



COVER PHOTO: CONFIRMATORY SURVEY ACTIVITIES IN LOWER TENGIA CLAN, FOYA DISTRICT, LOFA COUNTY, DELIBERATELY INCLUSIVE OF WOMEN'S PARTICIPATION.

USAID LIBERIA LAND MANAGEMENT ACTIVITY

QUARTERLY PROGRESS REPORT

JANUARY I - MARCH 31, 2024

TASK ORDER NO.: 72066921F00005
STARR II IDIQ NO.: 7200AA18D00022

Period of Performance: July 19, 2021 to July 18, 2025

Date submitted to USAID: April 30, 2024
Date reviewed by USAID: May 10, 2024
Date resubmitted to USAID: May 21, 2024
Date approved by USAID: May 21, 2024

April 2024

This document was produced for review by the United States Agency for International Development (USAID). It was prepared by ECODIT for the USAID Liberia Land Management Activity (Task Order Number: 72066921F00005), under the Strengthening Tenure and Resource Rights II (STARR II) IDIQ (IDIQ Contract Number: 7200AA18D00022). The contents of the document are the sole responsibility of ECODIT.

TABLE OF CONTENTS

- LIST OF TABLES..... ii**
- LIST OF FIGURES ii**
- ACRONYMS..... iii**
- I. INTRODUCTION I**
 - 1.1 Project Overview I
 - 1.2 Summary of Achievements..... 2
- 2. ACTIVITIES, ACHIEVEMENTS, AND PROGRESS 3**
 - 2.1 Objective 1: Communities Obtain Deeds to their Communal Land 3
 - 2.2 Objective 2: Communities Plan and Manage Communal Land for Productive Use and Sustainable Natural Resource Management..... 7
 - 2.3 Objective 3: Women, Youth, and Other Marginalized Groups Participate in and Benefit from Communal Land Management. 8
 - 2.4 Objective 4: Communities Utilize Alternative Dispute Resolution to Resolve Disputes and Grievances..... 9
- 3. COORDINATION ACTIVITIES 10**
- 4. GRANTS AND SUBCONTRACTS MANAGEMENT 12**
 - 4.1 Overview 12
 - 4.2 Subcontracts 12
- 5. MONITORING AND EVALUATION..... 12**
 - 5.1 Summary of Activities..... 12
 - 5.2 Progress on Activity Objectives and Performance Indicators 13
 - 5.3 Performance Indicators* 16
- 6. KEY ACTIVITIES FOR NEXT QUARTER..... 19**
- 7. CHALLENGES AND LESSONS LEARNED 19**
- 8. MANAGEMENT AND ADMINISTRATION 20**
 - 8.1 Appendix 1: LMA Community CLRF Tracker 22
 - 8.2 Appendix 2: Quality Assurance and Surveillance Plan Tracking* 24

LIST OF TABLES

Table 1. Total Completed Steps of CLRF Process over Quarter.....	3
Table 2. LMA Coordination Activities over the Quarter	11
Table 3. LMA FY2024 Q2 Progress Towards Performance Indicators	16
Table 4. LMA Staffing Plan	20
Table 5. Financial Snapshot (Project to end of Q2 FY2024).....	21

LIST OF FIGURES

Figure 1. The Six Steps of the CLRF Process in Liberia	2
Figure 2. Chairwoman of Zolowo Negotiating with the People of Woizu to Accept a Proposed Boundary.....	5
Figure 3. LLA Land Surveyor with Community Members Verifying Boundary Points in Wonegizi	5
Figure 4. Front and Back of Fessibu’s Official Customary Land Deed, Signed by the LLA.....	6
Figure 5. GEP Professor Instructs Trainees During Practical Exercise/Field Work.....	7
Figure 6. Signing of the MOU by Community Members in LOFA.....	9
Figure 7. Sylakore Clan Chief Alleged a Selega Community Member had set Sylakore’s Farmland on Fire. An Example of a Potential Dispute that can Arise.....	10

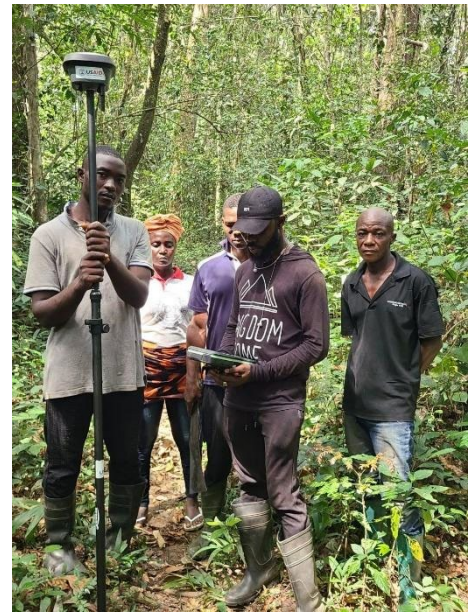
ACRONYMS

ADR	Alternative Dispute Resolution
AMEU	African Methodist Episcopal University
AQL	Acceptable Quality Level
AWP	Annual Work Plan
BH	Boundary Harmonization
C-TIP	Counter Trafficking in Persons
CBO	Community Based Organization
CDCS	Country Development Cooperation Strategy
CLDMC	Community Land Development and Management Committee
CLIMT	Customary Land Intervention and Monitoring Tool
CLRF	Community Land Rights Formalization
COP	Chief of Party
COR	Contracting Officer's Representative
CSI	Community Self-Identification
CSO	Civil Society Organization
CSWG	Civil Society Working Group
DCOP	Deputy Chief of Party
DELTA	Data, Evaluation, Learning, and Technical Assistance
DIS	Development Information System
DRG	Democracy, Rights, and Governance
EG	Economic Growth
FY	Fiscal Year
GAI	Green Advocates International
GEP	Geomatics Education Program
GESI	Gender Equity and Social Inclusion
GIS	Geographic Information System
GOL	Government of Liberia
GPS	Global Positioning System
GUC	Grants under Contract
ICC	Interim Coordinating Committee
IDQA	Internal Data Quality Assessment
I-LAMP	Inclusive Land Administration and Management Project
ILRG	Integrated Land and Resource Governance Activity
IP	Implementing Partner
IR	Intermediate Result
JBC	Joint Boundary Clearing
LIDS	Liberian Initiative for Developmental Services
LGSA	Land Governance Support Activity
LLA	Liberia Land Authority
LMA	Land Management Activity
LOP	Life of Project
LOWON	Lofa Women Network
LRA	Land Rights Act

LTCCs	Land Tenure County Coordinators
LUP	Land Use Plan
MAP	Multi-Actor Platform on Land Governance and Responsible Agricultural Investment
M&E	Monitoring and Evaluation
MEL	Monitoring, Evaluation, and Learning
MOJ	Ministry of Justice
MOU	Memorandum of Understanding
PSE	Private Sector Engagement
PWD	Persons with Disabilities
QASP	Quality Assurance and Surveillance Plan
RRF	Rights and Rice Foundation
RRP	Review, Reflection, and Planning
SBCC	Social and Behavior Change Communications
SGBV	Sexual Gender-Based Violence
SDI	Sustainable Development Institute
SHAPE	Sustainable Health, Agriculture, Protection and Economic Empowerment
SMEs	Small and Medium Enterprises
SOP	Standard Operating Procedure
SOW	Scope of Work
STARR II	Strengthening Tenure and Resource Rights II IDIQ
TDS	Talking Drum Studio
UNDP	United Nations Development Program
USAID	United States Agency for International Development
USG	United States Government
VUD	Volunteers United for Development
WLRTF	Women's Land Rights Task Force

I. INTRODUCTION

During the second quarter (Q2) of the third year (Year 3) of the project, the Liberia Land Management Activity (LMA) continued implementing the approved Year 3 Annual Work Plan (AWP), centering its efforts on moving communities through the community land rights formalization (CLRF) process to obtain the Project's first deed for one of its communities. Administratively, the team also concentrated on completing an ongoing contract modification and budget realignment launched in Year 2 and re-submitted in Q1 of Year 3. The LMA hired and onboarded its four new field-based Land Tenure County Coordinators (LTCC) to provide day-to-day technical leadership and mentoring to the Project's grantee community-based organizations (CBOs), while overseeing CLRF implementation in the field. Other priorities included developing scopes of work (SOWs) for implementing partners (IPs) and grantees to better align with the Project's new approach of centering implementation in the field through the grantees, with the LTCCs' support. The Project also continued to collaborate closely and strengthen relationships with the Liberian Land Authority (LLA) to ensure more efficient and streamlined implementation of activities at the field level.



Bluyema Zone II Confirmatory Survey

I.1 PROJECT OVERVIEW

The purpose of LMA is to facilitate effective and inclusive management of communal land through land tenure processes. Its aim is to support Liberian communities in obtaining deeds to their customary land in accordance with the 2018 Land Rights Act (LRA) and to support the improved use of customary land for sustainable, equitable economic benefit.

Issues of land ownership are central to two Development Objectives of USAID/Liberia's 2019–2024 Country Development Cooperation Strategy (CDCS), which LMA objectives and results will support: (1) market driven, inclusive economic growth supporting increased job creation; and (2) effective and inclusive governance catalyzed through reform and greater accountability. The LRA presents a natural opportunity to advance these objectives, especially as the Act demonstrates a commitment to invest authority in local communities to govern the use of their own land through Community Land Development and Management Committees (CLDMCs). By focusing on CLDMC development, USAID will be investing in the Liberian government's vision of local governance while giving communities tools to serve their own interests. LMA presents an opportunity to build on past USAID investments to assist Liberian communities to achieve effective and inclusive governance of their land and resources, with a focus on the following four objectives:

1. Communities obtain deeds to their communal land;
2. Communities plan and manage communal land for productive use;
3. Women, youth, and other marginalized groups participate in and benefit from communal land management; and
4. Communities utilize Alternative Dispute Resolution (ADR) to resolve land disputes and grievances.

The LRA outlines a six-step process for formalizing community land rights (Figure 1), resulting in a deed being issued to the communities, who have gained a better understanding of their land rights, how they are shared among all community members, and who in the community works to effectively and equitably govern and manage their land. The LRA also includes provisions for establishing CLDMCs, inclusive governance bodies charged with making communal land decisions and developing sustainable Land Use Plans (LUPs).

Figure 1. The Six Steps of the CLRF Process in Liberia



The CLRF process is lengthy and complex, and few communities can navigate it alone. With the support of international donors, Liberian civil society organizations (CSOs) have worked to help communities through the process and meet requirements associated with each step to ultimately secure land deeds.

1.2 SUMMARY OF ACHIEVEMENTS

- **Achieving Customary Land Deed:** The quest of Fessibu residents for a customary land deed came to fruition on March 22, 2024, securing their ownership of exactly 14,838.9 acres of customary land. Obtaining this deed represents a milestone for the many families that tilled and farmed on this land for more than four centuries. LMA is planning a formal deed handover ceremony for early Q3.
- **Advanced communities towards deeding:** Through the implementation of the CLRF process, 10 communities advanced at least one step this quarter and moved closer to receiving their customary land deeds. One community obtained a deed, as highlighted above. Three communities completed their community self-identification (CSI) step, three completed boundary harmonization (BH), and three completed their confirmatory surveys.
- **Community outreach/engagement:** LMA conducted 95 activities in its communities in Q2, reaching a total of 1,884 community members (1,320 males, 563 females).
- **Revenue generated to support CLDMC operations:** Lower Tengia's CLDMC allocated land for rice production and generated revenue from selling the harvested rice on the market. These funds help to cover the operational costs of the CLDMC so it can function sustainability without the need for external financial support.
- **Successfully completed LMA's first round of grants:** Four community-based organizations (CBOs) in Lofa, Bong, and Nimba Counties completed implementation of their first grants under LMA (see [Section 4](#) for details). The CBOs' work on these grants offers communities significant support as they navigate the CLRF process.
- **Drafted ADR policy:** LMA completed draft revisions of the LLA's Land ADR Policy and related regulations for the LLA to use in handling land disputes (see [Task 4.1](#) for details).
- **Welcomed new LTCCs:** As part of its adapted implementation approach, LMA hired four county-based staff members who will provide day-to-day technical leadership and mentoring to the Project's local grantee organizations, while overseeing strategy implementation at the field level.

2. ACTIVITIES, ACHIEVEMENTS, AND PROGRESS

2.1 OBJECTIVE I: COMMUNITIES OBTAIN DEEDS TO THEIR COMMUNAL LAND



Bluyema Zone II Team completing their Confirmatory Survey

The primary objective of LMA is to help communities advance through the CLRF process and secure deeds for their customary land. In Q1, LMA works in 53 communities across Bong, Lofa, and Nimba Counties. In Q2, the Project continued to enhance community awareness of the 2018 LRA, emphasizing women’s land rights and the CLRF process. In addition, the Project continued working with its communities currently at the boundary harmonization step to resolve longstanding disputes and sign Memoranda of Understanding (MOUs) for negotiated or harmonized boundaries and to take them through their confirmatory survey. Three communities advanced through the confirmatory survey process with LMA support, together with the LLA surveying team, and are now awaiting the finalization of the survey report, the final survey map, and the issuance of their customary land deed. [Task 1.1](#) below details the progress of LMA’s communities in the CLRF process.

LMA continues its activities in communities by raising awareness about land rights and the CLRF process. To do this, LMA uses a range of media to disseminate key messages and facilitates community discussions, targeting local governmental authorities, traditional leaders, CLDMC members, elders, landlords, and other influential figures in their communities, and adjacent project communities, including women, youth, and other marginalized groups. Discussions during these meetings aim to generate public support, build buy-in, and set expectations in LMA’s communities where the CLRF process is ongoing. During this quarter, the project conducted 27 awareness-raising activities in 14 communities, reaching a total of 401 community members (280 males, 121 females).

Community Advancement in the CLRF Process

During this quarter, LMA completed a total of 10 steps of the CLRF process across multiple communities (Table I).

Table I. Total Completed Steps of CLRF Process over Quarter

CLRF STEP	TOTAL	LOCATION
(1) Community Self-Identification	3	Lofa County: Yeala, Dazebah, Selega
(4) Boundary Harmonization	3	Lofa County: Hassala, Tahamba, Wulukoha
(5) Confirmatory Surveys	3	Lofa County: Lower Tengia, Bluyema Zone II, and Wonegizi
(6) Deed probation and registration	1	Lofa County: Fessibu
TOTAL STEPS COMPLETED	10	

Step 1. Community Self-Identification (CSI)

In Q2, LMA successfully completed the CSI process in three communities in Lofa County (Yeala, Dazebah, and Selega). In Q3, LMA will focus on completing the CSI step in its eight remaining communities, five in Lofa (Saygbama, Womama, Sylakore, Wangolodu, and Barkedu) and three in Bong (Central Zota, Gwilapolu, and Kpaquallie).

Step 2. Establishing Governance Structures and By-laws

LMA continued to support ten communities in Nimba County – Siaplay 1 & 2, Bayleglay, Zayglay, Zuo Luapa, Miaplay Yeezlay & Miaplay Bonnah, Gbor Gampa and Gbor Wehplay, Gbor Payee, Gblah – to formalize by-laws and prepare for CLDMC elections. The Project’s senior technical team worked closely with the LMA to review the template for by-laws and community compliance to the required information. LMA also ensured that by-laws contained clearly defined mechanisms for dispute resolution and private sector engagement.

Step 3. Land Identification and Participatory Mapping

During the quarter, LMA continued to work on and finalize the land identification and participatory mapping in three communities in Bong County that began in Q1 (Menquelleh, Kpatawee, and Kporyorquelleh). However, there remain major disagreements on boundaries, particularly around a shared waterfall, which LMA will try to resolve in Q3 through a combined high-level, participatory, consultative ADR process with all three communities. In addition, LMA continued to work on finalizing a combined land identification, participatory mapping and boundary harmonization exercise in four communities in Nimba County (Zolowee, Gbassa, Zortapa, and Gbosua-Gbeleyee Blein). While it is expected to finalize boundary harmonization in all four communities in Q3, several boundary disputes remain that require specific interventions with neighboring communities to resolve.

Step 4. Boundary Harmonization

LMA successfully completed boundary harmonization in an additional three communities in Lofa County (Hassala, Tahamba, and Wulukoha). Working closely with the LLA, LMA will complete confirmatory surveys for all three in early Q3. In addition, LMA plans to complete boundary harmonization in three communities in Bong County (Menquelleh, Kpatawee, and Kporyorquelleh), as well as three in Lofa County (Lower Waum, Wanwoma, and Upper Tengia).

Figure 2. Chairwoman of Zolowo Negotiating with the People of Woizu to Accept a Proposed Boundary



Step 5. Confirmatory Survey

In collaboration with the LLA, LMA facilitated confirmatory surveys in three communities in Lofa County (Bluyema Zone II, Wonegizi, and Lower Tengja). LMA initiates the confirmatory survey planning process with the LLA, reviewing the completed steps up to that point and all available documentation, focusing on signed boundary MOUs (Figure 3). LMA plans to complete up to 12 confirmatory surveys in Q3, based on the expected completion of boundary harmonization in the communities mentioned above.

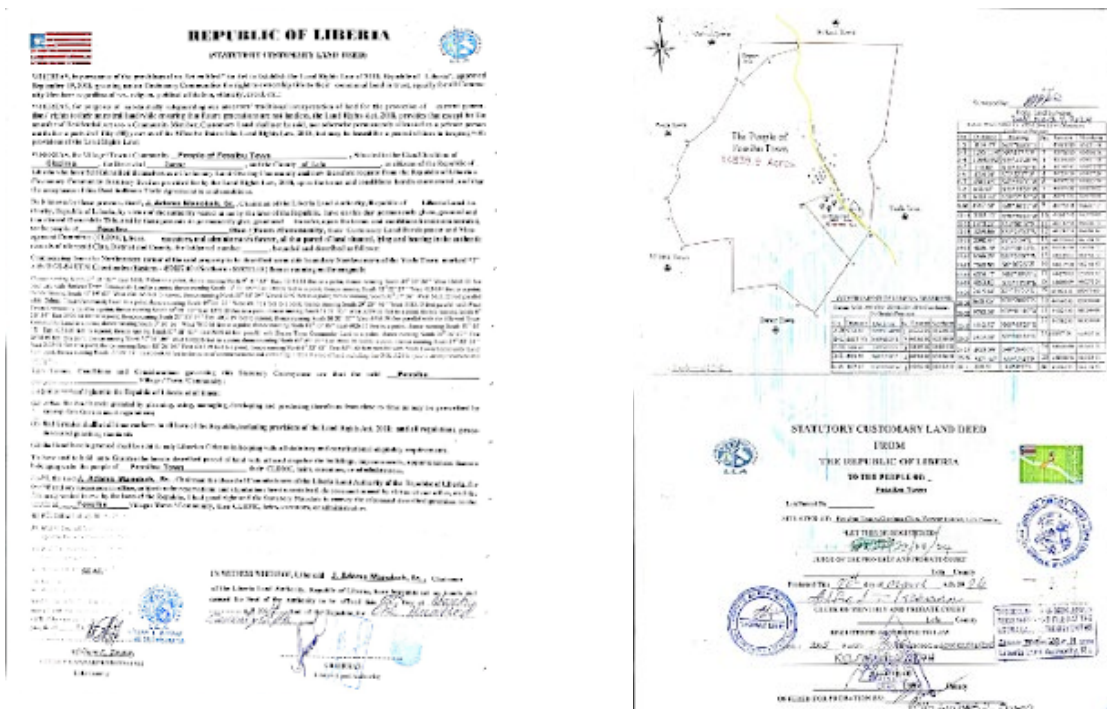
Figure 3. LLA Land Surveyor with Community Members Verifying Boundary Points in Wonegizi



Step 6. Deed Probation and Registration

On March 22, 2024, LLA issued the first deed to an LMA-supported community. After years of support from USAID, Fessibu in Lofa County received its customary land deed (Figure 4). This milestone marks a huge achievement for Fessibu, having initiated its confirmatory survey in December 2022, leaving only one disputed boundary point lingering which took the following year and a half to resolve. Now that Fessibu has its official deed, its CLDMC can turn its attention to developing new economic opportunities for its citizens.

Figure 4. Front and Back of Fessibu’s Official Customary Land Deed, Signed by the LLA



Community Registration and Tracking on the CLIMT Platform

LMA continues to update the status of its communities on the Customary Land Intervention and Monitoring Tool (CLIMT) Platform. The team is working with the LLA to ensure all 53 communities are registered on the platform.

TASK 1.2: SUPPORT EFFORTS TO ADVANCE REGULATORY AND INSTITUTIONAL REFORMS THAT ACCELERATE AND EXPAND CLRF

LMA plans to conduct several activities in Q3 designed to help accelerate the implementation of CLRF in the country. This includes organizing meetings between the LLA and the Multi-Actor Platform (MAP) and the Civil Society Working Group (CSWG) to lead discussions on pressing CLRF issues as well as the issue of Tribal Certificates (TCs). These discussions will feed into recommendations for a process to identify and vet tribal certificates and other land claims, if necessary. In addition, the LMA will provide support to the LLA to finalize regulations for tribal certificates under the 2018 LRA, including the review of draft regulations by the CSWG and feedback provided.

TASK 1.3: BUILD THE CAPACITY OF THE LLA, CIVIL SOCIETY, AND THE PRIVATE SECTOR TO SUPPORT COMMUNITIES TO SECURE LAND RIGHTS

Through its ongoing collaboration with African Methodist Episcopal University’s (AMEU) Center for Professional Development, LMA continued to support and monitor the four-month geomatic educational program (GEP) provided to 20 LLA pre-qualified land surveyors from all 15 county land administration offices across the country, including its central office in Monrovia. The training program features a condensed curriculum tailored to address fundamental issues in land surveying, digital cartography, GIS and remote sensing, professional ethics, and legal matters, and to strengthen technical report writing

(Figure 6). Increasing the skills of county-level LLA surveyors will facilitate and expedite the process for communities to secure their deeds. Following their completion of the GEP, LLA surveyors will return to their county offices better equipped to lead confirmatory survey activities in communities, reducing the reliance on surveyors from Monrovia, and localizing the expertise within the counties.

Figure 5. GEP Professor Instructs Trainees During Practical Exercise/Field Work



The program is set to complete in April 2024, and there are currently 19 of the original 20 surveyors making great progress through the program. One surveyor was unable to complete the program for personal reasons and dropped out.

2.2 OBJECTIVE 2: COMMUNITIES PLAN AND MANAGE COMMUNAL LAND FOR PRODUCTIVE USE AND SUSTAINABLE NATURAL RESOURCE MANAGEMENT

TASK 2.1: PROVIDE COMMUNITIES WITH LAND MANAGEMENT PLANNING RESOURCES AND GUIDANCE

During this quarter, nine CLDMCs in Lofa continued to hold self-initiated meetings in their communities to discuss and update land use plans (LUPs) using LMA-provided templates and guidance.

In Q3, LMA will raise CLDMC awareness on LMA-developed tools and guidelines for private sector engagement and negotiations and land use planning in 26 communities across all three project counties.

TASK 2.2: COLLABORATE WITH THE LLA AND CLDMCS TO ESTABLISH, IMPLEMENT, AND UPDATE LAND USE PLANS

In Q1, LMA supported nine communities in Lofa (Upper, Central and Lower Guma, Upper Waum, Lower Rankollie and Lower Tengia, Tahamba, Hassala, and Wanwoma) to revise and update their LUPs. These nine communities were expected to complete their LUPs in Q2, but funding constraints prevented follow-up with these communities and only three communities submitted completed LUPs (Upper Waum, Lower Rankollie, and Lower Tengia). LMA will continue to work with the remaining six communities in Q3 to complete their LUPs.

TASK 2.3: ASSIST CLDMCS TO ESTABLISH FAIR PARTNERSHIPS WITH THE PRIVATE SECTOR THAT GENERATE REVENUE

While LMA has proposed removing most obligations under this objective through its contract modification, the Project continued to provide support and encouragement to its CLDMCs to identify and pursue revenue-generating opportunities.

Lower Tengia's CLDMC allocated land for rice production, then harvested and sold the rice on the market to generate revenues to be used to cover operational costs for CLDMC meetings (see [Appendix 3](#) for more details).

2.3 OBJECTIVE 3: WOMEN, YOUTH, AND OTHER MARGINALIZED GROUPS PARTICIPATE IN AND BENEFIT FROM COMMUNAL LAND MANAGEMENT.

TASK 3.1: ENGAGE TRADITIONAL LEADERS AND MEN FOR IMPROVED AND PEACEFUL POWER-SHARING

Conduct Awareness Raising and Sensitization on the Consequences of Sexual and Gender-Based Violence (SGBV) on a Community's Development.

Since Year 2, LMA has consistently employed a purposeful and integrated approach in all its activities to cover sensitive topics related to SGBV and countering trafficking in persons (C-TIP), utilizing USAID-approved messages to create greater awareness of these social issues and ways to address or mitigate associated risks. The project continues to integrate these concepts and messages into its women's land rights trainings, awareness-raising efforts, and other interventions implemented at the community level.

TASK 3.2 DEVELOP THE LEADERSHIP CAPACITIES OF WOMEN, YOUTH, PERSONS WITH DISABILITIES (PWDs), AND OTHER MARGINALIZED GROUPS

Activities under this task, now planned for Q3, will target women, youth and PWDs for needed leadership training and link women through an LMA established knowledge sharing platform. This will also be done in parallel with CLDMC elections planned in Q3 in over 20 communities across all three Project counties. Specifically, LMA will target women, youth and PWDs in 12 communities in Q3, six in Bong and six in Nimba, for tailored leadership trainings. These activities are designed to help ensure more inclusive participation and representation in the newly established land governance structures.

TASK 3.3 PROMOTE GENDER EQUITY AND SOCIAL INCLUSION (GESI) IN LRA IMPLEMENTATION AND COMMUNITY-PRIVATE SECTOR PARTNERSHIPS

The project conducted a wide range of CLRF awareness-raising activities (see [Task 1.1](#)) that focused on the importance of women's land rights and the participation of women in land management and land use, and the rights of other marginalized groups. These activities fostered productive discussions on women's land rights and participation. Some communities have already begun to include more women in land

administration and management because of LMA's interventions. Through a total of 27 awareness-raising events, LMA reached 401 people (280 males, 121 females).

Figure 6. Signing of the MOU by Community Members in Lofa



LMA emphasizes empowering women when supporting CLRF governance. An example of this over the quarter was during rules gathering and by-laws development activities in six communities in Nimba County, where a total of 195 people participated, including 70 women. These events encourage inclusive community involvement, ensuring that women and other marginalized groups are involved in forming CLDMCs in these communities.

2.4 OBJECTIVE 4: COMMUNITIES UTILIZE ALTERNATIVE DISPUTE RESOLUTION TO RESOLVE DISPUTES AND GRIEVANCES

TASK 4.1: IMPROVE THE AVAILABILITY AND CAPACITY OF ADR PRACTICES

Last quarter, LMA hired a senior conflict resolution consultant, Dr. [REDACTED], to work with the LLA and Liberia's Ministry of Justice (MOJ) on ADR legislation. This task required a considerable amount of effort to synthesize USAID's expectations and the Government of Liberia's (GOL) needs, to continue building a rapport with GOL representatives, and to collect relevant information to inform a set of standard operating procedures (SOPs) for the LLA to adjudicate land disputes. While the project is committed to submitting SOPs to USAID as a technical deliverable, the LLA expressed its need for regulations to enshrine its process of handling land dispute cases. Developing regulations would provide significantly more detail and guidance for how to follow procedures than SOPs so LMA concluded that its conflict resolution expert could finalize these regulations, which would include a set of SOPs.

The senior conflict resolution expert reviewed existing resources and previous drafts of regulations and conducted numerous consultations with representatives at the LLA and the MOJ, to triangulate the GOL's current practices in handling ADR cases, what existing policy gaps needed to be addressed, and how the LLA wanted these procedures codified in its regulations. As of Q2, he had completed a draft of the LLA's Land ADR Policy as well as a draft of regulations and guidelines to the Land ADR Policy. LMA is still waiting for LLA feedback.

LMA also became aware of a concurrent consultancy funded by UNDP intended to develop ADR legislation for the MOJ, overlapping significantly with LMA's consultant's scope. To work around this, LMA agreed with its consultant and the MOJ that LMA's consultant would review the UNDP-produced draft ADR legislation and contribute his technical recommendations. LMA will make efforts to align the ADR legislation to the LLA's Land Dispute Resolution Policy and Regulations, despite being developed by different funders.

TASK 4.2: INCREASE AWARENESS OF APPROPRIATE ADR CHANNELS FOR RESOLVING LAND RELATED DISPUTES

While LMA did not conduct any formal trainings on this in Q2, the team used real-life scenarios to build communities' capacities to resolve boundary disputes. As part of LMA's focus on boundary harmonization and confirmatory surveys over the quarter, the team emphasized locally-driven dispute resolution solutions, guiding and empowering communities to proactively engage their neighbors in productive conversations to resolve boundary issues using traditional methods and local authority structures. As a result of this hands-on work, LMA resolved 11 disputes, some that had lingered for 25 years or longer.

Figure 7. Sylakore Clan Chief Alleged a Selega Community Member had set Sylakore's Farmland on Fire. An Example of a Potential Dispute that can Arise.



At the end of Year 2, LMA began supporting CLDMCs to incorporate ADR mechanisms into their by-laws. For each set of by-laws that LMA supported developing over the past quarter, LMA ensured that there were mechanisms in place to guide CLDMCs in both dispute resolution and private sector negotiations.

TASK 4.3: ENHANCE CIVIL SOCIETY'S ROLE IN ADVANCING LAND ADR POLICY AND LEGISLATION

LMA continued planning CSWG and MAP meetings to review and validate the ADR regulations and SOPs (see [Task 4.1](#) for details). In Q3 and Q4, LMA plans to collect and incorporate CSO feedback and develop recommendations to enhance the regulations and SOPs.

3. COORDINATION ACTIVITIES

The LMA was actively engaged in Q2 coordinating with the LLA, USAID, and other stakeholders to ensure the smooth implementation of project activities, while striving to improve coordination, collaboration and learning among stakeholders operating in the land sector. Table 2 below does not include all meetings,

particularly with the LLA, with whom the LMA team meets and coordinates weekly, but does highlight some of the key meetings during the period.

Table 2. LMA Coordination Activities over the Quarter

ORGANIZATION(S) / PERSON(S)	DATE	PURPOSE
LLA Chairman [REDACTED]	January 2024	LMA update, confirmatory surveys and Fessibu
SDI	Jan. 11, 2024	Discuss outstanding deliverables
ADR Consultancy Kick-Off Call with LMA and Tetra Tech	Jan. 11, 2024	Introductory call for ADR consultancy support to MOJ and LLA
USAID / [REDACTED]	Jan. 16, 2024	Regular check-in with COR
USAID DRG IP Lunch Meeting	Jan. 17, 2024	Monthly coordination lunch
USAID [REDACTED]	Jan. 25, 2024	Prep review of contract modification presentation
USAID [REDACTED]	Jan. 26, 2024	Present details of contract modification to USAID
RRF	Jan. 26, 2024	Discuss new sub-contract priorities
LLA Chairman [REDACTED]	Jan. 31, 2024	Discuss ADR policy support, planned confirmatory surveys and Fessibu deed
LLA Chairman, Com. [4 NAMES REDACTED] and LMA	Feb. 2, 2024	Land Management Activity Update to LLA, setting expectations
RRF Executive director: [REDACTED] and [REDACTED]	Feb. 6, 2024	Discuss the development of FY3 RRF SOW and budget including the national land conference
USAID DELTA-organized GESI Community of Practice meeting	Feb. 6, 2024	Provide feedback on objectives, implementing Gender Equality and Women's Empowerment policy in Liberia, and associated challenges
LLA MEL Manager: [REDACTED]	Feb. 19, 2024	Introduce new MEL Specialist and Officer, discuss data for Upper, Lower and Central Guma communities, collection of data from Social Entrepreneurs for Sustainable Development (SESDEV), and the review of draft by-laws
AMEU – [3 NAMES REDACTED]	Feb. 19, 2024	Provide clarity on milestone disbursement schedule and go through the LMA invoice requirements.
Multi-Actor Partnership Platform (MAP Liberia)	Feb. 16, 2024	Validation exercise on a concept note for implementation of the MAP's Private Sector Engagement Strategy
Multi-Actor Partnership Platform (MAP Liberia)	Feb. 22, 2024	Official launch of the Multi-Actor Partnership Platform (MAP) Private Sector Engagement Strategy
USAID/DELTA	March 1, 2024	DQA Debrief at LMA's Office
USAID/DELTA/Consultants	March 5, 2024	Support USAID/Liberia and DELTA on its Political Economy Analysis (PEA) on corruption in the land sector in Liberia
SDI/[2 NAMES REDACTED]	March 12, 2024	Provide an update on LMA's activities and inform SDI of phase-out.
LLA Chairman [REDACTED]	March 12, 2024	Discuss recently completed Confirmatory Surveys in Bluyema Zone II and Wonegizi. Chairman highlighted the need for proper vetting of tribal certificates.
RRF/[2NAMES REDACTED]	March 14, 2024	Review new SOW and Budget
USAID DRG IPs Monthly Lunch Meeting/COPs	March 20, 2024	Monthly lunch coordination meeting with COPs from other USAID IPs under the DRG Office
USAID/[REDACTED]	March 21, 2024	Courtesy meeting with Erin, and update to [REDACTED] on LMA
MAP Liberia Land Platform	March 26, 2024	Roundtable on improving land data collection, management, and accessibility system in land governance and tenure security in Liberia
USAID/[REDACTED]	March 29, 2024	Introduce County Coordinators and Grantees to [REDACTED] during Quarterly Planning Workshop

4. GRANTS AND SUBCONTRACTS MANAGEMENT

4.1 OVERVIEW

During Q2, the agreements for four project grantees ended in mid-March. LMA spent significant time and effort working with its grantees during the period to develop new SOWs and budgets aligned with the project's new implementation approach presented in its Year 3 Work Plan. The new grant agreements, once approved by USAID, will provide funding to the grantees to lead the direct implementation of CLRF activities in assigned communities. Recently hired LTCCs were onboarded and placed in grantees' offices to provide field-based technical support and mentoring, ensure that approved implementation plans are properly implemented, while also leading some activities at the community level.

Advanced Surveyor Training

The advanced surveyor training program is ongoing and will conclude in April 2024 of Q3. Based on recent reports from the AMEU, 19 of the original 20 surveyors who started the program will successfully graduate.

4.2 SUBCONTRACTS

As a result of LMA's new implementation approach, Sustainable Development Institute (SDI) concluded its contribution to the Project in March 2024 after providing final outstanding deliverables and reports. The Project's new implementation approach focuses its activities at field level through its grantees, while its remaining IPs have much more discrete roles. Rights and Rice Foundation (RRF) will lead some CLRF activities in select communities but will primarily focus on convening regular meetings for MAP and the CSWG, supporting policy initiatives on ADR and tribal certificates, and leading the planning for and conducting the second National Land Rights Conference.

LMA also worked with Talking Drum Studio (TDS) to develop a new SOW for Years 3 and 4. TDS will focus on specific trainings and training of trainers (TOTs) targeting the Project's grantees, while continuing to support the project with key messaging and local media support, as well as tailored leadership training in select communities for women, youth, and people with disabilities (PWDs).

5. MONITORING AND EVALUATION

5.1 SUMMARY OF ACTIVITIES

During the quarter, the MEL team oversaw the project's MEL management, updated communities' documentation of completed CLRF steps in the project database, validated grantees' data, and helped set the course for the next quarter's activities. As one of its constant priorities, the team continued to maintain current community files and M&E data and led a quarterly review, reflection, and planning (RRP) workshop for the wider team in March 2024. The team updated data from Development Information System (DIS) to the project's Airtable for easy access and matched data sources with DIS. The MEL team also followed up with grantees for weekly and monthly reports. With the Deputy Chief of Party (DCOP), the MEL team met with the LLA M&E Director to finalize the documentation process of communities that LMA "inherited" from SESDEV. The team also began updating the AMELP with the ECODIT home office, based on proposed changes in the pending contract modification. The team revised its annual learning questions and planned the first round of data collection for early Q3, with another round towards the end of Q4.

Over the quarter, the MEL team contributed to the MEL community of practice in Liberia. LMA sent a representative to participate in a conference on Climate Change and Land Rights for Inclusive Climate

Action and Sustainable Development and contributed to the updates of their M&E tracking table. MEL staff also attended both the USAID DELTA's MEL Community of Practice meeting in February as well as the Gender Community of Practice launch, and attended a USAID-organized DIS training.

Quarterly Review, Reflection and Planning Workshop

In Q2, the MEL team facilitated a week-long quarterly RRP workshop with LMA staff and partners in Monrovia from March 25-29, 2024. In addition to preparing for this quarterly progress report, the workshop included some team building exercises for staff and partners. The workshop also focused on validating data for the quarter and sharing and discussing lessons learned and recommendations for moving forward. Following a review of organizational and project-specific policies and procedures, the workshop concluded after a day of planning for Q3 and a discussion on the new implementation approach the Project would take following the approval of its submitted contract modification. 25 people participated in the workshop.

5.2 PROGRESS ON ACTIVITY OBJECTIVES AND PERFORMANCE INDICATORS

INTERMEDIATE RESULT (IR) I: COMMUNITIES OBTAIN DEEDS TO THEIR CUSTOMARY LAND

EG.10.4-5 Number of parcels with relevant parcel information corrected or incorporated into an official land administration system (whether a system for the property registry, cadaster, or an integrated system) as a result of US Government (USG) assistance.

This indicator is an annual indicator. In Q2, LLA issued LMA's first customary land deed for Fessibu community in Lofa County. LMA completed an additional three confirmatory surveys during the quarter. The process of preparing deeds for these three communities is ongoing and will be reported on in Q3.

1.1.1: Number of land surveyors successfully completing certification from the advanced surveying training diploma course

Twenty recruited and admitted land surveyors at the AME University for an advanced surveyor certificate are nearing the completion of the study and awaiting graduation in Q3. The training program will end in April 2024.

1.1.2: Number of steps in the six-step CLRF process completed by communities (total number of steps across all communities supported)

This indicator is reported annually. However, during this quarter, LMA completed ten additional steps in the CLRF process. Three CSI steps were completed in Yeala, Dazebah, and Selega communities, three confirmatory surveys were completed in Lower Tengia, Bluyema Zone II, and Wonegizi communities, three communities completed boundary harmonization, Hassala, Wulukoha, and Tahamba and one community, Fessibu, received its deed.

1.1.3: Number of regulations or guidelines drafted or advanced with the LLA to guide communities and CSOs through the steps of the CLRF process.

This indicator is an annual indicator. During Q2, LMA drafted a revised Land ADR Policy and related regulations for the LLA, which LMA hopes to finalize in Q3 and Q4 after LLA and CSO feedback.

1.1.4: Number of CSOs and CBOs trained to support communities in the CLRF process.

There was no training conducted for CBOs/CSOs on the CLRF process during the quarter. This is planned for Q3.

INTERMEDIATE RESULT (IR) 2: COMMUNITIES PLAN AND MANAGE CUSTOMARY LAND FOR PRODUCTIVE USE

2.1.1: Number of CLDMCs with Land Use Plans that are actively implemented and regularly updated.

LMA did not engage any new CLDMCs on land use planning this quarter. Three of the nine CLDMCs supported in Q1 submitted a final draft of their LUP to the team for a final review. Those three communities were Upper Waum, Lower Rankollie, and Lower Tengia. This indicator has been proposed to be dropped per the pending contract modification.

In Q3, the Project will continue to follow-up with the additional six CLDMCs to ensure that they complete their LUPs.

2.1.2: Number of CLDMCs that have increased revenue.

This indicator is reported annually. LMA has achieved 50% of the indicator target for the year in Q1, with two out of four CLDMCs reporting increased revenue (Lower and Upper Guma). In Q2, LMA worked with Lower Tengia CLDMC to explore revenue generating opportunities to enhance their self-reliance. The Lower Tengia CLDMC cultivated land and harvested several bags of rice during Q3, which were sold on the market.

2.1.3: Number of individuals provided training, information, and/or legal advice with respect to negotiating contracts and agreements with the private sector.

No additional work was done in Q2. There are activities planned for 26 communities in Q3 and Q4.

INTERMEDIATE RESULT (IR) 3: WOMEN, YOUTH, AND OTHER MARGINALIZED POPULATIONS PARTICIPATE IN AND BENEFIT FROM CUSTOMARY LAND MANAGEMENT

3.1.1: Number of CLDMCs in which women, youth, and other marginalized groups hold leadership positions.

No changes in the current leadership structure of existing CLDMCs. However, 26 communities are expected to hold CLDMC elections in Q3 and LMA strongly encourages that women and youth be included in leadership positions.

3.1.2: Number of CLDMCs that prioritize agreements with private sector entities specifically with women- and/or youth-led community enterprises or associations.

This is an annual indicator. However, Upper Wuam CLDMC continued to have meetings with Orange Liberia (a mobile phone network provider) to address the rental fees that were not properly negotiated by the CLDMC. LMA is supporting the CLDMC to draft a contract with Orange Liberia to formalize the agreement.

INTERMEDIATE RESULT (IR) 4: LAND DISPUTES AND GRIEVANCES RESOLVED APPROPRIATELY THROUGH ALTERNATIVE DISPUTE RESOLUTION

4.1.1 Number of CLDMCs that have a grievance resolution mechanism.

This indicator is reported annually. No CLDMCs established a grievance resolution mechanism in their by-laws in Q2; however, upon further reflection and data verification, LMA determined that the project supported five CLDMCs in Q1 to incorporate a grievance resolution mechanism in their by-laws (instead of the three reported), achieving 19% of its annual goal. In the next quarter, LMA expects to complete by-laws in 26 communities, which will all include a grievance dispute resolution mechanism, allowing LMA to exceed its annual target.

EG.10.4-3: Number of disputed land and property rights cases resolved by local authorities, contractors, mediators, or courts as a result of USG assistance.

This quarter, LMA resolved 11 land disputes during boundary harmonization and confirmatory survey activities. These communities include Lower Tengia, Hassala, Wonegizi, Viawulu, Yolowee, Zolowee, Gbosua-Gbeleyee Blein, and Fessibu.

Cross-Cutting: Number of meetings or other forums held between CSOs/CBOs and the GOL with the purpose of advancing policy, legislation and/or regulations on ADR.

There were no ADR policy or legislation meetings held in Q2. There were no ADR policy or legislation meetings held this quarter between CSOs/CBOs and GOL. However, LMA conducted four consultations with GOL representatives to gather information and feedback to inform the development of the draft Land ADR Policy and related regulations. LMA plans to conduct these activities in Q3 and Q4 of this year.

Cross-Cutting: Number of public awareness raising activities on land management issues and community land rights.

This quarter, 27% of the annual target was achieved with 27 awareness raising activities conducted, including radio announcements and call-in talk shows, as well as community and market center events. The Year 3 target set is 100, which with Q1 and Q2 combined, LMA has now successfully conducted 58 awareness raising activities across its three counties.

ADDED STANDARD INDICATORS: ECONOMIC GROWTH STANDARD INDICATOR AND GENDER EQUITY STANDARD INDICATOR

EG.10.4-7: Number of adults provided with legally recognized and documented tenure rights to land or marine areas, as a result of USG assistance.

While this is an annual indicator, LMA does have data from Q2. Fessibu has a total population of 7,259 with 2,903 adults (roughly 40%). Since Fessibu has received its deed, LMA has provided 2,903 adults with legally recognized and documented tenure rights to their land.

GNDR2: Percent of female participants in USG-assisted programs designed to increase access to productive economic resources (assets, credit, income, or employment).

The addition of this indicator is still pending USAID approval of LMA's revised MEL Plan.

5.3 PERFORMANCE INDICATORS*

Table 3. LMA FY2024 Q2 Progress Towards Performance Indicators

#	Type of Indicator	Indicator	Result Measured by Indicator	Reporting Frequency	Baseline (Source) Date / Value	Year 3 Target	Q2 Achieved	Y3 Percent Achieved	Life of Project Target	Comment
1	EG.10.4-5	Number of parcels with relevant parcel information corrected or incorporated into an official land administration system (whether a system for the property registry, cadaster, or an integrated system) because of USG assistance	IR I	Annually	0	20	1	5%	25	One deed obtained and presented to Fessibu, Lofa County.
2	EG.10.4-7	Number of adults provided with legally recognized and documented tenure rights to land or marine areas, as a result of USG assistance	IR I	Annually	0	TBD	2,903	TBD	TBD	Currently, conducting a community census for all LMA communities to establish target. On average, LMA expects that the adult population of Liberia will be 40% of the total. In Q2, Fessibu received its deed and there are 2,903 adults (or 40%) of a total population of 7,259.
3	GNDR2	Percent of female participants in USG-assisted programs designed to increase access to productive economic resources (assets, credit, income, or employment)	IR I	Annually	0					This is a proposed new indicator pending USAID approval of LMA's revised MEL Plan.
4	Custom	I.1.1: Number of land surveyors successfully completing certification from the advanced surveying training diploma course	IR I	Annually	0	20	0	0%	20	20 land surveyors are enrolled at the AME University since Q1. They will complete the program and graduate in Q3.
5	Custom	I.1.2: Number of steps in the six-step CLRf process completed by communities (total number of steps across all communities supported).	IR I	Annually	0	95	10	22%	150	10 steps complete this in Q2 (3 CSI, 3 BH, 3 CS and 1 deed issued). Total steps completed for Year 3 is 21.
6	Custom	I.1.3: Number of regulations or guidelines drafted or advanced with the LLA to guide communities and CSOs through the steps of the CLRf process	IR I	Annually	0	2	2	100%	4	LMA drafted a revised Land ADR Policy and related regulations for the LLA.

#	Type of Indicator	Indicator	Result Measured by Indicator	Reporting Frequency	Baseline (Source) Date / Value	Year 3 Target	Q2 Achieved	Y3 Percent Achieved	Life of Project Target	Comment
7	Custom	1.1.4: Number of CSOs and CBOs trained to support communities in the CLRf process.	IR 1	Quarterly	0	10	0	0%	40	This is now planned for Q3.
8	Custom	2.1.1: Number of CLDMCs with land use plans that are actively implemented and regularly updated.	IR 2	Quarterly	0	5	0	100%	10	As of Y2Q4, LMA achieved its LOP target for this indicator.
9	Custom	2.1.2: Number of CLMDCs that have increased revenue.	IR 2	Annual	0	4	1	75%	10	Two achieved in Q1. CLDMC in Lower Tengia generated revenue through rice production.
10	Custom	2.1.3 Number of individuals provided training, information, and/or legal advice with respect to negotiating contracts and agreements with the private sector.	IR 2	Quarterly	0	75	0	52%	150	No related training was conducted this quarter. In Q1, LMA achieved 52% of this target. Activities for this indicator are planned for Q3 and Q4.
11	Custom	3.1.1: Number of CLDMCs in which women, youth, and other marginalized groups hold leadership positions.	IR 3	Annually	0	20	0	0%	50	26 new CLDMCs will be formed in Q3, which will include women, youth and other marginalized groups elected to leadership positions.
12	Custom	3.1.2: Number of CLDMCs that prioritize agreements with private sector entities specifically with women- and/or youth-led community enterprises or associations.	IR 3	Annually	0	4	0	50%	10	
13	Custom	4.1.1: Number of CLDMCs that have a grievance resolution mechanism.	IR 4	Annually	0	27	0	19%	50	Upon further data verification, LMA determined that the project supported five CLDMCs in Q1 to incorporate a grievance resolution mechanism in their by-laws.
14	Standard	EG 10.4-3 Number of disputed land and property rights cases resolved by local authorities, contractors, mediators, or courts as a result of USG assistance	IR 4	Quarterly	0	30	11	53%	50	Lower Tengia resolved two disputes; Wonegizi, Viawulu, and Hassala resolved four; Fessibu resolved one; and Yolowee, Zolowee, and Gbosua-Gbeleyee Blein resolved five disputes with their neighbors. In Q1, 5 were reported. Total achieved for Year 3 is thus 16.
15	Custom	Cross-Cutting: Number of meetings or other forums held between CSOs/CBOs and the GOL with the purpose of advancing policy,	Cross-Cutting	Quarterly	0	6	0	0%	12	There were no ADR policy or legislation meetings held this quarter between CSOs/CBOs and GOL. However, LMA conducted four consultations with GOL

#	Type of Indicator	Indicator	Result Measured by Indicator	Reporting Frequency	Baseline (Source) Date / Value	Year 3 Target	Q2 Achieved	Y3 Percent Achieved	Life of Project Target	Comment
		legislation and/or regulations on ADR								representatives to gather information and feedback to inform the development of the draft Land ADR Policy and related regulations.
16	Custom	Cross-Cutting: Number of public awareness raising activities on land management issues and community land rights	Cross-Cutting	Quarterly	0	100	27	58%	165	This quarter, 27 awareness-raising activities in 14 communities, reaching a total of 401 community members (280 males, 121 females). There were 31 conducted in Q1, for a total of 58 so far in Year 3.

**Some indicators and indicator targets have been revised based on LMA's pending contract modification and subsequent Activity MEL Plan update.*

6. KEY ACTIVITIES FOR NEXT QUARTER

In Q3, LMA will focus on advancing communities through the CLRF process, concentrating on completing step two, governance by-laws and structures, in 26 communities, step four, boundary harmonization, in seven communities and step five, confirmatory surveys, in up to nine communities, along with step 6, the probation and registration of deeds, leveraging the momentum built in Q2 with the completion of three confirmatory surveys and the issuance of the Fessibu deed. Additionally, LMA will scale up its visibility through a revamped communications strategy, focusing on radio talk shows, newspaper articles, social media presence, town hall meetings, and the engagement of other media outlets in and around Monrovia and the communities that LMA works in. At the same time, LMA will support efforts to advance regulatory and institutional reforms that accelerate and expand CLRF, particularly related to ADR and tribal certificates.

7. CHALLENGES AND LESSONS LEARNED

Throughout the quarter, LMA encountered numerous challenges that disrupted planned activities or presented difficulties for the project moving forward. A summary of these challenges follows.

1. National elections were held peacefully, and a transition of power has been underway throughout this quarter. The new administration has not yet prioritized the land sector, causing some concern among the CSOs of the sector, and uncertainty around who will lead the LLA.
2. Communication and mutual agreement with the Lofa County Land Administrator have presented some challenges, with frequent differences of opinions or disagreements that could have a potentially negative impact on the LMA. Issues such as illegal concession agreements, single-person complaints, validation of Tribal Certificates, and others delay advancing the CLRF process.
3. External decision-makers in project communities, although not physically present during activities, continue to influence community decision-making, without having full knowledge of the LRA or the CLRF process. This is particularly problematic in communities conducting boundary harmonization and confirmatory survey, where securing consensus is often delayed while awaiting input from these external decision-makers.
4. Lack of official regulations around Tribal Certificates has caused significant confusion around the deeding process. Discussions with the LLA have resulted in the LLA deciding that, prior to any deed issuance, all TCs must be identified and vetted as part of the CLRF process. This perspective is not in line with other actors in the sector and could potentially create significant delays to final deeding.
5. There continues to be poor coordination in the land sector, despite multiple efforts, including monthly donor coordination meetings held by the LLA, LMA's annual work plan validation workshops, and regular MAP and CSWG meetings, and LMA's other ongoing coordination efforts. This is largely due to a growing number of unregulated actors in the land sector, often operating with competing and misaligned interests and without the knowledge or permission of the LLA. The CLIMT database, intended to serve as a record of which actors are working where, is not regularly updated by the LLA.

In Q2, another overlap conflict arose in an LMA community, requiring LLA's intervention, which is scheduled for early in Q3.

6. While we appreciate USAID's supportive partnership, the long back-and-forth approval process for the pending contract modification has contributed to work plan implementation delays.

8. MANAGEMENT AND ADMINISTRATION

Staffing:

LMA onboarded four new field-based County Coordinators who will provide day-to-day technical leadership and mentoring to the Project’s local grantee organizations, while overseeing strategy implementation at the field level. In addition, LMA brought on the former MEL intern as a full-time MEL Officer to meet the needs of the project’s monitoring, evaluation, and learning (MEL) function and ensure effective monitoring of progress towards project targets, and to build the MEL capacity of project grantees. LMA also welcomed a new MEL intern through the USAID/DELTA Project.

The team is finalizing its selection of a communications specialist consultant, to guide the project’s overall communications strategy in support of securing deeds, and to creatively leverage opportunities to elevate USAID’s achievements through LMA to a wider external audience. LMA expects to onboard the consultant early in Q3.

Table 4 presents the updated list of current LMA staff members.

Table 4. LMA Staffing Plan

NAME	POSITION
[REDACTED]	Chief of Party
[REDACTED]	Deputy Chief of Party
[REDACTED]	Land Management and Administration Specialist
[REDACTED]	Gender, Equity, and Inclusion Specialist
[REDACTED]	MEL Specialist
[REDACTED]	Communications and Community Engagement Specialist
[REDACTED]	Private Sector Engagement Specialist
[REDACTED]	Senior Operations and Finance Manager
[REDACTED]	Grants and Subcontracts Manager
[REDACTED]	Accountant
[REDACTED]	MEL Officer
[REDACTED]	Driver
[REDACTED]	Driver
[REDACTED]	Land Tenure County Coordinator - Lofa
[REDACTED]	Land Tenure County Coordinator - Nimba
[REDACTED]	Land Tenure County Coordinator - Lofa
[REDACTED]	Land Tenure County Coordinator - Bong
[REDACTED]	MEL Intern from DELTA
[REDACTED]	Conflict Resolution Expert

Financial Progress

Table 5 provides a financial summary snapshot of actual expenditures for the quarter ending March 31, 2024.

Table 5. Financial Snapshot (Project to end of Q2 FY2024)

[FINANCIAL REPORT REDACTED]

APPENDICES

8.1 APPENDIX I: LMA COMMUNITY CLRf TRACKER

STATUS LEGEND:		ACTIVITY PROGRESS FOR CUSTOMARY LAND FORMALIZATION									
NOT STARTED		YEAR ADDED	0. PRE-ASSESSMENT	1. COMMUNITY SELF-IDENTIFICATION	2. GOVERNANCE BY-LAWS AND STRUCTURES	3. PARTICIPATORY MAPPING	4. BOUNDARY HARMONIZATION	5. CONFIRMATORY SURVEY	6. COMMUNITY DEED REGISTERED	COMMENTS (Q2 PROGRESS)	
PRIOR COMPLETED											
ONGOING											
COMPLETED Q2											
COMMUNITY											
LOFA COUNTY											
1	Fessibu Township	Year 1							Y3Q2	DEED ISSUED!!!	
2	Saygbama Clan	Year 1								Continuing CSI activities	
3	Womama Clan	Year 1								Continuing CSI activities	
4	Sylakore Clan	Year 1								Continuing CSI activities	
5	Wangolodu Clan	Year 1								Continuing CSI activities	
6	Barkedu Township	Year 1								Continuing CSI activities	
7	Palama Clan	Year 1								Supported community-led boundary dispute negotiations	
8	Vavala Clan	Year 1								Supported community-led boundary dispute negotiations	
9	Viawulu Clan	Year 2								Supported community-led boundary dispute negotiations	
10	Wonegizi Section	Year 2						Y3Q2		Vetting tribal certificates and waiting on deed from the LLA	
11	Bluyema Zone II Section	Year 2					Y3Q1	Y3Q2		Vetting tribal certificates and waiting on deed from the LLA	
12	Yeala Township	Year 2		Y3Q2						Supporting initial rules gathering for by-laws development	
13	Hassala Clan	Year 1					Y3Q2			Completed boundary harmonization and planning confirmatory survey	
14	Tahamba Clan	Year 1					Y3Q2			Completed boundary harmonization and planning confirmatory survey	
15	Wanwoma Clan	Year 1								Negotiating remaining boundary points	
16	Wulukoha Clan	Year 1					Y3Q2			Conducted boundary dispute negotiations and harmonization meetings	
17	Upper Guma Section	Year 1					Y3Q1			Planning for confirmatory survey	
18	Lower Guma Section	Year 1					Y3Q1			Planning for confirmatory survey	
19	Central Guma Section	Year 1					Y3Q1			Planning for confirmatory survey	
20	Lower Tengia Section	Year 2					Y3Q1	Y3Q2		Vetting tribal certificates and waiting on deed from the LLA	
21	Lower Rankollie Section	Year 2					Y3Q1			Planning for confirmatory survey	
22	Upper Tengia Section	Year 2								Negotiating remaining boundary points	
23	Upper Waum Section	Year 2					Y3Q1			Planning for confirmatory survey	
24	Upper Rankollie Section	Year 2					Y3Q1			Planning for confirmatory survey	
25	Lower Waum Section	Year 2								Negotiating remaining boundary points	
26	Dazebah Section	Year 3		Y3Q2						Supporting initial rules gathering for by-laws development	

STATUS LEGEND:		ACTIVITY PROGRESS FOR CUSTOMARY LAND FORMALIZATION									
NOT STARTED		YEAR ADDED	0. PRE-ASSESSMENT	1. COMMUNITY SELF-IDENTIFICATION	2. GOVERNANCE BY-LAWS AND STRUCTURES	3. PARTICIPATORY MAPPING	4. BOUNDARY HARMONIZATION	5. CONFIRMATORY SURVEY	6. COMMUNITY DEED REGISTERED	COMMENTS (Q2 PROGRESS)	
PRIOR COMPLETED											
ONGOING											
COMPLETED Q2											
COMMUNITY											
27	Selega Township	Year 3		Y3Q2						Supporting initial rules gathering for by-laws development	
BONG COUNTY											
28	Kpatawee Clan	Year 1								Conducted boundary dispute negotiations and harmonization meetings	
29	Kporiyorquelleh Clan	Year 1								Conducted boundary dispute negotiations and harmonization meetings	
30	Gwilapolu Clan	Year 1								Finalizing CSI	
31	Zota Clan	Year 1								Finalizing CSI	
32	Kpaquallie Clan	Year 1								Finalizing CSI	
33	Walahune Clan	Year 2		Y3Q1						Supporting initial rules gathering for by-laws development	
34	Mawuota Clan	Year 2								Preparing for final by-laws discussion with community	
35	Menquelleh Clan	Year 2								Ongoing participatory mapping	
36	Sheansue Clan	Year 2								Preparing for final by-laws discussion and ratification	
37	Gbanshay Clan	Year 2								Preparing for final by-laws discussion and ratification	
38	Nyallai Clan	Year 2		Y3Q1						Supporting initial rules gathering for by-laws development	
NIMBA COUNTY											
39	Zolowee Township	Year 1								Ongoing negotiations for remaining boundary points	
40	Yolowee Township	Year 1					Y3Q1			Planning for confirmatory survey	
41	Gbassa Township	Year 1								Ongoing negotiations for remaining boundary points	
42	Zortapa Township	Year 1								Ongoing negotiations for remaining boundary points	
43	Gbosua–Gbeleyee Blein Township	Year 1								Ongoing negotiations for remaining boundary points	
44	Gbor Payee Township	Year 2								Preparing for final by-laws discussion with community	
45	Gbor Zuoplay Township	Year 2								Preparing for final by-laws discussion with community	
46	Gbor Wehplay Township	Year 2								Preparing for final by-laws discussion with community	
47	Gbor Gampa Township	Year 2								Preparing for final by-laws discussion with community	
48	Miaplay Yeezlay & Bonnah Townships	Year 2								Preparing for final by-laws discussion with community	
49	Gblah Township	Year 2								Preparing for final by-laws discussion with community	
50	Zayglay Township	Year 2								Preparing for final by-laws discussion with community	
51	Zuo Luapa Township	Year 2								Preparing for final by-laws discussion with community	
52	Bayleglay Township	Year 2								Preparing for final by-laws discussion with community	
53	Siaplay 1 & 2 Townships	Year 2								Preparing for final by-laws discussion with community	

8.2 APPENDIX 2: QUALITY ASSURANCE AND SURVEILLANCE PLAN TRACKING*

*The below QASP reflects contractual changes finalized in a modification, put into place April 10, 2024.

DELIVERABLE/SERVICE REQUIRED	PERFORMANCE STANDARD	AQL	PRIMARY METHOD OF SURVEILLANCE	FREQUENCY	STATUS	COMMENTS
Project Management Deliverables						
Annual Work Plans	Deliverable submitted on time	100%	Document review and approval	Annually, or when revised	Submitted	
Environment Monitoring and Mitigation Plan	Deliverable submitted on time	100%	Document review and approval	Annually, or when revised	Submitted	
Monitoring and Evaluation Plan	Deliverable submitted on time	100%	Document review and approval	Annually, or when revised	Submitted	
Quality Assurance and Surveillance Plan (QASP)	Deliverable submitted on time	100%	Document review and approval	Annually, or when revised	Submitted	
Quarterly Progress Reports	Deliverable submitted on time	100%	Document review and approval	Quarterly	Submitted	
Annual Progress Reports	Deliverable submitted on time	100%	Document review and approval	Annually	Year 1 and Year 2 submitted	
Accruals Report	Submitted on time	100%	Submission email	Quarterly	Submitted	
Annual Inventory Report	Submitted on time	100%	Submission email	Annually	Submitted	
Reporting on Foreign Taxes	Submitted on time	100%	Submission email	April 16 of each year	Submitted	
Short-Term Consultant Reports, Technical Reports, and Other Developed Materials	Deliverables, as needed, submitted on time	95%	Document review	Quarterly	Submitted	
Demobilization/Disposition Plan	Deliverable submitted on time	100%	Document review and approval	Six months prior to contract end		
Final Report	Deliverable submitted on time	100%	Document review and approval	Contract completion		
Technical Deliverables (Task Order Section F.4.2)						
Grants Manual	Deliverable submitted on time	100%	Document review and approval	90 days after award, or when revised	Submitted	
Objective I: Communities obtain needs to their customary land						
Criteria for the selection of target communities	Deliverable submitted on time	100%	Document review and approval	Year 1	Completed	
In collaboration with the LLA, review and update the 2023 supplementary cross-cutting training modules to further support communities through the CLRF process.				By Year 4		
Comprehensive evidence-based tools and processes to guide communities to complete all steps for CLRF finalized	Scheduled as described in approved work plans(s)	100%	Review of deliverables, project records/reports	By Year 3	Submitted	
Organized system to track and/or store information for registered communities established (e.g., written profiles on the history and makeup of the community, governance bylaws, Land Use Plans, maps, etc.)	Scheduled as described in approved work plans(s)	100%	Review of deliverables, project records/reports	By Year 2, and updated as needed	In place	
Advocacy plan concluded with CSWG and the MAP	Scheduled as described in approved work plan(s)	85%	Review of deliverables, project records, direct observation	Year 1	In process	

DELIVERABLE/SERVICE REQUIRED	PERFORMANCE STANDARD	AQL	PRIMARY METHOD OF SURVEILLANCE	FREQUENCY	STATUS	COMMENTS
Work with CSOs, grantees, and LLA to finalize a coordinated messaging unique to all communities including advocacy messages and leverage innovative channels and medium	Scheduled as described in approved work plan(s)	85%	Project records/reports	Year 1 – 4 <i>*Replicated as new communities are on-ramped to the activity</i>	Ongoing	
Methods and procedures for the recruitment of new cohorts or surveyors at the GEP established.	Scheduled as described in approved work plan(s)	100%	Review of deliverables, project records, direct observation	Year 1	Completed*	
An up-to-date needs assessment for services that communities will need from the LLA at county and national level conducted	Deliverable submitted one time. Scheduled as described in approved work plan(s)	95%	Assessment report, deliverable review	Year 4	Draft submitted to USAID for approval	
20 LLA surveyors provided advanced training in modern land surveying technology.	Scheduled as described in approved work plan(s)	95%	Number of surveyors trained, project records/reports	By Year 4	Ongoing	<i>*Indicator adjusted to reflect new approach on surveyor training; revised deliverable and target to follow in updated contract</i>
25 communities' applications finalized and ready to be submitted to the LLA for confirmatory surveys and deeds.	Scheduled as described in approved work plan(s)		Status report of communities' CLRF process, project records/ reports	By Year 4	Ongoing	
53 by-laws developed and/or updated with customary communities that have inclusively participated to elect CLDMC members.	Scheduled as described in approved work plan(s)		Sets of ratified by-laws, CLDMC elections,	By Year 4	Ongoing	
26 new final draft MOUs ready to be signed by Communities to support successful completion of self-identification steps as Customary Land-owning Communities.	Scheduled as described in approved work plan(s)		Status report of communities' CLRF process, project records/ reports	By Year 4	Ongoing	
A Standard Operating Procedure (SOP) developed to outline the processes flow for probating and registering statutory deeds for customary communities.	Scheduled as described in approved work plan(s)		Technical leadership team	By Year 4		
Two County land offices in the LMA's operational Counties equipped with surveying equipment to support the LLA's toward confirmation survey.	Scheduled as described in approved work plan(s)		Certificate of property transferal	By Year 4	Ongoing	
100 customary communities registered, and deeds obtained, or deeds at final step ready for LLA to issue	Scheduled as described in approved work plan(s)	85%	Deeds issued by LLA, status report of communities' CLRF process, project records/ reports	By Year 4	Ongoing	
Objective 2: Communities Plan and Manage Customary Land for Productive Use						
Template/model for Communities Land Use Plan finalized	Scheduled as described in approved work plan(s)	100%	Review of deliverables, project records/reports	Year 1	Submitted	
Produce/revise/finalize community by-laws with a clear outline on mechanism to update and enforce communities Land Use Plans.	Scheduled as described in approved work plan(s)	85%	Project records/reports	Year 3	Ongoing	
Produce a guide to layout strategies on how CLDMCs can negotiate and engage with the private sector.	Deliverable submitted on time	95%	Review of deliverables, project records/reports	Year 2	Submitted	<i>Awaiting USAID feedback and/or approval</i>
Develop a model business plan on how communities will transact with their land to the benefit of members.	Deliverable submitted on time	95%	Review of deliverables, project records/reports	Year 2	Submitted	<i>Awaiting USAID feedback and/or approval</i>

DELIVERABLE/SERVICE REQUIRED	PERFORMANCE STANDARD	AQL	PRIMARY METHOD OF SURVEILLANCE	FREQUENCY	STATUS	COMMENTS
Produce a report on the legal and political feasibility of tax incentives for companies partnering with communities on an equitable basis	Deliverable submitted on time	95%	Review of deliverables, project records/reports	Year 2	Submitted	Awaiting USAID feedback and/or approval
Objective 3: Women, Youth, and Other Marginalized Populations Participate in and Benefit from Customary Land Management						
An institutionalized knowledge sharing platform established for women and youth serving on CLDMCs to share experiences	Quality and accessibility of KM platform; number of people accessing the platform	95%	Monitoring platform use, project record/reports	Year 2	Completed	
Objective 4: Land Disputes and Grievances Resolved Appropriately through Alternative Dispute Resolution						
In collaboration with the LLA, conduct an assessment of local ADR capacity in the counties of operation, recommend a model for dispute resolution, and finalize a report documenting disputes presented in communities and the number of those resolved, including a dispute resolution success story.	One deliverable per county selected	65%	Review of deliverables, project records/reports	Year 4	In process	
Standard operating procedures on dispute resolutions produced in collaboration with the LLA.		85%	Review of deliverables, project records/reports	Year 3	In process	
In collaboration with the LLA and CSOs, support the adoption of a revised Land Dispute Resolution Policy that is consistent with the LLA.	Number of consultative meetings held to discuss draft policy; participation of CSOs/stakeholders	85%	Project records/reports	Year 4	In process	
Draft a national ADR legislation	Number of consultative meetings held to discuss draft policy; participation of CSOs/stakeholders	85%	Review of deliverables, project records/reports	Year 3	In process	

U.S. Agency for International Development

1300 Pennsylvania Avenue, NW

Washington, DC 20523

Tel: (202) 712-0000

Fax: (202) 216-3524

www.usaid.gov