



Cover Photo: Traditional Ceremony of the Launch of the Confirmatory Survey in Fissebu, Lofa County, December 9, 2022. Photo courtesy of [REDACTED], Technical Specialist.

USAID LIBERIA LAND MANAGEMENT ACTIVITY

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ACRONYMS

ADR	Alternative Dispute Resolution
AML	ArcelorMittal Liberia
ARD	Alliance for Rural Democrats
AQL	Acceptable Quality Level
AWP	Annual Work Plan
BH	Boundary Harmonization
CAP	Community Action Plan
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
CNDRA	Center for National Documents and Records Agency
COP	Chief of Party
COR	Contracting Officer's Representative
CRSF	Community Rights Support Facility
CSI	Community Self-Identification
CSO	Civil Society Organization
CSOWG	Civil Society Working Group
DOs	Development Objectives
DRG	Democracy, Rights, and Governance
EU	European Union
FAO	Food and Agriculture Organization
FGD	Focus Group Discussion
FO	Field Office
FCI	Foundation for Community Initiative
FTI	Forestry Training Institute
GEP	Geomatics Education Program
GESI	Gender and Social Inclusion
GOL	Government of Liberia
GPS	Global Positioning System
GUC	Grants under Contract
HO	Home Office
ILRG	Integrated Land and Resource Governance
IP	Implementing Partner
IR	Intermediate Result
JBC	Joint Boundary Clearing
KM	Knowledge management
LAP	Land Administration Project
LIFT-P	Liberia Investment Finance and Trade Project
LISGIS	Liberia Institute for Statistics and Geo Information Services
LC	Land Commission
LGSA	Land Governance Support Activity

LLA	Liberia Land Authority
LMA	Land Management Activity
LOP	Life of Project
LRA	Land Rights Act
LUP	Land-use planning
MAP	Multi-Actor Platform
M&E	Monitoring and Evaluation
MEL	Monitoring, Evaluation, and Learning
NLC	National Land Conference
PIRS	Performance Indicator Reference Sheets
PRA	Participatory rural appraisal
PSE	Private Sector Engagement
QASP	Quality Assurance and Surveillance Plan
RAI	Responsible Agriculture Investment
RRF	Rights and Rice Foundation
SCNL	Society for the Conservation of Nature of Liberia
SIDA	Swedish International Development Cooperation Agency
SDI	Sustainable Development Institute
STARR II	the Strengthening Tenure and Resource Rights II IDIQ
TDS	Talking Drum Studio
TF	Tenure Facility
USAID	United States Agency for International Development
USG	United States Government
WB	World Bank

EXECUTIVE SUMMARY

The Liberia Land Management Activity (LMA) continues to reinforce collaboration with the Liberia Land Authority (LLA) and other stakeholders across Liberia's land sector. During this first quarter of the second year of the project (FY23Q1), the LMA team, comprised of ECODIT and local partners Sustainable Development Institute (SDI), Talking Drum Studios (TDS), and Rights and Rice Foundation (RRF), conducted a Pause and Reflect workshop, as well as the validation of the Year 2 Work Plan. These workshops provided an opportunity for stakeholders and Government partners to assess the first year of project implementation, gather lessons learned, and make key recommendations to improve on implementation in Year 2.

Year 2 Quarter 1 activities focused primarily on providing support to the Customary Land Rights Formalization (CLRF) process in Lofa County. In particular, this included preparing for and assisting the Government of Liberia to launch the first ever Confirmatory Survey under the 2018 Land Rights Act, the last step before issuing a deed to the customary land. The CLRF process continues to be slow and complex, with communities needing step-by-step support. The local culture and customs that govern community land management also impact the process. Another aspect of the challenging context is the legal plurality of land management, where the intersection of detailed statutory laws and governing customary rules have complicated project implementation. Nevertheless, LMA continues to move communities through the CLRF process. Activities during the reporting period included public consultations that resulted in local communities signing MOUs to formalize the resolution of their longtime boundary disputes. Once disputes were resolved, the project was able to take final steps, including filing the documentation, towards carrying out a confirmatory survey in Fissebu, Lofa County.

LMA carried out community assessments in Bong and Grand Bassa, which laid the groundwork for final selection and movement into these communities in the next quarter. The Grants Under Contracts process is also underway, with the final selection of Community Based Organizations (CBOs) complete and negotiations in process to finalize budgets and scopes of work in order to roll out the grants program and training in Quarter 2.

As the project continues to ensure that women, youth, and other marginalized groups participate in and benefit from communal land management, the project's partner, TDS, rolled out the gender and social inclusion baseline assessment in Lofa and Bong counties in order to assess male beliefs, attitudes, and behaviors in preparation for a social and behavior change campaign. The survey will enable the project to increase the engagement of women, youth, men, and marginalized groups in meaningful ways to fully participate and benefit from customary land governance at the community level.

I. INTRODUCTION

I.1 PROJECT OVERVIEW

The purpose of the LMA is the 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 per 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 (Dos) of USAID/Liberia's 2019-2024 Country Development Cooperation Strategy (CDCS), which LMA objectives and results will support: DO 1 – Market Driven, Inclusive Economic Growth Supporting Increased Job Creation; and DO 2 – Effective and Inclusive Governance Catalyzed through Reform and Greater Accountability. The LRA presents a natural opportunity to advance these Dos, especially as the Act demonstrates a commitment to invest

authority in local communities to govern the use of their own land through CLDMCs. By focusing on CLDMC development, USAID will be investing in the GOL'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 includes a six-step process for formalizing community land rights (see Exhibit I), with the end result being a deed issued by the communities to understand their land rights and how they are shared among all community members and to more effectively and equitably govern and manage their land. The LRA also includes provisions for establishing Community Land Development and Management Committees (CLDMC), inclusive governance bodies that are charged with communal land decisions and the development of land use plans.

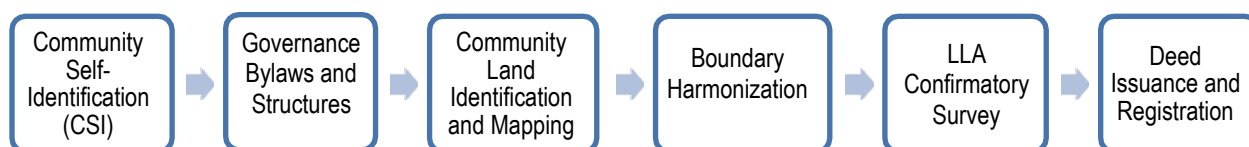


Figure I: The Six Steps of the CLRF Process in Liberia

The CLRF process is lengthy and complex, and few communities are capable of navigating the process 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 TARGET AUDIENCES AND STAKEHOLDERS

To achieve the above goal and objectives, LMA is working closely with the GOL through the LLA to engage with a wide range of audiences and stakeholders at the national and local levels, focusing on local communities, to achieve effective and inclusive governance and ensure gender integration in all project activities. USAID interventions focus on six priority counties; of these, LMA has selected communities in four counties, allowing the project to maximize its comparative advantage in private sector engagement, with judicious use of Grants Under Contract (GUCs), local solutions, and incorporation of environmental and climate considerations. .

During the reporting period, LMA continued to focus support on the CLRF process to selected communities in Lofa county. LMA conducted assessments in Bong and Grand Bassa to identify additional communities to support. By focusing CLRF efforts in communities in the Lofa county, LMA leveraged the results of previous CLRF facilitation by USAID's Land Governance Support Activity (LGSA). LMA also capitalized on community radio stations such as Radio Zorlayea, Radio Harleyngee, Community Radio 102.5 FM, Radio Kantoma 101.1 FM, and Hot FM 107.9 in Monrovia throughout implementation to inform communities of new land rights and their rights and roles in implementing the CLRF process according to Liberian law.

2. ACTIVITIES, ACHIEVEMENTS, AND PROGRESS

This section provides a narrative overview of LMA's key achievements for FY23Q1.

2.1 CROSS-CUTTING ISSUES

Tools Development: LMA developed an Airtable database with the support of the Tetra Tech MEL Director and has been using it to keep track of and store data electronically. This tool was developed to improve data management and quality control.

Customary Land Intervention and Monitoring Tool: Cadasta and the LLA invited LMA to participate in a two-day training on the Customary Land Intervention and Monitoring Tool (CLIMT) in early December. CLIMT is an online platform that the LLA and Cadasta developed, with support from the Swedish Land Agency Lantmäteriet, to track customary land formalization in Liberia. The platform allows institutions facilitating customary land formalization in communities to upload progress into CLIMT, highlighting various stages of the work they are doing, the challenges they are facing, and next steps. LMA has begun uploading information about its implementation in selected communities.

Grants Under Contract: After grant proposal review at the beginning of the quarter, the team pre-selected four qualified CBOs— two from Lofa and one each from Bong and Nimba counties. They are:

- 1) Lofa County: Lofa Women Network (LOWON)
- 2) Lofa County: Volunteers United for Development (VUD)
- 3) Bong County: Liberian Initiative for Developmental Services (LIDS)
- 4) Nimba County: Sustainable Health, Agriculture, Protection and Economic Empowerment (SHAPE)

Following the pre-selection, the Grants and Subcontracts Manager led the LMA team to conduct a pre-award survey of the four selected grantees. The survey included sections on organization, financial resources, accounting systems and management, cash management, and external audits. The LMA team visited the organizations' offices to verify documents, look at financial and procurement systems, review policies, and confirm the established offices. The team then made recommendations to strengthen both technical and administrative staff capacity and to mitigate risks during program implementation. Scopes of work were finalized, and the project is in the process of negotiating budgets with the grantees. The grantees will provide support and guidance to LMA selected communities to implement the first three steps of the CLRF process – specifically, assisting with public consultations, community profiling, and sketch mapping, and governance training. This training will cover d community bylaws, CLDMC formation and strengthening (including provision of land use plan template), facilitating community assembly, boundary harmonization (BH) committee formation, and BH and confirmatory survey trainings.

Quarterly Update Meeting with LLA (October 18, 2021): On October 18, LMA Land Management Administration Specialist Archie Bawo, and the Home Office Program Director, [REDACTED], joined USAID Mission Director [REDACTED], DRG Officer [REDACTED], and LMA COR [REDACTED] at the LLA for a quarterly update meeting. Honorable Chairman [REDACTED], Vice Chair [REDACTED], Commissioner [REDACTED], Commissioner [REDACTED], and other LLA staff also attended. The LMA team gave a brief overview of its project activities and accomplishments and invited LLA to attend the upcoming review and planning workshops. The LLA also provided feedback on the draft Year 2 Annual Work Plan (AWP). The LLA, USAID, and LMA discussed the MOU between the three parties as well as the letter of sectoral clearance, among other issues and concerns from the LLA. The LMA team and the LLA also discussed initial plans for coordinating a trip to Lofa in November to complete confirmatory surveys and land deeding.

Pause and Reflect and Year 2 Validation Workshops (October 19 – 20, 2022): On October 19th and 20th, LMA held a pause and reflect workshop and a Year 2 validation workshop that brought together 39 participants (25 male and 14 female). Implementing partners and other stakeholders participated, including the members of communities LMA worked with during Year 1 and the LLA and other government agencies, such as the Ministry of Agriculture and the Forestry Development Authority.

Facilitated by USAID's DELTA project, which focuses on institutional learning for the USAID/Liberia Mission, the event focused on three main components: 1) challenges, 2) lessons learned, and 3) recommendations, seeking to facilitate effective learning from the first year of project implementation.

The workshops provided a space for project staff and government partners to reflect upon and evaluate progress and successes of the LMA. Participants reviewed lessons learned and discussed ways to incorporate these takeaways into future programming. The LMA conducted several presentations on its achievements in Year I. Highlights of the program included testimonials from community members, including Madam Kolu Y. M Beyan, the CLDMC Chairperson from Fissebu Community, the Clan Chief of Palama, Hon. Flomo G. Kollie, Hon. William Tamba Kama, Senior Lofa County Superintendent, and Madam Kebeh Massaquoi, the CLD MC Treasurer from Gbarnway, Vavala Clan.



Participants of the LMA Pause and Reflect Workshop. Photo Credit: TDS



Madam M Beyan shared her experiences of working with the Fissebu CLDMC along with LMA. Photo credit: LMA

Madam Kolu Y. M Beyan, CLDMC Chairperson from Fissebu Community, expressed her appreciation of the LMA project for supporting the resolution of long-standing boundary disputes with Ziama Town in Zelemai Clan, which had hindered the confirmatory survey for more than two years. The LLA certified that the community had completed all steps necessary to conduct the survey. Madam Beyan also recognized SDI as an organization that opened their eyes to the importance of their land rights through the new LRA. "LMA and its partners have provided us a better and clear understanding about the CLRF process and the importance of recognizing social ties in resolving land disputes," Madam Beyan noted.

Of chief significance was the presentation by **Madam Kebeh Massaquoi, CLDMC Treasurer** from Gbarnway, Vavala Clan who started by saying "Telling the truth was very important in helping to resolve our land dispute in Palama and Vavala Clans." She extended her deep thanks and appreciation to LMA, USAID, county authorities, and other partners for supporting and resolving

the land dispute between the Vavala and Palama clans. "I am happy to be in this meeting, being purely illiterate; having the opportunity to stand here to talk about my community land issue is a big achievement for me and my community. In the past, majority of women were left out in discussing land issues, only men were allowed." She added that today, the involvement of women is a big step forward for better and more peaceful living. She expressed her happiness in seeing women form part of the confirmatory survey to know and have a better understanding about our boundaries. She concluded by recommending to LMA to incorporate basic literacy and numeracy activities for illiterate women and girls. This, according to Madam Massaquoi, will prepare them to participate and take on leadership positions in land governance and management structures.

The participants broke into small groups to discuss the pause and reflect questions and presented back to the plenary on their discussion points. Some of the challenges identified included the lack of effective coordination among partners and the lack of capacity in some areas of the CLRF process, such as land use planning. Participants recommended that LMA include more involvement from the communities in events like this. In addition, the participants shared the following observations:

1. Community elders indicated that many land issues are rooted in traditional ties since most of the community dwellers are virtually related. The brother and uncle relationship is deeply rooted in communities' cultures and traditions.
2. Truth telling of boundaries' points could ease the long-standing disputes between two or more communities.
3. Alternative Dispute Resolution (ADR) is key to resolving any conflicts around land issues.
4. The following circumstances cause reoccurring disagreements after finalizing CLRF steps:
 - Delays and the time gap between the boundary harmonization and confirmatory survey preparation;
 - The method of settlement when the strategy and approach of the BH and negotiation activities is not in line with the traditional norms of the community. Very often, this may backfire and spark another conflict in the near future - "what is not done right is not done at all;"
 - a lack of financial support to move quickly to the next step; and
 - urbanization issues: lack of proper coordination between the customary land institution and statutory sector in urban land management.



Madam Massaquoi provided a testimonial of her work with the CLDMC along with ECODIT staff. Photo credit: LMA

The next day, the Project conducted an AWP validation workshop, sharing objectives for Year 2 and soliciting feedback on proposed activities. The members of the broader land sector received copies of the AWP, which incorporated government, USAID, the World Bank, Lantmäteriet, the EU, CSOs, and community beneficiaries' comments and recommendations. LMA facilitated question and answer sessions and held breakout and plenary sessions to ensure planned activities were responsive to Project objectives. LMA also dedicated a session on donor synergy to avoid duplication of efforts in the land sector work. The Project incorporated participant feedback into the approach and modifications to the AWP. Key recommendations of the two-day session are outlined in Figure 2. LMA has already incorporated many into its work planning but will take other recommendations into consideration.

Figure 2: Key Recommendations from the Pause and Reflect and Year 2 Work Plan Validation Workshops

KEY RECOMMENDATIONS:

- Ensure proper documentation, filing and access system. LLA, CSO WGLR, LMA should coordinate for a better data system.
- Conduct proper historical and community profiling as well as detailed desk reviews using participatory tools.
- Develop a communication plan between LLA and LMA (11 committees at the LLA are responsible for customary land).
- Project communities should have access to all documents developed at the level of the communities after each step of the CLRF process.
- The rightful department at the LLA should receive documents from the implementers or communities, to act appropriately.
- Sensitization and awareness should move into the sub-units and project neighboring communities.
- Continue strengthening synergies and partnerships with other land base actors: MOJ, FDA, LLA, MOA, CSO Land Reform Working Groups and international partners.
- LMA should incorporate capacity building for implementing partners (IPs) in land administration and management and contribute to the Geomatic Education Program.
- National policy on ADR from the MOJ and LLA's ADR should be reviewed to have one national policy on ADR.
- Project learning questions should be shared with project partners for review and inputs to better fit the country context.
- Provide necessary equipment for trained land technicians
- Increase linkages with local chiefs- village chiefs, paramount chiefs, zone chiefs and landlords to facilitate BH.
- Initiate a sustainability mechanism at the LLA – decentralization of LLA activities and equip LLA local offices.
- Link CLDMCs with legal expert for legal support or guidance.
- Support National and County wide confirmatory survey.
- Support improvement mechanism between land structures and forest structures.
- Share FDA and LLA signed MOU on PPA with land actors including CSO WGLR to review and develop position paper.
- Deal with contradiction in the law: LRA regarding Proposed and Protected Areas (PPA), public land ownership.
- Increase Land Use Planning support to Communities
- Train CSOs on the portal.
- LMA should collaborate with LLA in the recruitment process of GEP students
- Support members of the project communities through mentoring and coaching of CLRF process to take lead
- Improve the role of traditional leaders and local authority; they are important to the CLRF- process.
- Pay more attention to the landlords and encourage them to give maximum support to CLDMC.
- Capacity limitations of CLDMCs should be recognized and strengthened throughout the project implementation circle.
- LLA should legalize bylaw that constitute the CLDMC and empower them to function effectively.
- LLA should be synchronized with articles that reflect the community's involvement in jointly managing protected areas that falls within customary land.
- Improve gender sensitivity awareness; this is key for the overall integration of women's land rights in customary communities.
- LLA should encourage involvement of women in other land activities for example in the use of survey and GPS equipment.

As the DELTA program was instrumental in assisting with design and facilitation of the workshops, the collaboration was viewed as great success of USAID coordination and collaboration. LMA will seek to engage DELTA on other relevant activities in the future.

USAID Meetings: On October 26, the USAID DRG team visited the LMA office. The Democracy Right and Governance officer, LMA COR, and the ROL Specialist were given a tour of the facilities and then discussed ideas that arose during the Year 2 AWP validation workshop, as well as other programmatic issues. LMA and USAID also discussed the Memorandum of Understanding that the LLA submitted to USAID regarding the future collaboration between LLA and ECODIT as prime contractor of USAID LMA for our review and inputs.

This meeting was followed by a separate visit from USAID's Natural Resource Management and the Economic Growth teams where the Conservation Works Activity and overall approaches to NRM were discussed in detail. The group discussed possible areas for synergy and collaboration despite a lack of geographic overlap between the two programs.

3. YEAR TWO WORK PLAN ACTIVITIES

ECODIT's implementation approach aims to address the challenges and leverage the opportunities prevalent within Liberia's land sector. These activities are in accordance with the new Land Rights Act and evidenced CLRF best practices generated by USAID's previous LGSA project.

3.1 OBJECTIVE 1: COMMUNITIES OBTAIN DEEDS TO THEIR COMMUNAL LAND

ECODIT works to provide Liberia's dynamic civil society with training and resources to hone their advocacy efforts vis-à-vis the GOL, enabling the latter to better respond to citizen demands for secure land rights; to empower target communities to secure deeds through a pathway established in law; and to operate effective land and resource governance systems that equitably serve all community members. Therefore, throughout the intervention, the Project focuses on providing assistance to communities to complete the CLRF process, giving guidance to help them to build partnerships with the private sector for potential investments; promoting participatory land planning and productive use of the lands; and providing training on conflict resolution and mitigation. Throughout, implementation of the LMA, ECODIT and its local partners work towards effectively incorporating Gender, Equity and Social Inclusion (GESI) considerations into all project activities and undertaking specific interventions that singularly address goals of inclusion to increase women, youth, person with disability and other marginalized groups in community decision making processes. The following are main activities accomplished this quarter:

TASK 1.1: WORK WITH CSOS TO GUIDE COMMUNITIES IN FOLLOWING THE CLRF PROCESS TO OBTAIN DEEDS FOR THEIR COMMUNAL LAND

During this Quarter, the LMA team focused its CLRF support in the Zorzor district in Lofa County. Community consultations were held that helped lead to resolving disputes and the signing of MOUs between community. Following this, the project provided significant support to Fissebu and surrounding communities to prepare for the launch of what would be the first confirmatory survey under the Land Rights Act.

SUPPORT TARGET COMMUNITIES' CLRF PROCESS

Public Consultations in Lofa County: At the start of the Quarter two District level public consultations were successfully conducted in Lofa County resulting to the signing of MOU between the local communities to resolve their longtime ongoing boundaries disputes. The public consultations were held in Zorzor and Salayea districts.

- **Zorzor District** (September 26 to 28, 2022): LMA worked closely with the local authorities in Zorzor district and organized a public consultation to discuss boundary issues between Fissebu and Zelemai communities inviting elders, youth, women leaders, and representatives of CLDMCs and customary land-owners. At the end of the consultation that took three days of discussion and successful negotiations between Fissebu and Zelemai, the communities agreed to sign a memorandum of understanding (MOU) that certifies that the community dwellers have understood and agreed on the boundary points/coordinates - the generally accepted and recognized traditional boundary points - separating the customary lands of their Communities/Towns. They, therefore, agreed to respect the below-described boundary points in line with their common custom, norms, and traditional practices.

- Fissebu and Zelemai Town boundary shall commence from Wuduyea Creek running along and connecting Gbagayea creek running along the same creek and getting in Wulolor creek to a point understood by all and to be clarified during the confirmatory survey.
- **Salayea District** (September 29 to October 1, 2022): Like in Zorzor, representatives of communities from Palama and Vavala Clans, including elders, youth, women leaders, and representatives of CLDMCs, Clans Customary Land-owning Communities, have also concluded their three days of discussions and successful negotiations by the signing of an MOU on October 1, 2022. The MOU certifies that they have understood and agreed on the boundary points/coordinates - the generally accepted and recognized traditional boundary points, separating the customary lands of their two clans. They, therefore, agreed to respect the below-described boundary points in line with their common customs, norms, and traditional practices:
 - Palama and Vavala Clans first boundary shall commence from the main Motor Road leading to Zorzor City on a creek called Babayala running along the creek and getting to Lawokpoloryea Hill.
 - Palama and Vavala Clans second boundary shall commence from Lawokpoloryea Hill running a straight line to a rock called Tewawuguane.
 - Palama and Vavala Clans third boundary shall commence from Tewawuguane Rock running in straight line to enter St. Paul River and no more.

The Table below is the number of participants in the two District Level Public Consultations in Lofa:

District	Participants		Total
	Male	Female	
Zorzor (Fissebu community)	151	40	191
Salayea (Palama and Vavala clans)	196	55	251
TOTAL	247	95	442

NB: We note that in the land sector, the number of women participating in public gatherings/consultations is still minimal compared to the number of men. LMA will continue its awareness raising and information sharing campaigns to increase women's involvement in decision-making processes at the local level.

Confirmatory Survey (CS) Process: Conducting the confirmatory survey, the fifth step of the CLRF process, requires some prerequisite prior to commencing. These steps are laid out below.

Preparation and Filing of Confirmatory Survey Request Forms: A prerequisite to the Confirmatory Survey is to assemble a joint boundary clearing Committee. The LMA team submitted to the LLA Confirmatory Survey Request Forms (soft and hard copies) for both Fissebu and Palama communities. The package for included Fissebu, the MOU for CSI, Certificate of Completion, and MOU between adjacent communities and for Palama, the MOU for the CSI, as we are also requesting their Certificate of the Completion of Boundary Harmonization. The project held consultations with the LLA on the approach and a requested cover letter from the community was drafted and signed by the CLDMC and sent to the LLA.

On the technical engagements with the LLA, there were series of emails and phone call exchanges between the Authorities and technicians at the LLA and LMA's Land Administration and Management Specialist. LLA requested an extensive list of equipment to procure, as well as documentation in preparation for the confirmatory survey. The requested equipment was not within the scope of the LMA. The requested, and required, documentation had been filed previously with the LLA, prior to the communities' confirmatory survey request. However, to assist the LLA in their ability to process the request, the Project, along with

partner SDI, ensured the requested documents were compiled and re-submitted in a timely manner, to eliminate any obstacles to LLA proceeding with the confirmatory survey.

The LMA Land Administration and Management Specialist then met with the Hon. J. Adams Manobah, Chairman and Cllr. Kula Jackson, Commissioner Land Policy & Planning of the LLA on Monday 28th and Wednesday, November 30, to further discuss the approval of the Fissebu request for Confirmatory Survey. The following was the agreement that was reached during the meetings between the technical teams of the LLA and LMA to ensure smooth coordination in conducting the Confirmatory Survey:

- A member of staff from the LLA M&E section will be with the Confirmatory Survey team for three days to validate the last boundary harmonized between Fissebu and Zelemai;
- The confirmatory survey team, with the support of the CLDMC, takes into consideration all Tribal Certificates and Private land claims during the confirmatory survey exercises.
- Approval for Fissebu confirmatory survey would be granted on Wednesday, November 30, 2022 and would be followed by William Zayzay, Land Administrator LLA, Lofa issuance of the Survey Notice.

Upon reception of LLA Chairman's approval to conduct the Fissebu CS on Wednesday, November 30, 2022, the Land Administration and Management Specialist held the first technical consultation meeting on Thursday with the LLA Confirmatory Survey technical team and SDI representative. The purpose of the meeting was to brief the team on the status of the community, activities completed, challenges, and preparedness. Technical considerations were given to the Confirmatory survey guidelines, documentation, ethics, workshop outline, survey technology, boundary schedule, and methodology.

Establishment of Boundary Clearing Committee: Following the filing of the Confirmatory Survey request documents, the Joint Boundary Clearing (JBC) Committee was established, it included representatives of all communities involved, as is a requirement for the Confirmatory Survey. Establishing the JBC Committee laid the groundwork for the Confirmatory Survey Workshop that was supported by SDI, and preceded the Confirmatory Survey conducted by the LLA. The establishment of a JBC Committee can take between 1-2 weeks, depending on the number of adjacent communities, with preparation involving two days per community to mobilize, one day for a meeting of the general assembly, and a second day to discuss with each committee what is expected of them and their TORs. In collaboration with Ms. Kolu Byan, the Chairwoman of the CLDMC of Fissebu, the LMA Land Administration & Management Specialist conducted mobilization of Zelemai and Wozi communities on Thursday 17th November and 18th. In Wozi town, the LMA conducted a public meeting providing awareness on the Land Rights Act (LRA), the importance of tenure security and of Women Land Rights, leading to the nomination of community members to represent Wozi on the Joint Boundary Clearing Committee. A total of seven community members including five men and two women were identified to represent Wozi. The process was repeated in all adjacent communities, until a complete JBC committee was formed.

In Fissebu, the JBC committee was established in the five units and six adjacent communities of Yeala, Zorzor, Kalimai, Wozi, Zelemai, and Bokessa. A complete list of 30 persons were selected as members of the JBC committee, with an additional 10 persons who will be funded by the Community to assist in order to speed the process of the boundary clearing. Zelemai has made eight persons available to the JBCC due to the long distance of the boundary and to assist with mitigating boundary disagreements. Wozi committed six persons; Kalimai, six persons; and Zorzor and Yeala both committed six. Community sensitizers and town criers were also mobilized after the issuance by the LLA citation on the confirmatory survey process to all stakeholders.

A meeting with the Assistant Director of Surveying and Mapping at the LLA, was held, to discuss the methodology and technology needed for the confirmatory survey. Discussions included the composition

of the team comprising the Customary Land Formalization Unit, Surveying and Mapping Unit, and SDI along with LMA Land Administration and Management Specialist. Coordination meetings were also held with project partner SDI; SDI will carry out the confirmatory survey workshop, providing support with logistics, ensuring that the Chair of the CLDMMC is a part of the team's engagement with other communities.



LMA Surveyors demonstrate the use of new surveying equipment, Fissebu, Lofa County. Photo credit, LMA.

Community-level mobilization and training workshop in Fissebu (December 10-11, 2022):

On Thursday, December 9, a full LMA team mobilized to Fissebu and organized a two-day training workshop that was held at the Beawu Quarter Hall, Fissebu Community. The workshop was facilitated by SDI. On Friday, December 10, a community meeting was held with the Fissebu CLDMC members, the JBC Committee, and community members from Fissebu and adjacent communities. Members present included landlords, community elders, and chiefs. The LLA was represented by Mr. William Zayzay, the county representative, and county surveyor. The meeting, conducted by LMA in collaboration with SDI and LLA, largely involved reviewing the processes that the communities have taken to arrive at the confirmatory survey stage, including the harmonizing of the boundaries, a validation of the process, and a consensus to move forward with the Confirmatory Survey.

During the workshop, the LLA carried out a Monitoring and Evaluation activity to confirm that the community members of all communities were aware of the process.

The county surveyor, accompanied by the two surveyors from the LLA Monrovia, demonstrated the new equipment that will be used and took the time to explain the surveying process. The community then used the traditional process of validating the process with the chiefs and elders speaking in turn. Of particular importance was the discussions and agreement that the boundaries have been harmonized.

The USAID Mission Director, [REDACTED], and the LMA COR, [REDACTED] arrived at the workshop to congratulate the community of their progress and confirmed USAID's support for this historic step of the confirmatory survey of community lands. The LLA also assured that a deed should be issued as soon as possible when all requirements are met.

The CLDMC Chairperson requested logistics and technical support in order to empower and increase the viability of CLDMCs. He said that this support will enable CLDMCs to adequately respond to issues arising regarding, for example, the marginalization of women, youth in governance of customary land. The day ended with the introduction of the materials for the confirmatory survey to participants.

In total, 55 participants attended the event, including representatives of CLDMCs, traditional leaders, Youth and Women Leaders, Local Authorities, LLA staff, and the LMA and SDI technical teams. Among the 55 participants, 20 were women. Participants shared testimonies and special statements on the experience during the two-day event.

The second day focused on familiarizing the participants on the survey equipment and GIS processes. According to the survey team from LLA Monrovia offices, the equipment deployed for the confirmatory survey were of high quality and this was the first time that they were going to use them in the community to conduct a customary land survey. The LLA Lofa County assigned Land Survey indicated that the training

provided an opportunity for firsthand experience with the equipment. The SDI GIS Assistant briefed all present on the importance of the training and indicated that the equipment was advanced, as compared to the technology used during collection of the boundary data. A practice session was held for the participants on the equipment to kick off the survey the next day. The LLA County Land Administrator and SDI-LMA Training Coordinator worked with participants to conclude both schedule and survey team selection initiated by the ECODIT Land Administration Specialist during community mobilization. Each sub-unit and neighboring community presented six names as members of the team. The work plan and schedules were also used to develop a survey notice as required by law and served to neighbor communities that share customary boundaries with Fissebu community.



Confirmatory Survey Underway in Fissebu, Lofa County. Photo Credit, LMA

Confirmatory Survey in Fissebu: After the completion of all requisite actions, the LMA in coordination with LLA, led a team of technicians including the County Land Administrator and Resident Surveyor of Lofa County, a Surveyor and a GIS technician from the LLA head office, and the GIS technician from SDI, to conduct a Confirmatory Survey for Fissebu. The survey was to have started officially on Monday 12 of December, unfortunately it could not be done due to the commencement of the traditional men's initiation ceremony that begun in Yeala. However, it was rescheduled for Tuesday, December 13. 18 local town criers and community sensitizers were trained to conduct awareness on the schedule and survey activities in individual communities. This was

complemented by radio announcements, which aired at the same time.

The effective conduct of the confirmatory survey has proven to be a challenging process. It requires the involvement and participation of many stakeholders including community leaders and other influential people. For the LLA to fully conduct their mandate, they must have access to adequate resources including transportation of equipment. In addition, scheduling the implementation of the different steps is a challenge. From the conduct of the Fissebu Confirmatory Survey, the project noted the following difficulties:

1. The beginning of the men's initiation ceremony in Yeala, one of the adjacent communities to Fissebu, caused unexpected delays. This is a significant traditional community, which includes the grand uncles of Fissebu and the neighboring communities of Borkessa, Zorzor, and Vavala. The ceremony meant that the confirmatory survey could not be carried out on the days planned.
2. Movement to the boundary points from Fissebu was challenging because there was just one vehicle to take the survey team and members of the JBC committee to the closest assessable spot.
3. Unexpected costs that arose during implementation regarding providing food for the JBC Committee, which the Project ultimately covered. Financial constraints regarding feeding of JBC committee led to negotiations to approve payment after the exercises.

The survey was planned to be concluded by December 23, but the process took longer than anticipated. SDI had initially identified five boundary points under the LGSA project. However, during the implementation of the LMA project, in addition to the 18 boundary points identified and negotiated during the Boundary Harmonization and Negotiation campaigns of Fissebu, there were three additional boundary points identified making a total of 21 boundary points to complete the Fissebu customary land parcel.

The 18 boundary points between Fissebu and Zorzor, Kalimai, Woizi, Yeala, and Borkesa were successfully completed with LMA support. Unfortunately, on Tuesday, December 20, Zelemai decided to withdraw from the process. Their withdrawal came as a surprise. The LMA worked with local officials on mediation, but the mediation conducted did not yield the desired outcome. An observation was made that their withdrawal may be heavily influenced by kinsmen in Monrovia. LMA was informed by the Chief that a claim was filed to the LLA head office for which he stated that he was not a signatory to the claim or letter filed by the community/town.

As a result, the withdrawal of Zelemai stalled the effective completion of the Fissebu confirmatory survey. LMA continues to have discussions with community members, the county authorities, and the LLA in order to resolve the issue with the Zelemai border. As there are only three remaining boundary points to record, the Project anticipates resolving the issue during the next quarter. A copy of the letter sent to the LLA by Zelemai is in the project's possession and discussions on Zelemai's grievances are being discussed with the LLA at both Local and National levels. It is our hope that once this is concluded the LLA local or Resident County Surveyor will move in and collect the remaining three boundary points and the confirmatory survey will be complete.

Community Assessments (October 31-November 4): This quarter, LMA team carried out community assessments in order to finalize the selection of the Year 2 communities in Bong and Bassa Counties. The team visited eight communities (Panta, Jopolu, Menquelleh, Suakoko, Garmu, Mawuota, Seansue, and Gbanshay) with a goal of pre-selecting five communities. The initial mandate was to visit four clans in Bong – Panta, Jopolu, Menquelleh and Suakoko Clans. The LMA desk study showed that some amount of work has been done in these areas and the mission was to validate that information and ascertain whether institutions were currently working in those areas. During discussions, it was confirmed that DEN-L had begun the process in these communities with support from Landesa (with the exception of Jopolu). They reported that DEN-L is currently working in their communities, although they have not had communications with them for a while. They were unsure whether DEN-L would still continue the activities with them. The team then moved into adjacent communities, identifying those with J-Palm investments. J-Palm works with local farmers across 31 communities, and is interested in working to identify additional communities. Additional communities assessed include Garmu, Mawuota, Seansue and Gbanshay. Garmu is an adjacent community to Panta and DEN-L is also working with them on the CLRF process. However, Mawuota, Seansue and Gbanshay have not started the process, and are interested in beginning. These new communities are home to some of the farmers J-Palm is working with. J-Palm has expressed interest in finalizing agreements only in areas where the land rights are formalized.

In Bassa, the team set out to visit and assess seven communities including Marblee, Karblee, Gogowein, Zuzohn, Duduwein, Saywein and Doe Clans. From our desk study, we found out that Foundation for Community Initiative (FCI) worked in these communities under the Tenure Facility (TF) project that ended early 2021. However, as the LMA visited the first three of these communities – Gogwein, Marblee and Karblee, they reported that FCI had visited them few weeks ago that the project may resume soon. The LMA placed a call to FCI head office, and they confirmed that they are hopeful they will receive another grant from the TF to continue their formalization activities with those communities. The team then moved into adjacent communities including in District 1 - Giah Clan, Doewein Clan, and Soniwein Clan, and in District 2 - Bleary Clan, Boeglary Clan, and Gee Clan. These six new clans have not started the CLRF process and they are willing to work with any institution that would want to support them to complete the steps and obtain deeds for their land.

The full methodology used for the assessment is further outlined in the M&E section below.

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

CSOWG Meeting on CSI Regulations: The LMA continues to support the work of the Civil Society Working Group (CSOWG). On October 27th the Project hosted one of their regular meetings at the LMA office. The meeting was comprised of 13 participants representing 12 CSOs (DEN-L; CRSF; ForumCiv; Liberia Law Society; ARD; SESDEV; RRF; WLRTF; NACCSOL; SDI and Independent/ Blogbo-the). The purpose of this meeting was for CSOs to react to the proposed changes from LLA on the regulations of the Community Self Identification (CSI) step. The group reached out to the LLA and to other key stakeholders to discuss the issue of the LLA imposing additional conditions for communities to formalize. One example is that, before any community is granted a deed, it must have identified and adjudicated all claims and possible disputes within the customary land boundary of the community. The working group believes that this violates the concept of “Self-Identification of their community boundaries” and presents another obstacle that could delay communities in getting their deeds. At the meeting, the CSOs set up various sub committees, including other Commissioners within the LLA itself besides the chair (as not all the Commissioners are in agreement with this new condition); another committee to meet with donors including the World Bank, and a committee to meet with the House and Senate committees dealing with land matters.

The **CSO Position Statement on the Liberia Land Authority Decision about Community Self-Identification** resulting from the meeting is attached as an appendix.

CSOWG recognizes the work and contribution of many donors and development partners supporting the efforts of the Government of Liberia through the LLA to address land matters within the context of Liberian society. The CSOWG reports that they have been collaborating very closely with the LLA and have observed some difficulties that are hampering the effectiveness of work and delaying achievements and progress in the sector. They discussed the best way to address this collaboration issue with the LLA, seeking to build a more constructive engagement with the agency.

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

Finalizing the plan for support to the Geomatics Education Program (GEP): The LMA held meetings with the Management of the Forestry Training Institute (FTI) to develop line items for the implementation of the Geomatics Education Program (GEP). The meeting included the development of a budget that covers what has already been agreed on by both the Management of FTI and the LMA for executing two rounds of the GEP. Through a grant from the LMA, the FTI is prepared to train over 100 surveyors, and also to deliver short courses of licensed and registered surveyors. LMA assisted in the development of the TORs for the coordinator and specialized instructors. The advertisement was drafted, a plan for the administration of the aptitude test determined, and a discussion was held on the need to develop academic timetable and a plan for the instructors' orientation. With support from the ECODIT Home Office team, the LMA finalized a strategy to support the GEP program and submitted this to USAID for approval.

As LMA is working to launch the GEP, the team, in consultation and coordination with the LLA and FTI, has developed selection criteria to recruit students to participate in the program. A finalized draft of the recruitment criteria will be shared with USAID for inputs and concurrence in Quarter 2. The first cohort of potential students will be identified using the selection criteria, and then those selected will be invited to take the aptitude test, to be conducted in cities in LMA project Counties. Our strategy to promote gender equity is to have a 1:1 ratio of Women and Men accepted for the program.

As part of its collaboration with GOL institutions, the LMA was invited as a special guest at the official launch of Forestry Training Institute of Liberia's (FTI) five-year strategic plan. The event was held on FTI Campus on Thursday, December 22, 2022, in Bomi County. The plan has seven strategic objectives with sub-objectives, covering the years 2022 – 2027: 1) Programmatic offerings strengthened, 2) Infrastructure improved for better learning outcomes, 3) Enhanced stakeholder engagement, 4) Institutional governance strengthened, 5) Business model and resource mobilization plan established, 6) FTI management systems strengthened, 7) Institute structure, staffing, leadership, and management. The LMA gave a brief update on the support USAID has given through the former LGSA project and the support that is planned through the current LMA project.

3.2 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 PRIVATE SECTOR ENGAGEMENT

LMA continues to gather information on small businesses and how the Project can partner with government ministries, other projects, and companies that could be useful for farmers and small business in rural and isolated areas.

LMA PSE Strategy: During this Quarter, the LMA PSE team worked to develop and refine the draft Strategy and Action Plan developed by [REDACTED], the LMA Private Sector Engagement Consultant, to engage the project in targeted communities.

Private Sector Partners Database: The LMA PSE Officer conducted a desk review on the investment climate for economic recovery and worked on updating the LMA Private Sector Partner database with potential partners and opportunities. He also continued engagements with the Ministry of Agriculture, the Ministry of Commerce, and the Investment Commission, to identify potential companies/projects/Investors operating in the LMA targeted counties. The private sector partners database covers the tracking of existing entities within the private sector. It identifies the profile of companies that may be engaged for collaboration as well opportunities to synergize project implementation.

The project's PSE Specialist had meetings with a number of companies during the quarter including palm and cocoa producers. An LMA team traveled to Palama, Fissebu, Hassala, Tahamba, and Wanwoma in Lofa to identify potential farmers producing cocoa and the different actors in the value chain. The team visited a cocoa nursery site in Telemu and met with Mr. Varmuyan S. Bawor, Farmer Field School Trainer from the VAINGA Agricultural Development & Management Consultant. Mr. Bawor explained that the firm was hired through the Society for the Conservation of Nature of Liberia (SCNL) project to build nurseries and train local farmers in planting new varieties of cocoa. LMA will continue discussions with the project and the new cocoa company to see if they would include these farmers as actors in their value chain and to consider them in their training programs.

Mr. Emmis Varney, the European Union Cocoa Project Manager, has also asked for information on possible LMA assistance to local cocoa farmers. The project identified communities in Bong, Nimba, Bomi and Lofa where they are working to assist with seed planting, which could provide farmers in these areas' connections to private enterprises.

The LMA PSE Officer also met with [REDACTED]/ Program Officer and [REDACTED]/ Agribusiness Development Specialist from the Ministry of Agriculture to identify the Rural Economic Transformation Project (RETRAP) and Smallholders Agriculture Transformation and Agribusiness Revitalization Project (STAR-P/WB) projects areas of operation within the counties in terms of smallholder farmers in order to identify opportunities.

The following are examples of some of the companies and organizations compiled for the Action plan database:

1. **ArcelorMittal Liberia (AML) and the Liberia Land Authority (LLA):** AML and LLA have a project Protecting Locals Ownership Rights, and the AML company has paid for separate deeds covering 3,775 acres of farmland with 12 tribal certificates in Gbapa and Zolowii in Nimba County.
2. **Liberia Investment Finance and Trade Project (LIFT-P):** LIFT-P is financed by the International Development Association and is working on emerging national, regional and international trade opportunities and the existence and potential of Foreign Direct Investment in Liberia, to offer a combination of technical assistance and finance to support Small and Medium Enterprises to access markets, improve capabilities, and increase productivity.
3. **Orange Liberia:** Orange Liberia has Corporate Social Responsibility (CSR) programs with five pillars, including "Small Businesses" and "Innovation". Their program "Orange money" could enable farmers and small business in rural isolated areas to get paid for their produce through it.
4. **Firestone Liberia:** Firestone Liberia has programs on community development. Although their main focus is on communities bordering their concession, LMA could explore their potential interest in working with LMA and expanding their CSR program to other geographical areas. LMA is planning a meeting to ask the company to explore their potential interest in partnership, with the project and if the company is willing to expand their Commercial Sales Representative CSR program to the LMA targeted areas.

LMA and Global Entrepreneurship Week: On November 16, 2022, LMA's Technical Advisor, Community Engagement Specialist, and Private Sector Engagement Officer attended Global Entrepreneurship Week under the theme, ***Recognizing the shared challenges and celebrating the triumphs of women entrepreneurs in Liberia.*** The one-day event held at the US Embassy in Monrovia brought together USAID Deputy Mission Director, US Embassy Economic Officer, International presenters, USAID partners, Liberian women entrepreneurs, and government ministries and agencies in Liberia. The event was very interactive, and participants had time for networking. During this meeting the project team connected with entrepreneurs that have the potential for possible private sector partnerships with the project's target communities. They include FALMA INC and Agroretti Inc, which are plantain, cassava, and eddoes processing companies.

Currently the project is following up on these projects' location of operation for identification of potential opportunities for the future:

- Liberia Youth Entrepreneurship and Employment Project
- Liberia Special Agro-Industrial Processing Zone Project
- Liberia Supply and Delivery of tools & Equipment for Monrovia Vocational Training Center and Environmental Protection Agency's Liberia Energy Efficiency and Access Project.

During the next quarter the project will continue discussions with potential companies and projects. The LMA will also finalize the training guide for communities' engagement with the private sector, and develop business plan models for CLDMCs.

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

Land Use Plan Templates: The project has finalized a Land Use Planning template to be used by CLDMCs. During this quarter that template was vetted with the LLA.

Assisting CLDMCs with Updated LUPs: The LMA received Land Use Plans from Wanwoma. The LMA Community Engagement Specialist provided guidance and assistance on the updating of this LUP, using the finalized template. Additional communities will be assisted with their plans in the next Quarter.

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

Planned for upcoming quarters.

3.3 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

Gender Equality & Social Inclusion Assessment Survey: LMA's partner Talking Drum Studios (TDS) rolled out the gender and social inclusion baseline assessment in order to assess male beliefs, attitudes, and behaviors in preparation for a social and behavior change campaign. The study was carried out in Lofa County in and Bong Counties to assess male beliefs about how women, youth, and marginalized groups are involved in customary land governance and management. Findings from this assessment survey will enable the project to design a behavior change communications campaign to improve male perceptions of women's involvement in decision-making within the customary land sector, thus increasing the engagement of women, youth, men, and marginalized groups in meaningful ways to fully participate and benefit from customary land governance at the community level.

TDS Liberia conducted a gender equality knowledge, attitudes, and practices (KAP) baseline survey in six targeted communities, three communities in Lofa (Vavala, Palama, & Fissebu) November 22-23rd, and three communities in Bong (Kpatawee, Kporyorquelleh, and Zota) November 28 – December 2nd. TDS conducted trainings for enumerators for two days in each country. The trainings provided an enabling space for enumerators to learn and understand the approach and methodology designed for sound data collections during their contracted period. The team drilled the enumerators through the tool to give them confidence about how it will be administered to target audience in the six project communities.

The trainings were followed by focus group discussions (FGDs) in the six target communities as one of the tools for collecting qualitative data. TDS Liberia led all the group discussions. The FGDs targeted key community members including tribal chiefs, women leaders, youth representatives, and members of the elders' Council amongst others. In Lofa County, FGDs was held in Telemu, Gbarnway, and Fissebu towns, while in Bong County; other FDGs were conducted in Belefani, Gokai, and Kayata towns. A total of 18 FGDs were held, with three per community.

Time was one of the challenges faced by the enumerators due to the illiteracy rates of the community stakeholders participating in the FGD, but the enumerators carefully ensured the participants were able to fully understand the questions and give thorough responses. Similarly, on November 24, TDS rolled out the assessment tools in Gbanway Vavala community using the same method.

The analysis will be provided based on these surveys and the campaign designed and rolled out during Quarter 2.



Focus Group Discussion – Kporyorquelleh Community Bong County Adult Women Group, Photo Credit: TDS

TASK 3.2: DEVELOP THE LEADERSHIP CAPACITIES OF WOMEN, YOUTH, PWDS AND OTHER MARGINALIZED GROUPS

Support to The Rural Women Land Rights Conference: USAID LMA, in its efforts to increase access to information and awareness, is working closely with other partners such as ForumCiv to promote GESI. As part of the project’s support to the efforts of CSOs in promoting women access to communications and information regarding their land rights, LMA sponsored five participants from our target groups of women and youth from Bong and Lofa counties, as well as the GESI specialist from Monrovia, to attend the Third Rural Women Land Rights Conference organized by ForumCiv. The theme of this year’s conference was “Re-strategizing to secure the land rights of rural women.” The conference was from October 31 – November 1, 2022, at the K-Plaza hotel in Buchanan, Grand Bassa County. In addition to the eight rural participants, LMA was represented by the GESI Specialist and the LAM Specialist, who will provide some technical assistance to ForumCiv and facilitate a session on “Women access, participation, and management of land at the community and Clan Levels: Advantages and Disadvantages.”

The purpose of this conference was to develop a clear and concise roadmap and institute relevant structures that would lead to and facilitate the implementation of resolutions of past conferences. The conference was used to develop an advocacy plan to address issues raised in the previous resolution and other emerging issues in the land sector that threaten rural women's land rights. Specific strategies included implementing partners assisting communities to develop advocacy plans and messages that will help rural women to advocate for their land rights. The strategies will be used by partners to incorporate into their work plans

The conference hosted rural women from the 15 counties of Liberia along with women-led organizations and CSOs working and partnering with ForumCiv. Women representatives from all regions of Liberia were invited as delegates, key government stakeholders to participate in the conference included LLA, MOA, MGCSP, MIA, and MOJ, other participants included the Swedish Embassy, UN agencies, CSOs and INGOs working in the land sector, and Persons with Disabilities also formed part of the conference.

The first day of conference was attended by 95 participants, 54 females and 41 males, while the total number of participants for the second day were 87, females 50 and male 37.



Group photo of participant at the third women's conference in Grand Bassa.

LMA's LAM Specialist also attended and provided technical assistance to ForumCiv and facilitated a session on “*Strengthening community structures for effective advocacy on Rural women Access to Land*”. The subtitle of the presentation was “Without Land You are Nothing”. The presentation highlighted the concept of land and the technical definition of land in order to give an appreciation of Rural Women's Access to Land, and a need for participants to understand the human to Land relationship and how people/community see land in different concepts. The presentation also provided information on tenure security in relationship to formalization of in-formal tenure-ship, specifically customary land, access and women's rights to access, control and involvement in the governance of land and not only as users.

Mr. James Yarsiah co convener and Exec. Director, RRF & Facilitator, MAP Liberia Platform presented on the link between rural women access to land and economic empowerment and food security.

3.4 OBJECTIVE 4: COMMUNITIES UTILIZE ALTERNATIVE DISPUTE RESOLUTION (ADR) TO RESOLVE DISPUTES AND GRIEVANCES

TASK 4.1: IMPROVE THE AVAILABILITY AND CAPACITY OF ADR PRACTICES

Planned for next quarter.

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

Since year one, the LMA, through information sharing, awareness raising activities, and public consultations, already encouraged target communities to adopt local ADR mechanisms to address some of their boundary issues, as resolving a local issue through a local channel could help them advance their community land formalization process. According to the law, if communities cannot reach common ground over their boundary disputes, the LLA will come in and decide the case. However, if the community is not satisfied with the LLA decision, they can take the matter to the courthouse per the new LRA.

In finalizing the boundary agreements in Fissebu, traditional uncle/nephew relationships were utilized to resolve disputes. This is a unique socio-traditional practice in Lofa based on a hierarchy of inter and intra tribal relationships. The presence of an uncle signifies authority and respect, and the nephew must ensure that the uncle's authority is fulfilled irrespective of age or gender. The nephew is required to be in service to the uncle and provide palm wine and hospitality to the uncle and is also allowed to take possessions of

the uncle and the uncle must respect that tradition. As this traditional method is respected by those involved, decisions and resolutions that were made using this methodology are adhered to.

LMA's support to ADR methods in target communities will continue in the coming quarters.

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

Planned for next Quarters.

4. COORDINATION ACTIVITIES

Since its inception on July 19, 2021, LMA has laid a foundation of collaboration and engagement with the LLA. Overall coordination with the LLA remains challenging due in part to the LLA's anticipation of support that LMA is not designed to provide. LMA will continue to coordinate with the LLA to ensure their participation in completing and documenting the CLRF process. USAID's support will be critical in coordinating with the LLA leadership and explaining the US Government's (USG) development approach. The drafting of a MOU initiated by the LLA is in process to clarify collaboration/partnership between USAID and the LLA under the LMA Project. ECODIT has provided some elements to be considered for the finalization of the MOU.

LMA extensively collaborated with the USAID DELTA program to ensure that the pause and reflect and validation workshops were effective learning events. This cooperation leverages USAID's investments.

5. MONITORING AND EVALUATION

A. PROGRESS ON PERFORMANCE INDICATORS

MONITORING, EVALUATION, AND LEARNING

LMA began conducting a review of the MEL systems and tools with the support of the approved MEL Consultant, [REDACTED]. The review covered the LMA data collection tools, SOPs, and beneficiary feedback documents, and the Project developed a system for collecting and storing documents related to communities' CLRF activities.

Development of Monitoring, Evaluation and Learning (MEL) tools: The Project carried out a comprehensive assessment of the LMA MEL Plan, indicators and related targets. To support its systems, the Project developed new data collection tools to align with the new database for consistency, as required by USAID. The tools developed include indicator standard operating procedures for all 14 indicators; indicator cover sheets for all 14 indicators; data management steps for LMA activities; data/document request form; activity attendance forms for all activities; beneficiary feedback form; data collection tools for all 14 indicators; and the event and activity form.

Filing System and Data Security: To guarantee data quality assurance, LMA continues to encourage all staff to file Project documents properly in its filing structure. The project has a standardized filing system of filing for all Project indicators in reference to proper data management as required by USAID and following international standards and M&E best practice for data management. The project data are in a lockable filing cabinet in the M&E office.

Development of LMA Database: The Airtable database has been developed with the support of the Tetra Tech MEL Director and is being used by LMA to organize and store data electronically for data management and quality control.

Electronic data collection: LMA uses its Kobo toolbox account for electronic data collection via tablets and smartphones to maintain data quality and integrity. With the use of tablets, LMA collects data easily and then transmit it electronically to a central repository. Unlike paper-based data storage, electronically

data storage is more secure and does not easily run the risk of data loss. The process is not only faster, but more cost effective in terms of storage and transmission. Additionally, it minimizes duplication errors which are quite common in paper-based analysis.

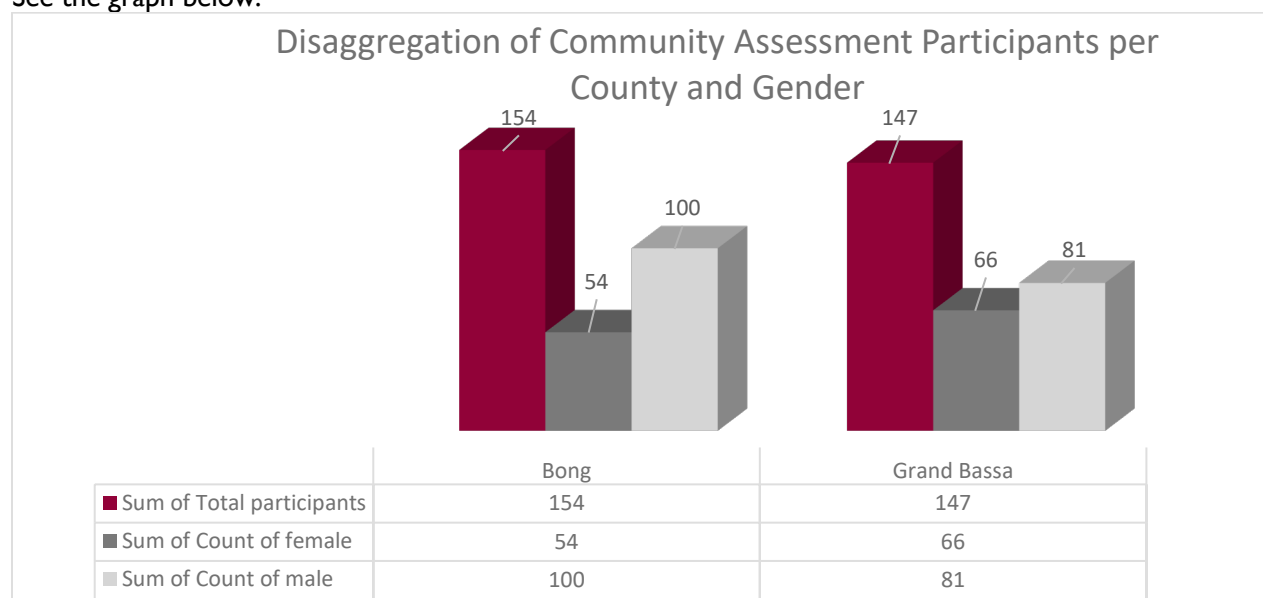
Community Assessment Methodology: The community assessments that were carried out to select communities for project intervention used qualitative study methodology to administer the questionnaires. Data was collected by conducting interviews with community leaders, women, youth, marginalized groups and CLDMCs within the eleven communities.

From October 31 – November 12, 2022, the project team, comprising of the M&E Specialist, Community Engagement Specialist, and two community Mobilizers, conducted 11 focus group discussions (male - 181, female - 120) in 11 communities in Bong and Grand Bassa counties.

The team selected focus group participants by typical case sampling, involving identification of individuals that are “typical” representatives of those with the characteristics/criteria identified. These characteristics were (a) homogeneity and anonymity in sex, education level and economic status; and (b) age greater than 18 years.

The data analysis method is an inductive coding style. This is an iterative analysis often referred to as a grounded analysis. The analysis uses coding to a section of text/data to easily categorize related to themes and assessment questions and finish coding when saturation is reached.

See the graph below:



SUMMARY OF KEY FINDINGS

- In Bong, Panta Clan reported that **Development Education Network Liberia (DEN-L)** is currently working with them on CLF. The team moved from that community and onto Mawuota clan.
- The team moved from Suakoko Clan onto Gbanshay clan because they reported that Parley is working with them already.
- In Bassa, **Foundation for Community Initiatives (FCI)** is currently working in the communities we earmarked for the assessment. The assessment team decided to move into the adjacent communities instead to save money and time.
- None of the new communities have started the CLF process. This means LMA will have to initiate the formalization process in the communities and start from step one.

CHALLENGES/ISSUES

- There was a lack of documentary evidence to ascertain whether or not communities had initiated the CLF process or what step they have reached. This complicated the process of understanding whether they have completed some of the steps or processes.
- Boundary disputes among neighboring communities have been a major impediment to the completion of the formalization steps.

RECOMMENDATIONS

- Communities recommended that LMA should help to resolve some of the boundary disputes and help them obtain deeds to their customary land.
- Boundary demarcation should be done using the traditional boundaries. When this is done, it will help reduce land conflicts that might ascend during the demarcation exercise.
- The community members expressed their willingness and commitment to work with LMA and its their hope and anticipation that the project will have a meaningful impact on their communities.

B. FY23 Q1 PROGRESS NARRATIVE

I. INTERMEDIATE RESULT (IR 1): 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 USG assistance

LMA will report on this indicator once a final target has been agreed upon with USAID as this is directly linked to the LLA issuing deeds to the communities.

1.1.1: Number of land surveyors successfully completing certification from the Geomatic Education Program (GEP) the Forestry Training Institute (FTI)

Project support to GEP training is under review by USAID and once completed, LMA will start reporting on this indicator this year.

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

During Q1, LMA made progress towards completing one step in Fissebu (confirmatory survey) in the CLRF. We expect in the next quarters to take this process further by completing other steps as we will be working in more communities.

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 (Reported annually)

During Q1, there have been no guidelines drafted with the LLA.

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

During Q1, there has been no training for CSOs and CBOs to support communities in the CLRF process; however, training is expected in Q2 as we may have all the CBOs onboard.

II. 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.

Although LMA is required to report on this indicator starting in Year 2, the Project has planned to conduct a training segment for CLDMC members with land use plans that are implemented actively and updated on a regular basis in Quarter 2.

2.1.2: Number of CLDMCs that have increased revenue

During Q1, there has been no CLDMCs with increased revenue.

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

Though LMA plans to report on this indicator in Year 2, the Project is engaging in initial discussions with some private sector actors for synergy opportunities in some target communities that are close to receiving their deeds.

III. 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

During this Q1 implementation, all supported CLMDCs have women, youth, and other marginalized groups as members.

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

As communities are not yet ready to engage with the private sector, LMA cannot report on this Indicator.

IV. 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.

During Q2, there has been no CLDMCs with grievance resolution mechanisms.

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.

The disputed cases that were resolved and resulted in MOUs in Lofa county were counted in the last annual report.

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 have been no meetings or other forums held between CSOs/CBOs and the GOL with the purpose of advancing policy, legislation and/or regulations on ADR during Q1.

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

During FY23Q1, LMA raised one public awareness activity on land management issues and community land rights in Fissebu.

C. PERFORMANCE INDICATORS

#	Type of Indicator	Indicator	Result Measured by Indicator	Reporting Frequency	Data Source & Collection Method	Baseline (Source) Date / Value	Year 2 Target	Q1 Achievement	Percent of Achievement	Life of Project / End-line	Comment
1	Standard	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 USG assistance	IR 1: Communities Obtain Deeds to their Customary Land	Annually	Collected from land agencies' databases annually, CLDMCs, or organizations who report to the LLA with clear evidence of formalized land rights in hard copies or electronic forms	0	0	0	0%	TBD	Reported Annually The LOP target will be determined in consultation with USAID
2	Custom	I.1.1: Number of county-based land surveyors successfully completing certification from the Geomatic Education Program (GEP) the Forestry Training Institute (FTI).	IR 1: Communities Obtain Deeds to their Customary Land	Annually	Individuals receiving certificate in surveying technology with confirmation from the FTI.	0	20	0	0%	50	Reported annually Project support to GEP training is under review by USAID.
3	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 1: Communities Obtain Deeds to their Customary Land	Annually	Field reports from IPs and LLA, partners/grantees working with communities	0	0	0	0%	TBD	Reported annually
4	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 1: Communities Obtain Deeds to their Customary Land	Annually	LMA activity reports and LLA records; copies of proposed, drafted or adopted guidelines	0	1	0	100%	4	Reported annually, but we are keeping track of progress made
5	Custom	I.1.4: Number of CSOs and CBOs trained to support communities in the CLRF process	IR 1: Communities Obtain Deeds to their Customary Land	Quarterly	Completed participants attendance forms, attendance records. Records from IPs. Annual reports from CSOs. Direct observations by LMA staff.	0	20	0	0%	70	CBOs training is expected in Quarter 2

#	Type of Indicator	Indicator	Result Measured by Indicator	Reporting Frequency	Data Source & Collection Method	Baseline (Source) Date / Value	Year 2 Target	Q1 Achievement	Percent of Achievement	Life of Project / End-line	Comment
6	Custom	2.1.1: Number of CLDMCs with land use plans that are actively implemented and regularly updated.	IR 2: Communities Plan and Manage Customary Land for Productive Use	Quarterly	CLDMC and IP records collected by LMA staff	0	5	0	0%	15	Will be reported in Q2
7	Custom	2.1.2: Number of CLMDCs that have increased revenue	IR 2: Communities Plan and Manage Customary Land for Productive Use	Annual	CLDMC financial record review conducted by LMA staff	0	4	0	0%	10	Reported annually
8	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: Communities Plan and Manage Customary Land for Productive Use	Quarterly	LMA training and other activity records. Completed participant attendance forms.	0	50	0	0%	150	Will be reported in FY23
9	Custom	3.1.1: Number of CLDMCs in which women, youth, and other marginalized groups hold leadership positions	IR 3: Women, Youth, and Other Marginalized Populations Participate in and Benefit from Customary Land Management	Annually	CLDMC elections, LMA staff collected records	0	0	0	0%	TBD	Reported annually
10	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: Women, Youth, and Other Marginalized Populations Participate in and Benefit from Customary Land Management	Annually	CLDMC bylaws and LMA internal records reviewed	0	4	0	0%	12	Reported annually
11	Custom	4.1.1: Number of CLDMCs that have a grievance resolution mechanism.	IR 4: Land Disputes and Grievances Resolved Appropriately through Alternative Dispute Resolution	Annually	CLDMC bylaws and LMA internal records reviewed	0	8	0	0%	12	Reported annually

#	Type of Indicator	Indicator	Result Measured by Indicator	Reporting Frequency	Data Source & Collection Method	Baseline (Source) Date / Value	Year 2 Target	Q1 Achievement	Percent of Achievement	Life of Project / End-line	Comment
12	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: Land Disputes and Grievances Resolved Appropriately through Alternative Dispute Resolution	Quarterly	LMA/IP records that report on ADR efforts. CLDMC-level meetings that mention ADR activities.	0	0	0	0%	TBD after communities are selected	Resolved disputed land cases reported on in annual report
13	Custom	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	Cross- Cutting	Quarterly		0	3	0	0%	12	No meeting held in Q1
14	Custom	Cross-Cutting: Number of public awareness raising activities on land management issues and community land rights	Cross- Cutting	Quarterly	LMA Activities	0	10	1	0%	55	Raised one public awareness activity in Fissebu on land management issues and community land rights.

6. KEY ACTIVITIES FOR NEXT QUARTER

The following is a list of key activities LMA plans to conduct during the next quarter.

1. Implement CLRF activities in target communities in Lofa county, focusing on information and awareness campaigns, community consultations, CSI and PRA, CLRF strengthening, and boundary harmonization and confirmatory survey work.
2. Confirmatory survey completion in Fissebu.
3. Assessment of additional communities in Lofa.
4. Launch project intervention in additional communities in Lofa, Bong and Nimba.
5. Continuous training of CLMDCs in organizational development and the CLRF process.
6. Award grants to selected CBOs and TOT carried out for all grantees.
7. SBCC campaigns focusing on men and boys' advocacy in women's land rights.
8. Finalization of LMA Advocacy Manual for CSOs and CBOs in target communities.

7. MANAGEMENT AND ADMINISTRATIVE ISSUES

Accreditation of ECODIT: The accreditation process of ECODIT, Inc. Liberia as an NGO in Liberia is completed. ECODIT, Inc Liberia is now accredited to operate as a not for profit in Liberia.

Staffing: Below is the updated list of current LMA staff members.

Table 1: LMA Staffing Plan

NAMES	POSITIONS
[REDACTED]	Chief of Party
[REDACTED]	Land Management and Administration Specialist
[REDACTED]	Gender, Equity, and Inclusion Specialist
[REDACTED]	Monitoring and Evaluation Specialist
[REDACTED]	Community Engagement Specialist
[REDACTED]	Private Sector Engagement Specialist
[REDACTED]	Senior Operations and Grants Manager
[REDACTED]	Grants and Subcontracts Manager
[REDACTED]	Accountant
[REDACTED]	Driver
[REDACTED]	Driver

In-country technical support: In October, Home Office Project Director [REDACTED] and Home Office Project Manager [REDACTED] traveled to Liberia to support LMA as STTA. They provided guidance and technical support to the team in preparation for the pause and reflect session as well as the Y2 AWP validation workshop. They worked closely with the field office team to build their skills while finalizing the annual report. HO also engaged LTTA consultant [REDACTED] throughout FY23Q1 to provide extensive project guidance to the team. Her contributions included updating the implementation plan and supporting the confirmatory survey activities in Fissebu and overall strategy development. While in country, [REDACTED], [REDACTED], and [REDACTED] met with USAID counterparts to discuss progress and any ongoing issues.

Consultant support: Through the quarter, the Project continued to engage [REDACTED] to support the development of the Project's Private Sector Engagement Strategy. His involvement was also intended to build

the capacity of the Private Sector Engagement Specialist. More details of his engagement are found in the Private Sector Engagement section above.

To provide quality assurance and review of data systems and tools, LMA engaged [REDACTED] as MEL Specialist. His support has improved the Project's filing system and knowledge management. More details of his engagement are provided above in the Monitoring and Evaluation section.

8. FINANCIAL PROGRESS

The following financial summary provides a snapshot of actual expenditures for the quarter ending December 31, 2022.

[REDACTED]

APPENDICES

APPENDIX 1: LMA COMMUNITY CLRF TRACKER

#	List of LMA Target Communities - Year 2							
	Community	Activity Progress for Customary Land Formalization						
		Community Self-Identification	Draft By-laws*	CLDMC Formation*	Participatory Mapping	Boundary Harmonization	Confirmatory Survey	Community Title Registered
	Lofa County							
1	Palama Clan	Completed	Completed	Completed	Completed	Completed	Not started	Not started
2	Vavala Clan	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
3	Fissebu	Completed	Completed	Completed	Completed	Completed	Ongoing	Not started
4	Lukasu	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
5	Hassala	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
6	Tahamba	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
7	Wanwoma	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
8	Hembeh	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
9	Wulukoha	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
10	Upper Guma	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
11	Lower Guma	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
12	Central Guma	Completed	Completed	Completed	Completed	Ongoing	Not started	Not started
13	Saygbama Clan	Completed	Completed	Not started	Not started	Not started	Not started	Not started
14	Womama Clan	Completed	Completed	Not started	Not started	Not started	Not started	Not started
15	Sylakore Clan	Completed	Completed	Not started	Not started	Not started	Not started	Not started
16	Wangolodu Clan	Completed	Completed	Not started	Not started	Not started	Not started	Not started
17	Barkedu	Completed	Completed	Not started	Not started	Not started	Not started	Not started
	Bong County							
18	Mawuota	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
19	Menquelleh	Completed	Completed	Completed	Not Started	Not Started	Not Started	Not Started
20	Jorpolu Comm	Completed	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
21	Seansue	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
22	Gbanshay	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
23	Kpatawee	Completed	Completed	Completed	Completed	Not started	Not started	Not started
24	Kporyorquelleh	Completed	Completed	Completed	Completed	Not started	Not started	Not started
25	Gwilapolu	Completed	Not started	Not started	Not started	Not started	Not started	Not started
26	Zota	Completed	Completed	Completed	Completed	Not started	Not started	Not started

#	List of LMA Target Communities - Year 2							
	Community	Activity Progress for Customary Land Formalization						
		Community Self-Identification	Draft By-laws*	CLDMC Formation*	Participatory Mapping	Boundary Harmonization	Confirmatory Survey	Community Title Registered
27	Kpaquallie	Completed	Not started	Not started	Not started	Not started	Not started	Not started
	Grand Bassa County							
28	Gee Clan	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
29	Boeglary Clan	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
30	Sonniwein	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
31	Giah Clan	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
32	Somah Town	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
33	Blary Clan	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started
34	Doewein Clan	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started	Not Started

APPENDIX 2: QUALITY ASSURANCE AND SURVEILLANCE PLAN TRACKING

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 Submitted	
Accrual's 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 (TO Section F.4.2)						
Grants Manual	Deliverable submitted on time	100%	Document review and approval	90 days after award, or when revised	Submitted	
Objective 1: Communities obtain deeds to their customary land						
Criteria for the selection of target communities completed	Deliverable submitted on time	95%	Document review and approval	Year 1	Completed	
Guide for the registration of customary land (prepared under LGSA) updated	Guides updated, adhering to current land legislation and GOL guidance documentation, including forms and/or templates	95%	Deliverable reviewed and approved	By Year 3		

DELIVERABLE/SERVICE REQUIRED	PERFORMANCE STANDARD	AQL	PRIMARY METHOD OF SURVEILLANCE	FREQUENCY	STATUS	COMMENTS
One costed plan for communities prepared to outline cost for completing the CLRFP per community.	Deliverable approved	95%	Deliverable reviewed and approved	By Year 3		
Training Manual finalized to outline procedures along each step of the CLRFP. The manual will be a living document and will be updated as new trainings are identified.	Scheduled as described in approved work plans(s)	95%	Project records / reports	Quarterly or annually	Planning in process	
Comprehensive evidence-based tools and processes to guide communities to complete all steps for CLRFP finalized	Scheduled as described in approved work plans(s)	85%	Deliverables reviewed/ project records / reports	By Year 3		
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)	85%	Deliverables reviewed/ project records / reports	By Year 2, and updated as needed	In process	
Advocacy plan concluded with CSWG and the MAP	Scheduled as described in approved work plan(s)	85%	Deliverables reviewed/ project records / reports / direct observation	Year 1	In process	
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)	85%	Deliverable reviewed/ project reports / direct observation	Year 1	Ongoing discussions with USAID	
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 1	Draft Completed and submitted to USAID for approval	
100 New surveyors trained in modern land surveying technology from the GEP at FTL.	Scheduled as described in approved work plan(s)	85%	# of surveyors trained/ project records/ reports	By Year 4		
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 CLRFP process/ project records/ reports	By Year 4		
Objective 2: Communities Plan and Manage Customary Land for Productive Use						

DELIVERABLE/SERVICE REQUIRED	PERFORMANCE STANDARD	AQL	PRIMARY METHOD OF SURVEILLANCE	FREQUENCY	STATUS	COMMENTS
Template/model for Communities Land Use Plan finalized	Scheduled as described in approved work plan(s)	100%	Deliverables reviewed/ project records/ reports	Year 1	Submitted	
In collaboration with the LLA, review and update the Land Use Plan Template, relying on key lessons learned from implementations at the early stages of the program	Scheduled as described in approved work plan(s)	85%	Deliverables reviewed/ project records/ reports	Year 3		
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 1- 4 <i>*Replicated as new communities are on ramped to the activity</i>	Currently being drafted	
Produce a guide to layout strategies on how CLDMCs can negotiate and engage with the private sector.	Deliverable submitted on time	95%	Deliverable reviewed/ project record/ reports	Year 1	Planning is in process	
Develop a model business plan on how communities will transact with their land to the benefit of members.	Deliverable submitted on time	95%	Deliverable reviewed/ project record/ reports	Year 2		
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%	Deliverable reviewed/ project record/ reports	Year 2		
Objective 3: Women, Youth, and Other Marginalized Populations Participate in and Benefit from Customary Land Management						
A gender / inclusion analysis developed to assess the impact of implementation on marginalized populations, including women and youth	Deliverable submitted on time	95%	Deliverable reviewed/ project record/ reports	Year 3		
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	In process	
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 and recommend a model for dispute resolution	One Deliverable per County selected	85%	Review of deliverables/ project records/ reports	Year 1 – 4 <i>*Replicated if/when new counties are on ramped to the activity</i>	In process	
Standard operating procedures on dispute resolutions produced in collaboration with the LLA.	Deliverable submitted on time	85%	Review of deliverables/ project records/ reports	Year 2		
In collaboration with the LLA and CSOs, support the adoption of a revised Land Dispute	Number of consultative meetings held to discuss	85%	Project records/ reports	Year 2		

DELIVERABLE/SERVICE REQUIRED	PERFORMANCE STANDARD	AQL	PRIMARY METHOD OF SURVEILLANCE	FREQUENCY	STATUS	COMMENTS
Resolution Policy that is consistent with the LLA.	draft policy; participation of CSOs/stakeholders					
Drafting and supporting the adoption of 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		
Finalize report documenting disputes presented to CLDMCs and the number of those resolved, including dispute resolution success story.	Deliverable submitted on time	95%	Review of deliverable/ project records/ reports	Year 4		

APPENDIX 3: CIVIL SOCIETY POSITION STATEMENT



Civil Society Organizations Working Groups on Land Rights Reform in Liberia
c/o Rights and Rice Foundation (RRF) [REDACTED], [REDACTED] or Sustainable Development Institute (SDI),
[REDACTED].

CSO Position Statement on the Liberia Land Authority Decision about Community Self-Identification

To: The Liberia Land Authority Board of Commissioners
From: The Civil Society Working Group on Land Rights Reform (CSO WGLRRL)
Date: October 7th, 2022
Re: CSOs Position on Communities' Right to Self-Identify

Introduction:

Civil Society Organizations and the Government of Liberia (Liberia Land Authority – LLA) have worked together since the inception of the land reform process since 2009 in a spirit of collaboration and consultation to come thus far. This cooperation has resulted in the successful enactment of the Land Rights Act (LRA) and successive progress in efforts to develop agreed messages for dissemination of the Act, piloting of various aspects of the customary land formalization and development of necessary regulations for implementing the law. We long for this cordiality to continue for the benefit of the people of Liberia. However, we have recently been faced with some pronouncements from the LLA that if implemented, we feel, will undermine the gains we have made so far in protecting and upholding the rights of customary communities and the entire land reform process.

On August 30th, 2022, the LLA held a meeting with Civil Society Organizations (CSOs) to discuss some of the challenges the Authority perceived with the customary land formalization processes, particularly the 'self-identification, and made some pronouncements. In a follow up meeting on September 9th, 2022, at the LLA, the Authority's Chairperson reiterated the pronouncements made in the previous meeting.

The Liberia Land Authority stated that,

“A few CSOs are working with communities to formalize their land at the level of a district. At the district level, the process becomes political, and the LLA is against granting deeds at that level”¹

¹ LLA Minutes of Meeting held with organizations working in the land sector of Liberia, August 30th

1. ‘Self-Identification at the Clan level is problematic, the details of which we are not aware; therefore, the LLA will not grant deeds to communities that have self-identified as clans.
2. The LLA prefers that communities self-identify at the town level and stands ready to issue deeds at that level.
3. In order to grant deeds at the clan level, all private claims, Tribal Certificated land, and other claims need to be identified and resolved before deeds are granted².

In a follow-up meeting to the August 30th meeting held on September 9th, the LLA emphatically reiterated this position that communities that self-identify at the clan level, or any other larger level will not receive a title for their land, rather communities self-identifying at the town level will receive a title for their land.

The Civil Society Working Group on Land Rights Reform and partners in the land sector are concerned and have issues with the LLA pronouncements made by the LLA on August 30th, as presented below:

1. Imposing and prescribing how communities should identify their land space is against the policy and law.

Prescribing how communities should identify at a particular level is in contravention and undermines the intent of the law.

If communities are expected to self-identify based on a pre-determined geographic space this will no longer make the process ‘self-identification’ and would take away communities’ right to self-determination. This will erode the trust of communities in the Land Rights Law and compel some communities to identify in a way that is against their customary norm, practices, and traditions.

Article 2 of the Land Rights Act, in the definition of the terms listed in the law states that a “**community** means a **self-identifying** coherent social group or groups comprising of Community Members”³.

Furthermore, **Article 34:1** of the Land Rights Act states that “**each community** shall have the **right** to **define the area of its Customary Land** in Keeping with **customs, oral or written history**, and **locally recognized norms**”⁴.

Civil Society Organizations (CSOs) and actors in the land sector would like to state that according to the Land Rights Act and in the spirit of the policy that the law was based upon, communities have the right to identify at any level they choose, be it a Village, Clan, Chiefdom, or even District; this is what ‘self-identification’ is.

2. Imposing that all valid Tribal Certificated lands and private land claims must be identified and resolved as a condition for granting deeds to communities that have self-identified at the clan or any level means that the LLA should work in a timely manner to conduct the process. It is the LLA’s responsibility to develop the process of conducting the confirmatory survey process and ensure that this process

² Meeting with the LLA on September 9th

³ Land Rights Act, Article 2: Definition, pg 2

⁴ Land Rights Act, 2018, Identification of Community, pg 17

commences and is conducted in a timely manner so that communities' rights to obtain deeds are not significantly delayed because of private claims within customary lands.

Article 37:2 of the Land Rights Law mandates the LLA to commence the confirmatory survey 24 months after the passage of the Law⁵. It has taken the LLA Forty-seven (47) months after the passage of the law to have a final draft regulation on how the confirmatory process can be conducted.

As a result of the delay to develop the regulations on the confirmatory survey process, none of the 200-plus communities that have gone through or are going through the formalization process have been able to obtain a Deed.

If all private claims and Tribal Certificates must be identified and resolved before a community can get a deed for their land, the onus is on the LLA to provide the tool for this to be done and to conduct the process in a timely manner so that communities are able to obtain their deed. Further any delay on the part of the LLA will result in further delaying communities being granted their deed and subsequently the right of communities to benefit from the economic transaction on their land.

RECOMMENDATIONS:

CSOs will continue to work diligently to 'do no harm' in communities; this is an oath and principle that our work with communities and the LLA is based upon. As we support communities to self-identify and go through the formalization process, CSOs will continue to give the communities the pros and cons of identifying at different levels and allow communities to choose how they will identify their customary land space. And we promise to honor and respect the decision that communities make.

With this in mind, Civil Society Society Organizations are recommending the following,

1. The LLA adhere to the Land Rights Act and allow communities to identify their land space in keeping with communities' norms, practices, and tradition.
2. Finally in order to ensure that we all abide by common regulations and guidelines by which communities for the expeditious processing of communities' deeds and avoid unnecessary delays that will undermine their right to formalization their customary land CSOs are requesting an urgent special session with all stakeholders to agree on the regulations and procedure for formalizing customary land as soon as possible.

As institutions who have worked in the land space both piloting and now implementing the customary land formalization process, we welcome the opportunities to discuss the challenges with the customary land formalization processes including the CSI process with the Liberia Land Authority. We are offering to make time to work with the LLA to find a solution that both addresses the issues at hand and recognizes communities' rights to choose how they identify their land space without imposing upon them a pre-determined process.

Position Statement done by the CSO Working Group on Land Reform

City of Monrovia, October 7th, 2022

⁵ *Land Rights Act, 2018, Demarcation of Customary Land, pg 20*

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