fiesta; bereavement, etc.)
- Explanation about community (when, who, how was it establish, etc.)
- List of other existing infrastructures and physical features/facilities (schools; health; religious; traditional; road network; guest houses; meeting hall/town hall; etc.)
- Access to communication: radio stations; internet; cell phone (how many and which is more frequently used, name, are they functional; etc.)
- Local governance structure? (Political)
- Local/traditional land governance structure: (who gives out land for homes, farms, etc.) if there's any?
- Listing of influential leaders and prominent individuals in the community.
- Existing maps
- Community cultural systems/practices
- Existing concessions operating in community.
- Existing claims to land (deeded; Tribal Certificates; etc.) if available: number. and owners of claims)
- Existing and eminent internal and external land disputes/conflicts. If any how are they being handle?
- What are the resources in the community, if available?
- If there is an existing Community Forest Management Committee and Community Forest Management Board and other resource management bodies (time of establishment; activities; leadership; figures of authorities)

- Name of other communities that are jointly sharing benefits with the community under the CFMC or other resource management bodies
- Local development associations based in the community or elsewhere.

## **2.2 COMMUNITY SELF-IDENTIFICATION TABLE**

Comments	Guide/Criteria	Activities	Means of Verification
<p>Note: Communities going through the process themselves and outside facilitators should inform authorities about requirements that are not available when reporting on community profile of a community. E.g. maps</p>	<p><b>1. Community Profile</b> <b>Purpose:</b> The purpose of this criteria is to gather information about the community in line with proposed 'community profile guidelines' developed by the Liberia Land Authority. This criterion also hopes to create cohesion within the community as members agree upon key features of their identity. The development of the community profile is an ongoing process</p>	<p>1.1 Source and document baseline social, economic, physical information about the project community, including information on land and natural resources issues prior to and after entering the community. 1.2 Conduct key informant interviews with key community members 1.3 Conduct community participation and consultation meetings in a way that it reasonably maximizes the participation of the community 1.4 Organize general community meeting with members of the project community during which each unit (chiefdom, clan, town or village) is required to send a number of representatives to discuss findings of participatory and consultative meeting</p>	<p><b>Report of community profile</b> (social and economic baseline information) which includes: pop density, local governance structure, land governance and management structure, livelihood, accessibility, community size (i.e. population, number of towns and villages, and land area) language, map, neighboring communities, concession (mining, agriculture, logging, etc.), status of land claims (including private, customary, government, and public land claims), conflicts and disputes, etc. <b>Evidence of Meeting</b> including: agenda, attendance list, minutes which include and location, time, topic, issues discussed, suggestions, comments, things agreed upon/action points, and pictures; <b>Letters of introduction</b> from the community to relevant government authority (e.g. Liberia Land Authority, Ministry of Internal Affairs etc.) use of video, recorder</p>
<p>If communities are going through the process themselves, they should do an official letter to their local authorities: county, and the LLA</p>	<p><b>2. Community Awareness</b> <b>Purpose:</b> The purpose of criteria is to notify key stakeholders and raise their awareness of the community self-identification process and its purpose within the framework for legal recognition of community land rights</p> <p>Note that community entry will only be done by outside facilitators, but communities who are doing the process themselves must notify county authorities and the LLA</p>	<p>2.1 Community entry: Formally notify county, district and clan authorities about community self-identification, including the purpose, target community, general schedule, and roles of LLA, CSO facilitator, community leaders and community members. 2.2 Organize and conduct public information activities providing adequate and appropriate information to the community about the project. 2.3 Organize general meetings with members of the project community, during which each unit and sub-groups (chiefdom, clan, town or village, hunters, minority ethnic group) is required to send a number of representatives. Women leaders and youth leaders must be represented. Kuu leaders, land lords traditional leaders/zoes, sub-groupings (hunters group, minority groups, etc.) and elders should be represented where possible GUIDANCE: Meeting should include information about the following: the Land Rights Policy, the proposed Land Rights</p>	<p><b>Letters of introduction</b> from the community to relevant government authority (e.g. Liberia Land Authority, Ministry of Internal Affairs etc.) <b>Evidence of Meeting</b> including: agenda, attendance list, minutes which include: location, time, topic, issues discussed, suggestions, comments, things agreed upon/action points, and pictures <b>Awareness materials: CDs of Jingles:</b> Messages produced in English and vernacular of community and aired on community and Monrovia-based radio stations <b>Flyers and Posters:</b> simple and clear messages produced, pretested and distributed in targeted communities <b>Announcement logs:</b> date, time, newspaper, radio station</p>

		<p>Act (LRA), the proposed LRA procedures for securing legal recognition of community land, the community self-identification process: including purpose, activities, implementation schedule, and duration, the roles and responsibilities of community members and leaders, the election or selection of the members of an interim coordinating committee: including animators that will help to continuously mobilize the members and leaders of the community to support the community self-identification process and to attend all meetings related to the community self-identification process and an agreement on the schedule of the next activity: date, venue and time</p> <p>2.4 Nominate and elect/select members of the Interim Coordinating Committee</p>	<p><b>List of Interim Coordinating Committee Members</b> including animators</p>
<p>An agreement format to be developed for activity 3.3 to be used by all communities</p> <p><b>Note:</b> Membership Land area Need some kind of inclusion of relation b/w community and land in the profiling</p> <p>Communities who do not agreed to be a part of a whole (CSI) let it be noted. PMU – communities need to know the advantages and disadvantages in doing self-identification at a smaller and larger levels</p>	<p><b>3. Determine level of community self-identification</b> The purpose of this criterion is to allow community units (town, village, section etc.) to declare their affinity to one another and provide supporting information of said affinity</p>	<p>3.1 Conduct community participation and consultation meetings to determine the level of community identification in a way that it reasonably maximizes the participation of the community. <b>GUIDANCE:</b> Participatory consultative meetings should include information on the community self-identification process and its place within the framework for legal recognition of community land rights. Participatory consultative meetings should include information about the implications of identifying at different levels Separate consultations with sub-groups including women, youth and elders are highly recommended in line with the draft Land Rights Act</p> <p>3.2 Hold general meeting in the project community where smaller units are adequately represented to:</p> <ul style="list-style-type: none"> <li>• Discuss findings from participatory consultative meetings,</li> <li>• Confirm the relationship between different community units as it relates to the land (this can be done through a visioning process, sketch mapping or other methodology)</li> <li>• Reach a consensus about the level at which the community would like to self-identify</li> </ul> <p>3.3 develop and validate agreement/ signed consensus demonstrating affinity to the community as it relates to self-identification for the purpose of legal recognition of community land rights</p>	<p><b>Evidence of Meeting</b> including: agenda, attendance list, minutes which include and location, time, topic, issues discussed, suggestions, comments, things agreed upon/action points, and pictures</p> <p><b>Documented agreement about the level of community self-identification</b> (e.g. Informed Consent Form, Community Declaration to self-identify as a whole, Internal MOUs, Letter of Application of Expression of Interest in identifying as whole <b>Letter of response and report</b> on visit made to community</p>

		<p>3.4 Submit a letter of Application of Expression of Interest in identifying as whole to LLA</p> <p>3.5 Conduct verification visit in a specific period of time (maximum 30 days)</p>	
	<p><b>4. Identification of Community Land Area</b></p>	<p>4.1 Conduct community participation and consultation meetings to identify community land area in a way that it reasonably maximizes the participation of the community  <b>GUIDANCE:</b> Participatory consultative meetings should include information on the community self-identification process and its place within the framework for legal recognition of community land rights.</p> <p>4.2 Preparation of sketch map indicating all features</p> <p>4.3 Identifies claims within community by community in collaboration with facilitating agency (TCs, deeds, etc.)</p> <p>4.4 Hold general meeting in the project community where smaller units are adequately represented to discuss findings from the participatory consultative meetings (This can be done through narrative description)  <b>GUIDANCE:</b> Hold a participatory consultative meeting that should include all stakeholders in the community. Discuss and validate sketched map</p>	<p><b>Evidence of Meeting</b> including: agenda, attendance list, minutes which include and location, time, topic, issues discussed, suggestions, comments, things agreed upon/action points, and pictures  <b>Documented list of land claims</b>  <b>Sketched map</b> (preliminary map) <b>indicating all features</b> of the community</p>
	<p><b>5. Declaration of identity as land-owning community</b>  The purpose of this criterion is to bring the community self-identification process to a close.</p>	<p>5.1 Preparation of declaration of community self-identification  Guidance: Hold general participatory meeting in the project community where smaller units are adequately represented to discuss and validate CSI resolution</p> <p>5.2 Signing of CSI declaration</p> <p>5.3 Community communicates the result of the CSI process to appropriate authorities (e.g. county authority, local LLA office)</p>	<p><b>Evidence of Meeting</b> including: agenda, attendance list, minutes which include and location, time, topic, issues discussed, suggestions, comments, things agreed upon/action points, and pictures  <b>Copy of final resolution</b>  <b>Signed Copy</b> of the final copy of declaration  <b>Communication/letter</b> indicating the completion of all activities of CSI process</p>
	<p><b>6. Review and verification of community self-identification process</b>  <b>Purpose:</b> To verify that the community has carried out all of the community self-identification activities as required by the guide.</p>	<p>6.1 Review and verification of Community Self-Identification process by LLA  Guidance: the LLA will verify all of the activities under CSI process carried out by the communities or an outside facilitator. LLA will use verification/monitoring tools to carry out verification in communities.</p> <p>6.2 LLA acknowledges results and certifies community as self-identified community (maximum 90 days)</p>	<p><b>Report on verification</b>  <b>Letter of acknowledgement and certificate</b> of community self-identification issue by the LLA to communities</p>

# ANNEX 3: SUCCESS STORIES



## Local Journalists Share Best Practices on and Experiences with Reporting on the Liberia Land Sector

### Experience Sharing Session



Photo: Ammar R. Tucker

Dr. Marquardt and Mr. BURPHY of LGSA sit with local journalists from four counties discussing their reportage of the land sector

“In a short space of time since we starting running ‘Our Land Business’ on the radio every Thursday, the show which is live and has a phone in segment is growing wide with a big audience as people in Cape Mount are very interested in land matters.” – Jenneh Kemokai; Radio Cape Mount

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**Telling Our Story**  
U.S. Agency for International Development  
Washington, DC 20523-1000  
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The United States Agency for International Development (USAID) funded Liberian Land Governance Support Activity (LGSA) is a five-year project that focuses on improving Liberian land rights institutions while bolstering access to land for all Liberians. LGSA hosted an all-day training session in Monrovia for journalists from Montserrado, Bomi, Grand Cape Mount, and Gbarpolu counties who had previously met in Monrovia for a Liberia Land Authority/UNMIL awareness campaign on the Land Authority and the pending Land Rights Bill.

The local journalists, who had participated in an earlier Interim Land Task Force/LGSA media training program, were asked to share experiences on their coverage of the Liberian land sector. The workshop was moderated by LGSA Communications and Outreach Specialist, Richlue O. BURPHY who thanked the press for their immense work in reporting on the events and happenings in the land sector.

In his opening remark, LGSA Chief of Party, Dr. Mark Marquardt, emphasized the importance of holding meetings through which journalists can get together and share experiences and learn from one another. “We are relying heavily on the media to provide the public with clear information on what’s happening and going on and provide information to people as the land reform processes move forward,” relayed Dr. Marquardt.

In sharing his experience, Henry Gboluma, Program Director of Kpo Radio in Gbarpolu, as he recounted some of the infamous land disputes in Gbarpolu County, mentioned that “[LGSA’s] training inspired me to do more work on the land sector, and I was able to follow the geographic disputes that affected the voter registration exercise in the Jungle James Mining Camp in Gbarpolu. Because of the quality of my report, it was published on the Local Voices Liberia website.”

Also serving as Program Director but for Radio Cape Mount in Senje, Grand Cape Mount county, Jenneh Kemokai, after participating in a LGSA-supported media training in Tubmanburg, she introduced a one-hour weekly radio program dubbed ‘Our Land Business,’ that is currently running on the radio.

During the discussions, participants reached the conclusion, among others, that journalistic collaborations and coming together enable them to reach a wider and more diverse audience while making a stronger impact. Participants also saw the need for stronger networking among journalists for continued experience sharing, which will be part of LGSA’s continued and future activity programming.



## LGSA and Stakeholders Consult on the Land Rights Bill

### Small Group of Chiefs Discussing Land Rights



Photo: Richard O. BURPHY/USAID/LGSA

After being introduced to provisions in the draft land law, chiefs met in small groups to discuss and come up with recommendations to the lawmakers

“You were all involved in the entire process at several different levels. Therefore, you should all see this reform process as a success story for you. Thank you for your support.” – Dr. Brandy

For more information contact:  
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The newly established Liberia Land Authority (LLA), through the support of the United States Agency for International Development (USAID) funded Land Governance Support Activity (LGSA) held a series of consultative meetings with traditional leaders, civil society organizations and professional bodies to discuss the proposed Land Rights Law currently before the Legislature.

In outlining the objectives of the consultations, Chairman of the LLA, Dr. Cecil T. O. Brandy, laid out for stakeholders the outstanding obstacles challenging the passage of the Land Rights Bill. Particularly contentious were the 1) 99-year grace period before the transfer of customary land and 2) maximum amount of 150 acres of land that can be owned in a customary area.

“We want to discuss these issues with you and know your mind and recommendations so that we can forward them to the legislature,” he added. Facilitating the discussions were human rights lawyer, Cllr Tiawan Gongloe; Commissioner Designate, Atty. J. Adams Manobah; and Dr. Brandy.

The meeting in Gbarnga brought together paramount chiefs and other traditional leaders from all 15 counties of Liberia. Bong County Superintendent, Hon. Selina Mappy, expressed how grateful she was that her county was selected to host such a historic meeting while recognizing the long distances traveled by many participants.

Dr. Brandy further welcomed the stakeholders to what he termed a new institutional framework; moving from the Land Commission to the Interim Land Task Force and now the Land Authority.

At another meeting in Monrovia, consisting of representatives from legal and professional bodies, on January 31, 2017, the President of the Liberia National Bar Association (LNBA), Cllr. G. Moses Paegar, raised concerns over future reviews of existing concession agreements, future new concessions, and the role of communities in the negotiation processes.

Another issue that came to light during these consultations was in reference to tribal certificates that are not yet deeded and are to be issued by chiefs and elders, many of whom do not know what an acre is or how to measure land in order to accurately allocate it.

In troubleshooting this issue, stakeholders called on the government to ensure that all tribal certificates are deeded to avoid future conflicts. Land Authority representatives were highly receptive to this and other feedback, which demonstrates the merit of having such consultations.



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