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# LAND REFORM IN AFGHANISTAN (THE LARA PROJECT)

QUARTLERLY REPORT (4<sup>th</sup> QUARTER FY-2012)  
JULY–SEPTEMBER 2012



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**Cover Page Photo:** Group photo of the roundtable discussion of Women's Inheritance and Land Rights in Kabul.

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OCTOBER 2012



## **DISCLAIMER**

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



# PREFACE

The United States Agency for International Development (USAID) Land Reform in Afghanistan Project (LARA Project) is managed by Tetra Tech ARD under USAID Contract No. 306-C-00-11-00514-00, with implementation assistance from its partners Tetra Tech DPK, International Land Systems (ILS), Development & Training Services Inc (dTS), and Landesa (formerly the Rural Development Institute).

LARA project's primary government partners are Arazi (formerly the Afghan Land Agency), the Ministry of Urban Development Affairs (MUDA), the Independent Directorate of Local Governance (IDLG), as well as the Supreme Court and selected local municipalities.

The purpose of the LARA project is to develop a robust, enduring, and Afghan-owned and-managed land market framework that encourages investment and productivity growth, resolves/mitigates land-based conflict, and builds confidence in government's legitimacy, thereby enhancing stability in Afghan society.

The Project continues USAID/Afghanistan's support for land reform and land rights strengthening that began through the earlier LTERA Project. The LARA project currently comprises an 18-month Base Period and an 18-month Option Period, with a contract amount of \$41.8 million. The LARA project is designed to contribute to USAID's AO and Afghanistan National Development Strategy. Three influences will help shape The LARA project's contributions to this Objective: (1) the foundations provided by the former USAID Land Tenure and Economic Restructuring in Afghanistan (LTERA) project that provides a starting point and methods that can be adapted; (2) USAID/Afghanistan management objectives including Afghanization and conflict mitigation; and (3) the following major LARA project objectives:

- Improve property rights delivery (land administration and formalization);
- Enable all citizens (women, minorities, and vulnerable populations) to exercise their rights through public information awareness (PIA);
- Strengthen land dispute resolution processes to reduce conflict and promote peace and stability;
- Promote economic development through clear and enforceable property rights, PIA, land rights delivery, and land dispute resolution; and
- Strengthen institutional, policy, and legal reform to secure property rights for Afghan citizens;
- Provide assistance in the cross cutting areas of gender, training, PIA, and private sector development. These objectives are supported by three components that provide the over-arching structure for programming activities and tasks in the work plan are as follows:
  1. **"Informal Settlements & Formalization"** - Support MUDA, AGCHO, IDLG, and the Municipality of Jalalabad with informal settlements upgrading, formalization, cadastral mapping, laws for urban planning and land use regulation, and training in planning and enforcement. Also, this project strengthens tenure security by supporting the Supreme Court and communities with rights formalization and informal dispute resolution.
  2. **"Legal Framework"** - Provide limited assistance to Arazi to identify, manage, lease, and obtain revenue from Afghan government lands and provide targeted technical assistance.
  3. **"Capacity Building"** - Build capacity of public (AGCHO, Arazi, IDLG, MUDA, Supreme Court) and private sector land service providers to improve and streamline land tenure processes to Afghan private and public sectors.



Photo 2: Signed, sealed and delivered! A resident of Araban happily donates a portion of his land for the good of the community

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# ACRONYMS AND ABBREVIATIONS

AGCHO	Afghan Geodesy and Cartography Head Office
AIMS	Afghanistan Information Management Systems
ALCBO	Afghan Land and Capacity Building Organization
ACCI	Afghanistan Chamber of Commerce and Industries
ALCO	Afghan Land Consulting Organization
AIHRC	Afghanistan Independent Human Right Commission
AO	Assistance Objective
APPF	Afghanistan Public Protection Force
ARAZI	Afghanistan Land Authority
BizCLIR	Business Climate Legal and Intuitional Reform
CDC	Community Development Councils
COP	Chief of Party
CLIR	Commercial Law and Intuitional Reform
CRA	Cooperation for Reconstruction of Afghanistan
DCOP	Deputy Chief of Party
DCEO	Deputy Chief Executive Officer
DFID	United Kingdom’s Department for International Development
EOL	Expression of Interest
GIRoA	Government Islamic Republic of Afghanistan
DTS	Development and Training Services Inc.
Harakat	Afghan Investment Climate Facility Organization
KURP	Kabul Urban Reconstruction Project
KCI	Kabul City Initiative
IDLG	Independent Directorate of Local Governance
ILS	International Land Systems

LARA	Land Reform in Afghanistan
LLT	LARA PROJECT Launch Team
LTERA	Land Tenure and Economic Restructuring in Afghanistan
MAIL	Ministry of Agriculture, Irrigation, and Livestock
MCIT	Ministry of Communication and Information Technology
MOU	Memorandum of Understanding
MUDA	Ministry of Urban Development Affairs
NGA	National Geospatial Agency
NRC	Norwegian Refugee Council
PIA	Public Information Awareness
PSC	Private Security Contractors
SDO	Sanayee Development Organization
SWOT	A type of Analysis Consist of Strengthen, Weakness, Opportunity and Time
SGI	Spectre Group International
SOP	Standard Operating Procedures
SUPPORT	Services under Program and Project Offices for Results Tracking
TLO	The Liaison Office
TR	Thomson Reuters (formerly ILS)
USG	United States Government
USAID	United States Agency for International Development
WCLRF	Women Children Legal Research Foundation
WLRTF	Women Land Rights Task Force



# 1.0 EXECUTIVE SUMMARY

## 1.1 GENERAL OVERVIEW

The USAID-funded Land Reform in Afghanistan (LARA) project has wrapped up all of its public consultation workshops on reforming the country's Land Management Law. LARA's legal team in conjunction with the Afghanistan Land Authority (MAIL/Arazi) fanned out across the country and visited seven regions in the country. For more than a year, they jointly hosted workshops, town hall meetings and community gatherings. The consultation process was a first for Afghans because they were asked to provide input into writing the new land laws. Not only was the general public involved in the process but the two teams also canvassed municipal and provincial authorities.

The new Land Management Law (LML) is one of the most important laws in the Afghan Constitution. It will protect citizens from having their property confiscated or seized by force, by warlords or through other illegal means. The process of drafting this new legislation is challenging, but the LARA project working along with Arazi have made progress: a draft law is under work, then it will be sent to the Ministries of Justice and Agriculture for review. Once it is ratified by the Parliament it becomes the official Land Law, following the Presidential Decree.

Another milestone was reached when LARA brokered a deal in Araban, an informal settle in Jalalabad, that saw neighbors agreeing to work together to make their community a better place to live. Imagine living in a community that is jammed together and crisscrossed by narrow alleys and cramped passageways. The streets are too narrow for vehicles, garbage pickup is impossible and any emergency vehicles simply cannot travel into the community. LARA's participatory and consultative approach lies at the root of this agreement and its success. This resulted in residents agreeing to donate part of their property so roads could be widened and improved to allow vehicles access to the community. Road construction is expected to begin before the end of the year.

In the next quarter the LARA communications team will launch an aggressive public awareness campaign to highlight women's inheritance and land rights. This includes radio, television and 50 giant billboards put up across Kabul. This is a pilot project and its success will be measured following the month-long campaign to see if the project should be expanded to other Afghan provinces.

## 1.2 OVERVIEW BY COMPONENTS/ACTIVITIES

### 1.2.1 COMPONENT ONE, STRENGTHEN LAND TENURE SECURITY THROUGH FORMALIZATION AND UPGRADING OF INFORMAL SETTLEMENTS

#### **Upgrade Informal Settlements**

Consistent engagement with critical stakeholders characterized USAID's LARA activities in this quarter. The project endeavoured to consolidate a few institutional venues where regulations affecting urban development are formulated. USAID's LARA approach to institutional engagement had a multi-tier nature, which spanned the different urban governance levels and agencies: from wakil-e-gozars in the

informal settlement of Araban to the Presidential Advisor for Urban Policy; from Community Development Councils (CDC) to the Ministry of Urban Develop Affairs (MUDA) and the city of Jalalabad.

### **Urban Planning**

A positive case of this multi-tier engagement was MUDA's Joint Urban Planning Group that was responsible for reviewing and updating Jalalabad's city plan. Monthly meetings with the planning group, USAID's LARA planners and the engineers from the ministry succeeded in bringing community members into participatory planning sessions. As a result Jalalabad enjoys a new and updated official city plan.

As far as the process of drafting an updated urban upgrading policy, USAID's LARA team stepped to bring MUDA officials into the process to promote extensive consultation on the legal framework for urban development. Together with the Technical Working Group they produced a draft paper that will also include the informal settlements.

In addition to work on policy, concrete support for technical offices saw the completion of the contract to refurbish the Afghan Geodesy and Cartography Head Office (AGCHO) Cadastral Department in Kabul. Tenders were let for the refurbishment of Kabul Polytechnic Institute, the Nangarhar Department of Urban Develop Affairs (DUDA) office and the Cadastral Department in Jalalabad. LARA will accelerate this process in the coming months.

Consultative mechanisms of urban governance and participatory urban planning remained important features of the project. Issues such as waste management and road network upgrades were carefully reviewed through planning sessions in the communities. The Community Action Plan (CAP) was created to include community leaders and the general public as a step towards the municipal recognition of Araban informal settlements. It was designed to link community aspirations and official planning regulations: in fact, the project planners structured the CAP in a form that makes it easy to include bring the community the detailed zone plan (or *plan-e-tafsily*).

Finally, the delivery late in September of the topographical maps, the requisite for the development of specific engineering designs for all of the upgrading projects in Araban is in place. The project is now moving towards the full implementation of the upgrading process.

### **Deeds Registration**

USAID signed a PIL with the Supreme Court of Afghanistan. This will allow LARA to implement the DRACS system. The team has been working with the Harakat LRMP II and its contractor, ALCO, to make sure that there is appropriate coordination of the two projects. The design documents for LRMP II specifically rely on the LARA Project for GRM back up files for software support.

### **Gender**

The Gender Unit has reviewed the Land Management Law and Dispute Resolution Guide to ensure that women are adequately and fairly represented in the draft law. They reviewed the wording so that there is no discrimination in the final draft. This is in line with LARA objectives to provide equal opportunity for both men and women.

### **Community Participation**

LARA finalized the wording of the new CBDR guidelines and will soon be distributed in the Jalalabad area. It provides in detail the best methods to resolve land disputes, which are common in Afghanistan. When left unresolved, they can escalate into violent confrontations. This will help ensure that it will result in a just and equitable settlement of disputes. The guidelines in turn include best practices to help ensure

that the rights of all citizens, especially women, are promoted and protected.

Creation of the guidelines was a group effort. The Liaison Office held three community forums in Jalalabad that included fifteen high profile women leaders and several government officials. The CBDR forums touched on a variety of topics that included inclusion of customary land dispute resolution, how to investigate a land dispute, and how to ensure that the rights of all interested parties, especially women, are respected. The CBDR offers advice on how to include the state justice system in the resolution process.

During the option period, LARA will train and mentor local officials and elders, responsible for community based dispute resolution.

## **1.2.2 COMPONENT TWO, LEGAL FRAMEWORK**

### **Legal Framework**

During this reporting period the USAID LARA legal team worked with Arazi senior management and organized workshops in seven major regions across the country. They canvassed the public and government officials to seek input to draft proposed amendments to the Land Management Law.

Due consideration will be given to all comments and recommendations for possible incorporation in comprehensive amendments to the Land Management Law. They will be submitted to the Ministry of Justice for further review.

## **1.2.3 COMPONENT THREE, CAPACITY BUILDING**

In the last quarter the LARA capacity building component overhauled its administrative and coordination skills to ensure compliance with contracting and deliverables. This effort has enabled capacity building to organize and manage previous and future component training and activities systematically. With this systematic approach capacity building has worked with other LARA components and teams as well as its public and private sector partners to move to the next phase.

In an effort to initiate and launch various LARA activities, the capacity building team began a closer working relationship with other LARA teams holding regular meetings with team leaders to discuss their needs. The LARA team provided capacity building and training support with the following training: Legal team, public consultation workshops in Kunduz, Mazar, and Kabul; gender team, women and property rights roundtable in Kabul; cadastre team, GIS trainings in Kabul and Jalalabad. Our team assisted Component one's sustainable land use planning training in Kabul. In addition to coordinating with LARA components and teams, capacity building has been actively working with LARA's public sector institutions to facilitate the status of activities that are in various pending stages.

The Capacity Building component will continue its efforts to launch several activities currently under development to support and strengthen LARA's overall objective of developing a robust set of policies and laws to provide a framework for Afghanistan's land market.

## **1.2.4 CROSSCUTTING: GENDER & COMMUNICATION**

### **Ensure Gender Equity Issues are applied across All Components**

To ensure gender equality is implemented in the land reform process the Gender Unit has reviewed the Land Management Law and Dispute Resolution Guide from a gender prospective and provided comments and suggestions to ensure there is no discrimination against women. The Gender team also was part of the Technical Proposal Review Committee to ensure that the grant or contract proposals are in line with LARA's objectives and provides equal opportunity for both men and women.

## **Coordinate Communications and PIA Strategies across All Components**

LARA's Communications Department planned an ambitious program for the next quarter. It will produce a multimedia DVD on urban upgrading in Afghanistan to compliment a handbook that will be produced and distributed. The content will provide recommendations on procedures to be followed for launching community consultations, mapping and best practices for upgrading infrastructure and resolving property disputes at the community level.

The Communications Department will work with the municipal authorities, Nahia officials, *wakil-i gozar*, and the Community Development Councils to produce an effective communication strategy. It will target male, female, and elderly members of the residential and business community. Council members will advise LARA wherever possible on the most effective strategy to reach the community. Outreach activities will include community meetings and the distribution of posters and leaflets to educate the population.

The cadastral mapping campaign will feature messages geared to raise public awareness of the importance of documenting their land rights and having those rights registered in informal settlements. The campaign will explain how informal mapping works and why it is important for land owners and the municipality. These messages will be featured in posters and billboards. The LARA Communications Department will also design and implement conferences, workshops, and roundtable discussions with residents in the informal settlement areas before the work begins.

When the new land management laws become official LARA will work with the MAIL and Arazi in order to initiate public information campaigns that broadcast the implications of the changes to government and the public. These will take the form of a national radio and television campaign, regional government information sessions, such as town hall meets organized by the Community Action Councils. A Land-Related Legislation Booklet may be developed to provide the key land-related legislation and its applications in Afghanistan.

# 2.0 PROJECT ACTIVITIES REPORT YEAR 2, 4<sup>TH</sup> QUARTER 2012 (FY)

## 2.1 INFORMAL SETTLEMENTS AND FORMALIZATION COMPONENT

The municipality of Jalalabad and its departments, remained a priority focus this quarter. The approval by the municipal government of all of the city maps of the districts (*nahia*) marks the first time in city history that the six nahia (districts) have finite and consensual boundaries. This important achievement significantly simplifies the development of city planning.

The development of the CAP for Araban West relied on the positive dynamics established with the municipality and with the residents in the informal settlement. The CAP preparation included participatory planning sessions, with particular emphasis on waste management and tertiary road networks.

### 2.1.1 ACTIVITY 1: UPGRADE INFORMAL SETTLEMENTS

#### **Task 1.1.1: Assist Stakeholders to Develop Criteria for Informal Settlements Upgrading.**

The paper on Criteria for Inclusion of Informal Settlements into Upgrading Programs was completed in September. The paper will be reviewed along with broader policy documents developed since 2009.

A list of experts for the revision of relevant policy papers was developed and comprises officials and specialists from MUDA and other agencies, such as GDMA, World Bank, CRA, ALCO, and UN-Habitat. Three LARA staff members are taking part in the revision process as well as in the policy formulation: the Land Use and Urban Planning Specialist, Urban Planners, and an Urban Governance Specialist.

#### **Task 1.1.3: Select Informal Settlements.**

Two informal settlements were selected in coordination with the municipality of Jalalabad in February 2012: Araban and Campoona.

Although the task was completed early in 2012, problems surfaced during the selection process. The land authority (Arazi) cleared the informal settlement of Araban for rehabilitation since the community sits on private lands; a tafsya for Campoona was not issued. Arazi appeared far more hesitant in granting a clearance to settlements on government land. Since the tafsya by Arazi was a pre-requisite Campoona may be affected by this decision. Arazi is reviewing the matter.

#### **Task 1.1.4: Develop Manual/Handbook to Guide Upgrading Work.**

The RFP for the handbook was posted on October 19, following the development of the scope of work (SOW) and its approval by USAID. The scope of work for the handbook incorporated lessons learned from the MUDA/WB Kabul Urban Rehabilitation Project and focused on the physical upgrading of the

informal settlements. The prominence given in the handbook to physical upgrading reflected its priority by communities in the informal settlements across Afghanistan, as well as the experience of the LARA project in Jalalabad. The request for proposal (RFP) indicated that all the deliverables with a national circulation should be translated into Dari and all those intended for the province of Nangarhar in Pashto.

#### **Task 1.1.6: Develop Phased Community Action Plans of Priority Upgrading Projects and Formalization/Regularization Activities**

USAID's LARA drafted a Community Action Plan (CAP) for Araban West. The plan requires municipal approval and is expected in October. The CAP promised extensive community participation.

The MUDA departments offered technical support and precise information on the required elements that constitute a plan-e-tafsily (zoning plan) which include: delineation of physical infrastructure in the settlement, specific land use regulations such as allocations for roads and amenities, identification of municipal services in the area, and connections between tertiary utility networks (water supply, sewerage, electricity) and city-wide utility grids.

Road infrastructure – the alleys in the gozar – was a focal aspect of CAP development. In July, the project team in Jalalabad addressed engineering standards of road improvement with the municipal construction department. Four engineers from the administration discussed technical specifications of road construction in Araban. Construction safeguards were established to ensure high standards of quality construction are maintained for all road networks.

Since the CAP envisages extensive improvements in the collection of municipal waste, the question of a sustainable municipal waste management system was repeatedly addressed between LARA and the city government. In September the municipality identified a landfill site. The landfill will provide a temporary solution to the waste disposal problem in Jalalabad, for about two years.

#### **Task 1.1.8: Design, Plan and Implement Physical Upgrading Works**

The topographical survey of Araban was completed: its results and the outcomes from consultations with communities and local authorities laid the foundation for individual project designs and for the engineering specifications of each upgrading intervention.

The completed drawings from the topographical survey were submitted by AGE & AES (Asia Geo Engineering & Ally Engineering Services) in September. They include five additional roads.

Draft drawings were submitted and extensively reviewed to ensure that detailed topographical information on the inner alleys of Araban was actually gathered by the subcontractor.

The school building in Araban West was repeatedly inspected. A broad agreement with the school principal was reached on the priorities for the upgrading works included in the Community Action Plans. Refurbishment of the existing toilette block, construction of septic tanks and renovation of the playground were identified as critical concerns for the school.

USAID's LARA considered the request by community leaders and wakil-e-gozar to open the school playground to the public when classes are not in session. The project engineering team identified the main measures necessary in order to make the playground available to the whole community. Fencing, a new entry separate from the school gate and a management / maintenance scheme were identified as prerequisite to open the space to the entire community. Detailed drawings for the rehabilitation of the playground were prepared.

The implementation of upgrading works in Araban is a priority in the next quarter. The team is preparing the scope of work and is expected to issue the tender shortly.

## 2.1.2 ACTIVITY 2: URBAN PLANNING

### Task 2.1.2: Support Appropriate Coordinating Mechanisms among Institutional Stakeholders.

USAID's LARA staff attended monthly meetings of the four Technical Working Groups (TWG) at GDMA, each focusing on a specific issue: capacity development, service delivery, raising revenue, and cross cutting themes. The TWG convened regularly and proved useful venues to exchange both information and ideas. The project adopted the monthly reporting format suggested by GDMA in order to streamline the flow of information.

The steady engagement with the GDMA provided an opportunity to address LARA concerns on waste management facilities in Jalalabad. The TWG met with the project's Urban Planner and the head of the GDMA Planning & Development Department, Ahmad Farid Azizi, and other IDLG technical staff. The project officer highlighted inadequacies and environmental hazards related to the existing waste disposal practices. The plan is to develop a number of options to resolve the problem of proper waste disposal.

The Joint Urban Planning Group of Jalalabad met regularly, holding monthly sessions to tackle the different planning issues associated with refurbishing the eastern and western section of the Araban informal settlement. In August and September the group examined in detail the road network in the settlement: realigning and re-drawing some streets. Following meetings in September DUDA planners from Nangarhar reviewed the overall consultation process and finalized the upgrading process in Araban West.



Photo 3: An aerial view of Araban

In an effort to move the process along LARA suggested developing a map of “Who is Doing What” in Jalalabad. By systematically updating the map, they could track changes, achievements and challenges. A possible visit to the city by MUDA Deputy Minister, HE Hamid Jalil, to take a first-hand look at the plans and work on the project could provide valuable input to the process.

### Task 2.1.3: Support the Physical Refurbishment of Selected Technical Offices



The first contract for the refurbishment of AGCHO Cadastral Department in Kabul was completed: it covered all the targeted internal spaces, such as the training center and the mapping workshop. The acceptance of the work was contingent on completing some minor tasks related to electrical wiring and outlets. A contract modification was issued in August, covering additional works for structural upgrading, the department LAN and its parking lot: this includes refurbishing the parking area.

The tender for the refurbishment of Kabul Polytechnic was launched in September and LARA will review the proposals, then move forward with the subcontract.

LARA issued a tender for the refurbishment of the Jalalabad Cadastral Department of AGCHO's regional

office in July. Since the technical panel found that none of the participants was qualified, a new tender was issued. The technical team reviewed the new round of proposals and a winning company will be announced in October.

In September, LARA let a tender for the refurbishment of Jalalabad's DUDA office to install new IT equipment. In order to expedite the process the technical specifications of the equipment will be reviewed with the departments of Urban Upgrading, Urban Development and with the Jalalabad office of DUDA.

#### **Task 2.1.4: Create a Jalalabad Urban Profile**

USAID's LARA project explored options to identify environmentally hazardous urban areas and threats. In July, the project planning team attended the bi-weekly donors' coordinating meeting organized by the Kabul Mayor. They met to review mapping techniques used to monitor the impact of floods in urban areas, specifically on the solutions developed by iMMAP in partnership with ANDMA (Afghanistan National Disaster Management Authority). The data collected in Kabul will be used in construction and upgrading plans for the urban informal settlements in Jalalabad.

The five nahia (district) maps developed in the previous quarter by LARA were submitted to the municipal administration for endorsement. All the maps were approved between August and September. The official maps bearing the municipal seal and signed by the Mayor / Deputy Mayor – were then presented to GDMA. The five maps offer the first official identification of nahia (urban districts) located within the city limits.

LARA put forward efforts providing support to the stakeholders in terms of their staff capacity and technical and institutional support including IT and legislative support and refurbishing their facilities to accommodate all necessary institutional and technological changes.

#### **Task 2.1.5: Organize “Urban Planning Clinics” to Improve Land Use Planning Processes and Outputs**

LARA Legal Urban Specialist (STTA), Dr. Yohannes Gebremedhin, met with senior figures in the state administration and municipal government officials to discuss the reform of the legal framework for urban planning. They discussed defining the roles and responsibilities for MUDA, national agencies and municipal administration. They talked about the establishment of a 'national planning council' to oversee a country wide strategy developed for urban development with the provinces and municipalities designing lower-tier plans. Each division would have defined roles and responsibilities.

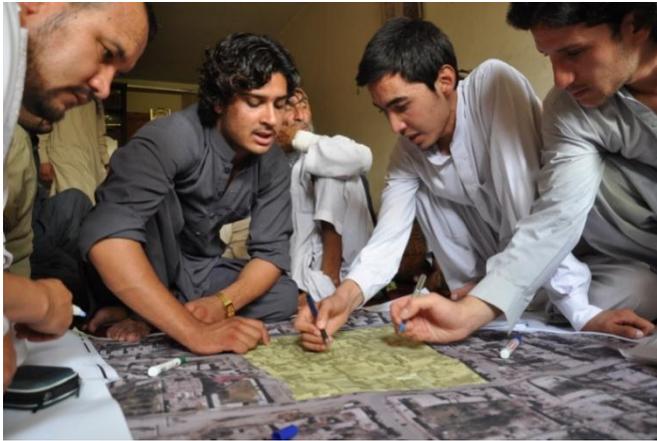
The idea of streamlined administration centered on the major gaps in Afghan legislation on urban planning: the absence of provisions for consultative and participatory approaches, duplications and overlaps of departments and insufficient delegation of powers to local governments.

In the months of August and September, 53 high ranking officers from MUDA and GDMA attended legal clinics organized by LARA.

The first Clinic – attended by three MUDA senior officers and advisors - discussed decision-making options on urban planning and urban development: centralized, decentralized and hybrid options. Opinions converged on incremental change as opposed to drastic reforms. The urgency to track and retain institutional memory within MUDA was emphasized in discussions.

Twenty MUDA officials attended the second Legal Clinic in August including senior engineers, directors and department heads. MUDA's Director of Urban Development championed a bottom-up approach to planning and a larger municipal role; he advocated public-private partnerships in city planning and indicated that 30 municipal – developed jointly by private and municipal institutions – have already been submitted. Consensus was reached on the need for a flexible legislative framework.

A third legal urban clinic at MUDA was attended by seventeen officials. The clinic was introduced by LARA's legal urban specialist, who reviewed the current legislation, including its weaknesses and gaps and shared concrete case studies in other countries for comparison to Afghan challenges. The discussion was lively and consensus was reached on existing legislative challenges and limitations.



Five GDMA officials attended a second session at GDMA. Among them was the General Director of GDMA who pointed to the fast-paced urbanization in the country to urge new laws and regulations for effective urban land management. The issue of duplications and overlaps emerged also in this discussion, and the importance of clear mandates to MUDA, GDMA, the municipality of Kabul and municipal governments across the country. Opinions converged on the necessity to identify by law different responsibilities for surveying, drafting, supervising, monitoring, approving and implementing land regulation

among federal, provincial and municipal governments.

The final Legal Urban Clinic was held at MUDA. The head of the department and five key advisors to the Minister took part in the session, introduced by Dr Yohannes Gebremedhin. The participants expressed the urgency to proceed with the drafting of a policy on urban upgrading. The TWG in concert with LARA will assist in the draft process.

Between July and September, LARA advanced the participatory planning process. The effort to translate theories on bottom-up urban planning into concrete practice centered on two critical questions: waste management and street networks.

In July, the project team ran a detailed site survey in Araban to outline waste management challenges and mark out waste collection points. In collaboration with wakil-e-gozars and the Jalalabad sanitation department, the project identified forty three waste collection points. Specifications and sketches for bins and garbage skips were noted during community meetings; eventually, the project team shared their drawings with the head of the sanitation department.

USAID's LARA team in Jalalabad organized four community meetings in Araban West during the first week of September. More than one hundred and fifty residents – homeowners and tenants - attended the meetings. They covered mainly those streets whose width does not conform to the municipal standards: narrow inner alleys, generally with a dirt surface, and limited or no access for vehicles. The construction department, community development councils and the local wakil-e-gozars took part in the consultations. The Urban Planning Department of MUDA in Kabul contributed to the objectives of the participatory exercise.

Road improvement issues were examined carefully one street at a time. Three engineers from MUDA's head office and one from the municipality attended meetings that were held in private homes of Araban



Photo 6: LARA and Araban residents sign an agreement to donate property to improve the community

residents. The community gatherings led to agreements on street widening that included voluntary land donations by residents in order to widen the streets to allow vehicle access. Permitting access of waste collection trucks and emergency vehicles; fire, ambulance and police.

In the discussions, municipal and MUDA engineers said that street widening is the critical step towards a *de facto* recognition of the residents' occupancy rights and the legitimacy of the settlement.

### Task 2.1.8: Identify and Incorporate Informal Settlements into GIS-based City Maps and Plans

The first GIS-based mapping exercise covered the six nahia (districts) of Jalalabad. The project digitized all the parcels within that informal settlement: the new maps – to be reviewed with the municipality – identify land use, main facilities, road networks, and drainage systems. The exercise on GIS-based Multi Cadastre software revealed a densely built urban environment just outside the official city limits.

Meanwhile, the project scanned and digitized the entire archives of the construction department. The digital information is being integrated into the city's high-resolution digital system set up by LARA.

In the process, the project planners discovered the earliest land use plan produced for Araban, tracing it back forty years ago. This cartographic information was entered into the Community Action Plan developed for Araban West, as an important exhibit in the development of a new planning regulation for the settlement. The newly acquired historic data, fully digitized in September, will ease the integration of Araban into the formal city plan.

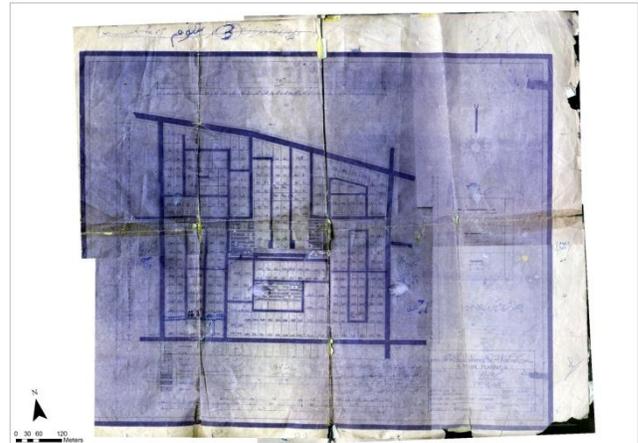


Photo 7: An ancient property deed is digitized and archived at Jalalabad Municipality

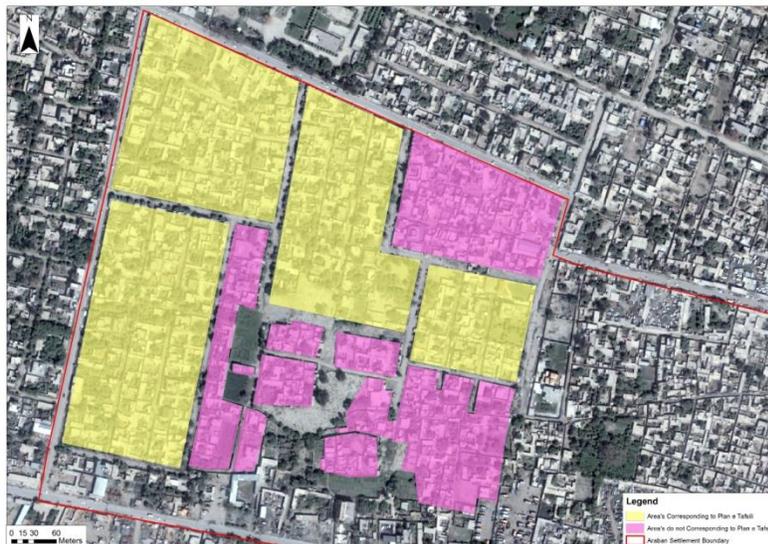


Photo 8: Araban: Yellow areas are part of Jalalabad's master plan; Pink areas still require detailed plan

### Task 2.1.9: Draft Joint Urban Planning Procedures.

LARA recently recruited two interns for three months who will be studying urban planning and immediately put them to work. They learned some of the do's and don'ts in outlining step-by-step urban planning procedures and applied it to the upgrading work planned in Araban. LARA planners mentored the interns, focusing on the collection of relevant published and unpublished documentation to integrate in the procedures used in the land reform process.

### **Task 2.1.10: Draft Urban Development Guidelines**

The preparatory phase for the STTA to develop Urban Development Guidelines was completed.

The preparatory phase included multiple meetings and appointments to gather relevant documentation. In July – for instance – USAID’s LARA urban planning team visited ANSA (Afghanistan National Standards Authority) in Kabul to collect information about the recently passed National Building Code, a document with substantial implications on zoning and land use practices. The building code – developed with technical assistance from Turkey – is expected to be thoroughly enforced in a year, after a country-wide consultation and training process. ANSA agreed to share the Code with USAID’s LARA STTA specialist.

The SOW for an STTA to develop the UDGs was approved by USAID. The project began consultations with local experts and key stakeholders to identify a qualified Afghan candidate with solid urban planning expertise to draft the UDGs.

Two IT system / data entry operators scanned all the detailed area plans (*plan-e-tafsily*) in the Municipality of Jalalabad. In total thirty two documents were digitized. The project team identified all of the property logbooks where the municipality keeps all the data it registered in reference to ownership and real estate transactions.

The process was cumbersome – in spite of the limited number of actual documents – as maps were in poor conditions. New maps were to be collated from different fragments; then they were geo-referenced and finally overlaid with the available imagery.

In the process LARA identified discrepancies between actual land use and planning regulations. Three maps – identifying gaps between urban plans and actual development – were completed (see Araban map above).

### **2.1.3 ACTIVITY 3: DEEDS REGISTRATION**

#### **Task 3.1.1: Assess Supreme Courts and Provincial Makhzan Land Registration System and Recommend Streamlined Procedures**

An evaluation of the Land Registration System and related activities was completed during the Base Period and reported as part of an Institutional assessment in April 2012. In the absence of a PIL between USAID and the Supreme Court until recently, no further work was possible. The work is resumed now that the PIL was signed.

#### **Task 3.1.3: Develop Methodology for Validating Title in Municipalities including Customary Deeds**

This activity will begin when the project starts the cadastral survey in Jalalabad and will continue with work both with the municipality and with the Supreme Court.

#### **Task 3.1.4: Train Supreme Court and Provincial Court Staff on DRACS**

The LARA staff members responsible for implementing the DRACS system and the ADS teams have been working with the Harakat LRMP II and its contractor, ALCO, to make sure that there is appropriate coordination between the two projects. The design documents for LRMP II rely on the LARA Project for GRM back file software support.

Last month, the LARA Cadastre Specialist, Systems Analyst, and Land Registration Specialist met with Roya Gharji a representative from Harakat, and Mohammad Rafi Hameedi, Program Director for the Afghan Land Consulting Organization (ALCO) to discuss coordination between LRMP II and the LARA project. The purpose of the meeting was to determine if scanning and printing hardware could be

substituted for hardware recommendations by the LARA Project. Harakat is relying on LARA assistance to enable LRMP II to reorganize the Kabul *makhzan* and eleven provincial *makhzans* to digitize 740,000 deed documents. The LARA specialists determined that a substitution of the hardware as proposed by ALCO would not be a problem for configuring and installing the back file software.

ALCO, a contractor under the Harakat program started the equipment procurement process for the *makhzans*. Over the next three months LRMP II will refurbish the *makhzans* where required. The hardware equipment procurement process will be completed by December 31, 2012. LARA has started to configure the back file software and once the equipment is in place the software will be installed. Software training will be provided in Kabul by LARA to employees who will use the back file digitization.

#### 2.1.4 ACTIVITY 4: FORMALIZATION OF LAND/OCCUPANCY RIGHTS SUPPORTED BY CADASTRAL MAPPING

LARA conducted a presentation of the process to assist local authorities in the formalization of informal settlements. The presentation – arranged by USAID with GDMA – was attended by five senior officials and by the CIM (*Centrum für internationale Migration und Entwicklung*) advisor embedded in GDMA. The project team introduced a diagram that illustrates phases, procedures and individual steps of formalization. The discussion that followed provided an opportunity to discuss the software that will record property transactions with an accent on GRM Registry and Open Title. The legal dimensions of de jure regularization were also reviewed as well as mechanisms to ensure women’s access to property rights.



The participants studied budgeting procedures and capacity building steps in the formalization process.

Eight members of CDCs in Araban and eight engineers from MUDA, DUDA and Jalalabad took part in a study tour in Kabul organized by the project in September. The initiative was hosted by the Urban Upgrading Department of MUDA in collaboration with the Kabul Urban Rehabilitation Project (KURP) and UN-Habitat. The tour consisted of a workshop in MUDA to introduce objectives and critical highlights of the field activities, and of three visits to project sites in Kabul: Kart-e-Sakhi and Kart-e-Mamorin –

KURP - and Qala-e-Zaman Khan - UN Habitat. The participants met community leaders and where familiarized with the technical features of the upgrading works in the three sites. The site visits offered an opportunity to investigate topics which are critical for the upcoming upgrading projects in Araban: urban governance mechanisms to support upgrading and formalization in informal settlements.

### **Task 4.1.5: Support Implementation of ALRMIS and Data Entry**

Configuration of ALRMIS is in the initial stages. Hardware procurement has commenced.

Regarding communication, the project will develop a series of activities including promotional billboards, public service announcements to be broadcast on local radio and television or organizing conferences, town hall meetings and other activities designed to increase public awareness.

During this quarter, the communications team worked closely with the Urban Planning unit to broaden awareness of the benefits of community residents work together. The informal settlement of Araban learned firsthand that if neighbors donated a portion of their property to the community then roads could be built to allow vehicle access. This means regular garbage pickup as well as emergency vehicles if required to attend to a fire or police call. A working road network could pave for the community to officially become a formal part of Jalalabad.



Photos 8 & 9: Araban residents, GDMA and KURP delegates in Kabul to see how neighborhood renewal projects can be applied to their community

### **2.1.5 ACTIVITY 5: COMMUNITY PARTICIPATION**

During this quarter the CBDR Guidelines Directory was developed through a grant to The Liaison Office (TLO). Prior to drafting a document the team canvassed the community for input as follows:

- 1) Conducted three forums in Jalalabad to identify best customary practices in CBDR for land dispute resolution and to share alternative ideas.
- 2) Documented the model developed in the forum and draft practical guidelines for its conduct and application at the district and community level.
- 3) Developed a format and specifications for a paralegal title to align with the Afghan Legal Code.
- 4) Produced CBDR Guidelines in the language of the local communities and utilize visual methods to supplement and illustrate the written text.

The grantee met with twenty-five CBDR providers, fifteen prominent women leaders and ten government officials.

### **Tasks 5.1.2 (Provide dispute resolution training supporting the Tasfia process and public information awareness) and 5.1.3 (Provide Training on CBDR Guidelines):**

During the option period LARA will retain a grantee who will design training material appropriate for audiences that are illiterate. They will use adult education techniques such as community town hall meetings plus visual/ audio aids. The grantee will train and mentor 500 district commissioners and shura/jirga leaders in twelve rural districts in the greater Nangarhar area. This training series will also include the residents of informal settlements. In addition, seven training sessions for Arazi Tasfia staff

located in seven different areas of the country will be delivered. These members will then be tasked to work within communities and mediate potential disputes.

The team found that there is a great deal of suspicion and confusion about the land resolution process. So the communications team will launch a public awareness campaign that will run in concert with the training sessions. The plan is to use radio and television to promote and explain the benefits of the land law on dispute resolution.

After the distribution of the CBDR guidelines, a series of workshops to gauge and evaluate the impact the guidelines in the communities will be conducted during the option period. Based on the findings of the workshops LARA will update the guidelines and incorporate the lessons learned.

The strengthening of procedural rules on CBDR will begin once the guidelines have been put into practice.

### **2.1.6 INFORMAL SETTLEMENTS AND FORMALIZATION COMPONENT: PROBLEMS AND SOLUTIONS**

Problem: Concern expressed by MUDA Deputy Minister about the outcomes from participatory planning, such as the cluster meetings in Araban on road improvements.

Solution: Participation of MUDA urban planners in the urban planning clinics held among Araban residents. Subsequently, MUDA planners in the Joint Urban Planning Group update the Jalalabad master-plan, taking into account agreements reached in the community, with technical assistance from USAID's LARA. In the process, the Community Action Plan – an outcome from participatory planning – turns into a Detailed Zone Plan (plan-e-tafsily) - an official regulatory instrument.

Problem: Subcontractors have lamented that supplies of suitable standards, as required by approved SOW are difficult to find. This was the case for a suitable concrete mix for the AGCHO parking lot in Kabul and the appliances to install in its cooking area.

Solution USAID's LARA Engineering Support & Environmental Compliance Manager opted for the full enforcement of contract and SOW. Eventually, this approach drove sub-contractors to comply with the required specifications, and the contractor located specified concrete mix to complete the job.

Problem: Legal Clinics held in August and September identified potential champions of legislative reform, but resistance persists within key government structures, where a few officials – as occurred at the first Clinic at GDMA - deny the existence of bottlenecks and see no need for improvement.

Solution: Involve multiple stakeholders in the debate, leveraging innovative perspectives and reform advocates, such as the Senior Presidential Advisor on Urban Policy or the Director of GDMA

Problem: During the cluster meetings on street widening in Araban, a few participants voiced concerns on demolition. Those concerns were particularly serious among owners of small properties, where the demolition of a part of the building to enlarge a street would undermine its habitability.

Solution: Street widening must be a choice by the community: residents should look at the donation of private land by a few landowners as an investment in community assets. This can be achieved if compensatory mechanisms are in place to redistribute equitably individual losses related to the donation

of land, especially when those losses affect small property owners. The recourse to full demolition and relocation – with fair compensation for the residents whose dwellings are demolished – must be limited to extreme situations.

Problem: As pointed by Yousef Pashtun, Senior Urban Advisor to the President, access to land use regulation for the public is hindered by a rather secretive handling of master-plans and by the prevailing commitment to “confidentiality” within the urban planning bureaucracy: access to critical land use information becomes difficult for both the citizenry and – paradoxically perhaps – government agencies as well.

Solution: The digitization of the archive in the Municipal Construction Department in Jalalabad eases this constraint and may enhance transparency: a step towards efficient and accountable city governance.

Problem: The information contained in the GIS-based map of the settlement of nahia points to major environmental hazards, primarily related to the construction of facilities (e.g. hospital) in floodplains.

Solution: Review mapping information with municipal and national authorities identifying the obvious liability of building on a floodplain.

Problem: The full introduction of Open Title procedures within the Municipality of Jalalabad is contingent upon the completion of the refurbishment works in the locales where cadastral information will be handled: in absence of a suitable working space where to process entries in the municipal logbooks, the introduction of Open Title is will not be permitted by the relevant municipal authorities.

Solution: Expedite a contract for the refurbishment of the municipal archive.

Problem: As Afghanistan is a multilingual country, where at least two major languages are spoken (Dari and Pashto) the translation of deliverables presents the challenge of identifying an appropriate linguistic balance.

Solution: In weighing the relevance to attribute to translations in a SOW a case by case approach is required, as the choice depends both on the audience and on socio-cultural sensitivities. On the whole, deliverables only in English are not considered enough, because they would fail to reach the intended audience. The trade-off between extensive translations and the time/costs required to produce them must be also factored in while addressing the issue. The risk of poor translation was also considered in the SOW for the Handbook, which requires the sub-contractor to develop impeccable reports in Dari – for the deliverables aiming primarily at practitioners and officials operating at national level – and both in Dari and Pashto for those aiming at provincial audiences in Nangarhar.

Problem: Arazi’s delay in granting land clearance to Campoona may compromise USAID’s LARA intention to engage in upgrading projects. The inclusion of an informal settlement on government land is deemed important because a significant percentage of informal settlements sit land owned by the government.

Solution: USAID’s LARA continued to engage with the national office of Arazi, to negotiate an agreement for the clearance of Campoona. Since Arazi provincial office in Nangarhar had no objections,

further negotiation in Kabul is a realistic option. However, the project might consider alternatives to Campoona by the last quarter of 2012, should Arazi deny a land clearance.

**Problem:** In Afghanistan detailed zone plans – or plan-e-tafsily - have been developed for areas of new urban expansion, assumed to be vacant. The CAP developed in September by USAID’s LARA covers, instead, a densely built settlement in the inner city, where land use standards intended for newly urbanizing areas might not be applicable.

**Solution:** The project engaged with MUDA Regional Planning, with a view to adjusting land use standards to accommodate a community such as Araban. This was meant to gain support for a CAP whose land-use profile might not fully conform to the practices promoted by MUDA as ideal urban planning. Moreover, through a strong engagement with MUDA, the innovative model of urban regeneration developed in Araban will be eventually shared beyond Jalalabad.

**Problem:** During discussions in July with the Jalalabad Construction Department, municipal officials requested USAID’s LARA to hire local construction companies rather than Kabul-based enterprises in the implementation of road improvement projects. Even if the request intends to pursue a local development agenda, which is promoted also by national government agencies – e.g. GDMA – it might be at odds with USAID’s LARA policies for the management of tenders.

**Solution:** USAID’s LARA engineering team clarified USAID’s policies for screening and selection of companies. The project team indicated as well that local economic development is not to be pursued through a skewed management of competitive tenders.



Photo 10: Potential waste disposal site in Jalalabad

**Problem:** Concerns about safe disposal of municipal solid waste and excavation soil from upgrading works in Araban persist even after the identification of a landfill site in Tameerat (Bishood district). The visit by a project engineer was inconclusive, as the area may present environmental hazards because of the proximity to the river.

**Solution:** The project is continuing its dialogue with the Municipality, GDMA and other stakeholders. The compliance of the landfill site with Afghan environmental legislation should be evaluated by local and national authorities.

One of the challenges for LARA with regard to DRACS is that the digitization of land documents will be done under Harakat LRMP II. LARA has listed as one of the indicators in its PMP that 500,000 documents will be digitized. To meet the indicator LARA will need a mechanism for working with Harakat and monitoring the digitization work in the *makhzans*. LARA will enter into an MOU with Harakat so that appropriate monitoring and assistance can be provided.

## **Gender**

LARA awarded a grant to the Women’s Children and Legal Research Foundation (WCLRF) last March.

The LARA gender team provided regular technical assistance and mentoring sessions to the grantee. Since the grantee was unable to meet the time milestone deliverable and the quality of work was not satisfactory, the grant was cancelled in August. The Gender team will complete the remaining activities.

### **2.1.7 INFORMAL SETTLEMENTS AND FORMALIZATION COMPONENT: PROPOSED ACTIVITIES/EVENTS NEXT QUARTER**

- USAID's LARA will contact iMMAP and ANDMA to discuss monitoring procedures to appraise the impact of floods on urban areas, in reference to environmental hazards in Jalalabad.
- Developing new UDGs, USAID's LARA will address the challenge of applying zoning norms and standards – such as those implied by the new Building Code. The application of the zoning norms and standards to informal settlements will be a high priority. An STTA will review how official standards can be realistically introduced in built urban areas.
- Upon completion of the GIS-based mapping exercise in nahia 6, the project team will cover the second largest informal settlement outside the city limits: the area of Qasimabad.
- Following the submission to MUDA of the draft paper on Criteria for Inclusion of Informal Settlements into Upgrading Programs, a review of the proposed criteria will be arranged at MUDA. The review has a two-fold objective: gather feedback meant to improve the original draft; and flesh out the draft with relevant case studies from a diverse array of urban programs. Feedback will be elicited from MUDA, GDMA, World Bank, UN-Habitat, Aga Khan Development Network and other local and international agencies.
- Task 1.1.4: Since answers to RFP were collected in September the Handbook to Guide/Standardize Upgrading Work is expected to be developed by late November/ early December 2012.
- LARA will be engaged during the months up until January 2013 with configuring the back-file software proposed for DRACS according to the specifications recommended by the LARA systems analysts.
- The gender unit will continue its activities for promoting women's inheritance rights. They will help to build the capacity of the Women's Land Rights Task Force (WLRTF) The Gender Unit with the assistance of the Communications Unit will conduct a Media and Communication training session for task force members and also develop a six month work plan for task force.

## **2.2 COMPONENT 2: LEGAL FRAMEWORK**

During this quarter LARA's legal team worked in collaboration with Arazi's senior management and technical department heads to coordinate a series of public consultation workshops in seven regions across the country. The goal was to canvass the general public and other stakeholders to revamp the nation's antiquated Land Management Law. LARA worked with its subcontractor, Inteqal, who provided the logistical support for the workshops.

In addition, the World Bank conducted a Regulatory Impact Assessment on the proposed land management law. After completion of the RIA, the LARA legal team met with the World Bank and Arazi to discuss the RIA and other WB contributions on the proposed Land Management amendments.

## 2.2.1 ACTIVITY 6: LEGAL FRAMEWORK

During this reporting period the LARA legal team attended bi-weekly coordination meetings with Arazi, and USAID. The purpose of these meetings was to improve and better coordinate LARA's activities with those of Arazi.

One of the issues discussed was the cadastral work that LARA will be doing in the informal settlements in Jalalabad. LARA provided the Director of Arazi a concept paper and asked for Arazi support. The cadastre work has already been discussed and supported by AGCHO. The Arazi Director agreed to support the project's work in Jalalabad and stated that "where the cadastre agency is given the lead there will be no legal problems".

### **Task 6.1.1: Identify Amendments to the Laws Enabling Land Transactions and Efficient Land Registration**

During this report period the LARA legal team and Arazi worked together to collect ample ideas and input from the general public across the country plus other stakeholders to update the Afghan Land Management Law.

With regards to developing land valuation models for leasing fee calculations, the LARA Project short term valuation consultant has prepared an analysis of the current state of land valuation in Afghanistan. LARA will work with Arazi on this project during the next quarter.

Part of the presentation to Arazi included the concept for an Afghan Land Information System (AFLIS) where all land administration agencies would store their land information. AFLIS would be a centralized repository for all land related information. Institutions such as Arazi, the courts, AGCHO, municipalities, GDMA, MUDA and other land related institutions would input their data in a centralized system.

Each institution would have access to some or all of the information. Certain confidential data could be blocked from other departments if necessary. A centralized system that reduces duplication of data would provide more consistent land administration by providing uniform and reliable information to each institution. This is an idea that would take the GIRoA a step toward resolving a major problem that currently exists since most institutions do not have adequate land data required for policymaking, strategy, and a system that would illustrate what land is available for potential economic development and investment.

As part of the support to legislative and regulatory reforms, the LARA Legal team has taken part in weekly meetings with AGCHO during the last reporting period. The meetings are part of the joint working committee. The legal team began by drafting the primary terms and definitions of the cadastral law and a legislative drafting matrix to guide the work. The team has also reviewed all of the AGCHO legislation and identified articles to be incorporated in the revised AGCHO Law. The legal objectives for the law and AGCHO's goals have been spelled out in detail. Its overall authority has been organized and expanded and its main activities, particularly with regard to supervision and field work. . The draft will be vetted during the next quarter.

Once the new land management law has been passed in parliament, the communications department will develop a public information campaign for the entire country. The purpose will be to explain the benefits to Afghans.

As far as assisting Arazi to develop models for resolving land disputes between MAIL and private individuals/businesses, the legal team is assisting Arazi with the design of land dispute resolution procedures.

The LARA legal team completed the assessment report and shared it with Arazi for their feedback. The assessment report includes the followings major fields:

- Introduction;
- Background;
- Major causes for land disputes;
- Key duties of this directorate;
- Organizational structure of this directorate;
- Procedure;
- Findings;
- Recommendations.

The legal team will follow up on the AMLAK Case Management Systems and assisting with new procedures during the next quarter. Once the comments from Arazi are received, the legal team will work closely with Arazi on developing the models.

### **2.2.2 ACTIVITY 10: GENDER**

The LARA Gender unit approached Judge Fafisa Kabuli to join the Women’s Land and Inheritance Rights Task Force (WLRTF) to help promote its aims and objectives. Judge Kabuli has acknowledged the importance of the WLRTF mission and therefore agreed to sit on the task force.

A key task was to evaluate current legislation and its effect on women’s access to land and to assist in legal reforms aimed at increasing women land rights in Afghanistan. The evaluation process was finalized during this quarter. In the option period the LARA gender unit will continue to promote strengthening women’s rights and to ensure that those rights are protected and strengthened.

In order to raise the awareness on women’s inheritance and land rights, LARA’s gender unit hosted a regional conference on Women’s Inheritance and Land Rights at the Governor Hall in Jalalabad on July 5. The conference featured opening remarks from the Deputy Governor of Jalalabad, Parliamentarian Freshta Anwari, USAID’s LARA Project Management Specialist Dr. Ahmad Jawid Tahiri and LARA’s Gender Team Leader Lida Nadery. The conference also featured a panel of experts, including the Mufti Muen Shah Haqhani, Deputy of the Provincial Council, Nelofar Aziz, a WLRTF Task Force Member, and Nafasgul Malikzay, WLRTF member. The conference drew 18 media organizations.

During this quarter, the grantee Women’s Children and Legal Research Foundation conducted eleven Community Conversation Workshops in Kabul and Jalalabad. A total of 184 participants attended the event, including sixty women. The training objective was to engage men and women in a dialogue on why women’s land and inheritance is important to Afghanistan. The training was based on a training manual developed by the gender unit.

During this quarter the Gender team has arranged a meeting with the Afghanistan Independent Human Rights Commission (AHIRC) and the Women’s Land Rights Task Force at AHIRC to review the Land Management Law draft from gender prospective.

In this meeting the LARA gender team and gender experts from civil societies, the Supreme Court, and AHIRC met to review the Law. The following comments were prepared for consideration:

1. In article 34 chapter 5, women house holders, women leaders and those women with a disability should be included.
2. In article 36 chapter 5, women who head the family should be included.

3. In article 61 the word “hygiene” should be included to ensure women and children’s health is guaranteed.
4. On the board of Land Management Advisory one person from Ministry of Women’s Affairs should be included and this will be discussed with legal team for proper wording.

The Gender Specialist participated in the Land Management Law consultation workshop to ensure their comments are included in the draft law.

The gender unit has reviewed the Dispute Resolution Guide during this quarter, and ensured that the guide is gender sensitive.

### **2.2.3 LEGAL FRAMEWORK COMPONENT: PROPOSED ACTIVITIES/EVENTS NEXT QUARTER**

- Review and draft with Arazi a Land Management Law for incorporation as amendments and submitted to the Ministry of Justice for review.
- Land Legislations Booklet; publication and distribution;
- Draft a comprehensive cadastral law through the joint committee established for this purpose;
- Conduct technical training for Arazi staff in 7 regions of the country;
- Commence configuration of the GRM Registry back file software in anticipation of the installation in 11 provincial makhzans and the Kabul makhzan next January.
- Procure the hardware and other equipment to support ALRMIS at Arazi, and at the same time start configuration of the GRM Registry and GRM Cadastre to support Arazi’s land inventory and leasing data base.

## **2.3 CAPACITY BUILDING COMPONENT**

### **2.3.1 ACTIVITY 8: INSTITUTIONAL AND PRIVATE SECTOR STRENGTHENING**

In the last quarter the LARA capacity building component overhauled its administrative and coordination skills to ensure compliance with contracting and deliverables. This has enabled capacity building to organize and manage previous and future component training and activities systematically. With this systematic approach capacity building has worked with other LARA components and teams as well as its public and private sector partners to move forth the status of its various activities to the next phase.

In an effort to initiate and launch various LARA activities, the capacity building team began a closer working relationship with other LARA teams by holding regular meetings with team leaders to discuss their activity needs from capacity building component. Thus the team provided capacity building and training support with the following training: Legal team, public consultation workshops in Kunduz, Mazar, and Kabul; Gender team, women and property rights roundtable in Kabul; cadastre team, GIS trainings in Kabul and Jalalabad; and Component 1, sustainable land use planning training in Kabul. In addition to coordinating with LARA teams, capacity building has been actively working with LARA’s public sector institutions to facilitate the status of activities that are in various pending stages.

Capacity building will continue its efforts to launch many activities currently under development to support and strengthen LARA’s overall objective of developing a robust set of policies and laws to provide a framework for Afghanistan’s land market.

## **Task 8.1: Review of Technical and Non-Technical Processes**

Technical short courses in surveying training program by the Cadastral team are under development.

The LARA capacity building team communicated extensively with Arazi regarding their comments on the LML manual, jointly drafted by capacity building and the legal team. In the last quarter the capacity building team and Arazi held two meetings for feedback on the manual and training specifications to meet budget deadlines. Arazi CEO, Mr. Peikar, committed that Arazi will provide their comments to the manual and training specifications. Once LARA receives the data it will be incorporated into the manual and sent to USAID for approval.

As part of the institutional and technical assistance to AGCHO, the LARA capacity team, technical team and contracting worked with sub-contractor AIMS to begin a series of geographic information training sessions for LARA's private sector partners. Thus, as part of capacity building initiatives, LARA intends to train the staff of land-related government Institutions on the ArcGIS desktop version 10 software. This training will provide the foundation so staff will understand how to use ArcGIS. This GIS training course will encompass three graduated levels:

**Level One** -- Basic GIS skills, including fundamental GIS concepts:

This six day training Module provides trainees with the knowledge, skills and attitudes (KSAs) to understand fundamental GIS principles and the role that GIS plays in the scientific processes of measuring, mapping, monitoring and modeling the real world. This is also the module where trainees will gain a basic understanding of geographic coordinate systems and their underlying mathematical foundation.

**Level Two** -- Intermediate GIS Course, including the type of GIS, data collection methods, and coordinate systems:

This next eight day training provides trainees with the knowledge, skills and attitudes (KSAs) regarding the fundamental concepts of ArcGIS Desktop software and teaches how to use it to visualize, create, manage, and analyze geographic data. In course exercises, the trainee will use ArcGIS tools to perform common GIS tasks and workflows. By the end of the course, the trainee will understand the range of ArcGIS Desktop functions and will be prepared to work with the software to create GIS maps and to work with geographic data.

**Level Three.** -- Spatial Analysis Course, which focuses on developing the necessary skills to effectively utilize ArcGIS 10 software from ESRI.

The final module will be a six day training course that advances the trainees' ArcGIS Desktop skills by teaching how and when to apply ArcGIS tools to create an efficient workflow that supports GIS analysis. By the end of the course, the trainee will be able to determine which ArcGIS tools and functions to use in a given situation and apply them to analyses. The skills taught in this course are applicable to all types of GIS analysis.

The trainer is required to confirm that each trainee understands the course materials by means of periodic in-class exams. If a student does understand some of the data then the trainer will review it with the class to ensure everyone understands the system.

At the end of the training program, LARA/USAID is required to issue each trainee a certificate of completion of the GIS course with a USAID branding. The certificate identifies the name of the trainee, the title of the course, the title of each learning module, and the dates when the training occurred. The sub-contractor, AIMS, also issues another certificate specifying the same information at the same graduation ceremony at the end of each GIS delivery.

LARA capacity building team and LARA technical team monitored and evaluated the progress of the Geographic Information Systems training in Kabul, recording participation progress and AIMS instructional training. Per Component 3 monitoring and evaluation the MUDA participants were successfully trained on the ArcGIS desktop version 10 software through lecture and in-class exercises, including all three graduated levels.

Below is a modified schedule of the GIS Training:

GIS Training Schedule				
Dates	Delivery Specifications	Target Group	Provider	Place
1– 30 September, 2012	Delivery I	MUDA staff in Kabul.	AIMS & LARA	Kabul
1 – 30 October, 2012	Delivery II	DUDA, Municipality, Arazi staff in Jalalabad.	AIMS & LARA	Jalalabad
1 – 30 November, 2012	Delivery III	AGHCHO, and GDMA and Institute of Geodesy & Construction staff in Kabul.	AIMS & LARA	Kabul

### **GIS Training Kabul, Delivery 1:**

On September 1 the GIS training for 15 MUDA participants began with an opening ceremony attended by LARA’s technical team, David Hosking, LARA capacity building team manager and two coordinators. The cadastral team leader and LARA DCOP and LARA capacity building manager welcomed the participants in a brief opening speech explaining the LARA’s project objective and its relation to GIS training to achieve a robust and vibrant land market in Afghanistan.

The sub-contractor, AIMS began training using the ArcGIS desktop training material prepared in three languages English, Dari and Pashto for 140 hours using a combination of lectures and practice exercises in its offices in Karte Char, in Kabul. During the month of September the LARA capacity building and training coordinators along with the technical team monitored and evaluated the training each week gauging trainee performances as well as sub-contractor performance and effectiveness. Based on these evaluations the GIS training in Kabul, Delivery I was successfully completed at the end of September.

### **GIS Training Jalalabad, Delivery II:**

The GIS training in Jalalabad began on the first of October with 15 participants, who will be trained by AIMS in a combination of lecture and in-class practical experiences through the end of the month. Jalalabad government officials expressed the importance of GIS training for their region.

LARA’s Jalalabad team will continue its weekly evaluation and monitoring. Based on these evaluations acceptable standards of training will continue and measures will be taken with the sub-contractor to adjust and modify training implementation to guarantee the participants are acquiring the skills outlined for the ArcDesktop.

### **Delivery III:**

LARA capacity building will prepare for the Delivery III of GIS training in Kabul for the month of November. The LARA capacity building team will monitor the training to ensure the GIS training meets the objectives of the project.

As far as training municipal and MUDA officials, five officers – four from MUDA and one from GDMA – registered for the online course on sustainable urban development managed by WBI (World Bank Institute). They began the course on September 5 and will continue through October 23.

The internship program for students from Kabul University and Kabul Polytechnic began on September

16. Three female students and a male student are being exposed to relevant planning activities. During the three month internship they will be mentored by LARA's urban planning department.

### **2.3.2 ACTIVITY 9: IT SYSTEM NEEDS FOR COUNTERPARTS**

#### **Task 9.1: Install and Support Land Administration IT Needs**

The information technology plans for DRACS, ALRMIS, and CDMS have been developed and were included in ADS approval requests to USAID. Approval has been granted by M/CIO/BCCS, USAID/Washington for all three programs.

During this quarter the ALRMIS ADS was approved by USAID. The LARA Land Registration and Valuation Specialist and the Systems Analyst made a presentation to the Director of Arazi and his department heads.. The main points that were made during the presentation were that LARA will configure and install land registration software and cadastre software in Arazi to support its land inventory and leasing programs. These are commercial products that are designed to meet the needs of active real estate markets. Both the registration and the cadastre software are International Standards Organization compliant and completely compatible with international best practice and conform to the International Land Administration Domain Model.

The LARA Project System Analyst and the Land Registration and Valuation Specialist made a presentation the Arazi Board of Directors (chaired by His Excellency, the Minister of Agriculture, Irrigation and Livestock). The Minister was particularly interested in the various countries where the software has been installed. LARA explained that the software is active in 20 counties in the United States and is used to support land market transactions.

### **2.3.3 CAPACITY BUILDING COMPONENT: PROPOSED ACTIVITIES/EVENTS NEXT QUARTER**

GIS Training for Public Sector:

Jalalabad, Delivery II 1-30 October, 2012

Kabul, Delivery III 1-30 November, 2012

Land Law Management Technical Training for Arazi:

7 Regions (Kabul, Balkh, Kunduz, Heart, Kandahar, Nangarhar, & Paktya)

Sustainable Land Use Planning Training:

WBI e-learning for GDMA staff in Kabul; LARA's Component 3 Capacity Building and

Training supporting Component 1

Women Land and Property Rights Roundtable:

A workshop discussing women's land and inheritance rights: Component 3 providing support (technical, logistic, moderator) to Gender team.

Institutional Needs Assessment to MUDA:

LARA capacity building and training will assist MUDA to develop its own capacity guide

Provide continued capacity building and training support to other LARA components and teams with their activities.

## **2.4 CROSS-CUTTING: COMMUNICATIONS**

The LARA project's communications team has been active with all of the components in recording,

finalizing, branding and documenting relevant events and activities for use through external communications. These documents and other materials were shared with USAID in order to highlight the achievements of the LARA project with stakeholders and other relevant parties.

The team finalized the work on the LARA website, which features descriptions of each one of the three components on the project and is a repository for reports, photo galleries, activities and other information for the general public, as well as partner organizations and stakeholders. The website is now available for public access.

The Communications team is also working with partner organizations and providing assistance with a number of projects and activities that both the LARA project and the organizations share in promoting the components and the other work of the organizations funded by USAID. This includes conferences, roundtables, media workshops and other activities.

The LARA communications department is working closely with project's the gender unit, the CBDR Specialist, the legal component and the urban development and planning team. The communications team will develop a series of activities including promotional billboards (currently awaiting USAID/DOC approval), public service announcements, conferences and other activities designed to increase knowledge of the issues with the general public. As an example, the communication team has worked closely with the Urban Planning unit to broaden the understanding and positive results when community residents work together. The informal settlement of Araban learned firsthand that if neighbors donated a portion of their property, roads could be built to allow vehicle access to the entire community. Thus paving the way for them to officially become a formal part of the city of Jalalabad and enjoying the benefits a city offers its citizens.

## **2.5 MONITORING AND EVALUATION**

Monitoring and Evaluation (M&E) unit continued supporting the LARA project management with continuously tracking all LARA funded activities through progress reports, physical observation, interviewing participants and via conducting perception surveys. The team monitored the GIS training delivery both in Kabul and Jalalabad, PCW workshops in Herat and Kabul on LML, Women Land and Property Right seminar and round table in Jalalabad and Kabul, Legal Training Session on Urban Planning in Kabul, Topographical Survey in Jalalabad, Street widening consultation workshop in Araban and the refurbishment work at AGCHO's office in Kabul. The team reported all necessary findings and shared their recommendations with management for their review and further action. The reports were to inform the program staff and project management about the effectiveness of project funded activities and to improve future program interventions as well as to ensure project accountability.

The M&E team accordingly recorded all project activities and updated their database including PMP tracker, training and workshop trackers and the Afghan Info tracker, which serves the project for all possible future audits and technical reviews. The unit also delivered effectively on submitting all required reports to USAID including Weekly, Monthly, Quarterly, Afghan Info and other need based reports.

The team also supported the management with revising the PMP for the Option period with SMART indicators and base line information.

## **2.6 COLLABORATION WITH OTHER DONORS**

- In order to energize MUDA TWG responsible for the formulation of a draft policy on urban upgrading, USAID's LARA collaborated with the World Bank, Aga Khan Development Network and UN-Habitat
- The Jalalabad Urban Coordination Meetings (a city planning mechanism supported by

USAID/LARA) was attended by the main development stakeholders in the city, such as UNDP/ASGP, UN Habitat and the USAID-funded RAMP-UP program.

- An arrangement to involve the World Bank, the Aga Khan Development Network and UN-Habitat in the revision of “Criteria for Inclusion of Informal Settlements into Upgrading Programs” was reached with MUDA. It was agreed that donor organizations which have promoted urban development programs will be part of the review of the Criteria and other relevant policy papers to integrate into a national policy for urban upgrading.
- The study tour to Kabul urban upgrading sites in September consolidated the collaboration between USAID’s LARA and the WB-funded KURP and UN-Habitat.

## 2.7 LARA'S PROGRESS VIS-À-VIS STAKEHOLDERS

LARA's Stakeholders	Brief Activity Description	Follow-up steps
Arazi (MAIL)	<ul style="list-style-type: none"> <li>Negotiation for the release of a land clearance (tafsia) for the government-owned lands in Campoona</li> </ul> <p>The 7 regional public consultation workshops including a final one in Kabul last month, included high profile land government officials, private sector participants and individual land experts. They collected comments and inputs from participants of the seven zones drawing participants from the 34 provinces of the country will greatly contribute to revamping the Afghan Land Management Law.</p> <p>The ALRMIS ADS was approved by USAID on September 25, 2012.</p> <p>During the third quarter LARA capacity building team communicated extensively with Arazi regarding their comments on the land management law manual jointly written by capacity building and the legal team. In this quarter capacity building team and Arazi held two lengthy meetings specifically in regards to Arazi's need to provide feedback on the actual manual and training specifications to meet budget deadlines. Arazi CEO, Mr. Peikar, responded to Component 3 manager's email outlining information needed from Arazi. Mr. Peikar indicated Arazi will provide their comments to the manual and training specifications. At that point it was determined that Arazi will provide pertinent material to LARA. Once LARA receives this data it will be incorporated into the manual. Once the manual is compiled and approved by Arazi, LARA will organize training details.</p>	<ul style="list-style-type: none"> <li>Continue with the negotiation at national level, leveraging the consent by the provincial office of Arazi in Nangarhar</li> </ul> <p>Once the comments and recommendations have been reviewed by the legal team and Arazi and agreed for inclusion as amendments to the LML, they will be submitted to Ministry of Justice in Oct, 2012.</p> <p>LARA will procure the hardware specified in the ALRMIS ADS and install it in the technical center at Arazi. LARA will also start configuration of the land registration and cadastral software in accordance with business process and for Arazi's land inventory and leasing program.</p> <p>C3 waits for Arazi to provide documents each department wants to include in the land law technical manual.</p>
IDLG	<ul style="list-style-type: none"> <li>Monthly meetings of four Technical Working Groups at GDMA: Capacity Development, Service Delivery, Revenue Enhancement, and Cross Cutting Themes</li> <li>USAID LARA adopted the monthly reporting format suggested by GDMA to its implementing partners, to streamline institutional dialogue</li> <li>Talks with Abudl Baqi Popal, GDMA Director and other key officials on</li> </ul>	<ul style="list-style-type: none"> <li>Proceed with systematic exchange of information and analyses</li> <li>Pursue GDMA full involvement in the Urban Upgrading TWG</li> </ul>

	<p>stakeholders' coordination and clear distribution of responsibilities</p> <ul style="list-style-type: none"> <li>• 2 Legal Urban Clinics at GDMA (one unsuccessful)</li> </ul> <p>In the last Quarter, the team has regularly attended all of its TWGs and submitted Monthly Reports according to their required format.</p>	<p>In the next Quarter, it is foreseen that STTAs and Interns will be working closely with GDMA staff to 1) undertake a review of land-related and urban planning legislation; 2) draft an Urban Planning Manual that responds to their request for technical assistance; 3) draft Urban Development Guidelines; 4) report outputs of the digitization of property documents in Jalalabad;</p>
<p>Municipalities</p>	<ul style="list-style-type: none"> <li>• In consultation with Jalalabad municipal government, completed the map of nahia 6, the only official district in the city located outside the official municipal boundaries</li> <li>• Energize Jalalabad Urban Coordination Meetings to systematically updating the map, "Who is Doing What in Jalalabad" developed in the previous quarter</li> <li>• USAID's LARA and Municipal Construction Department in Jalalabad cooperatively engaged with residents to design road improvement projects</li> <li>• Archive of the Municipal Construction Department in Jalalabad fully digitized</li> <li>• Meeting with Kabul Deputy Mayor on informal settlements</li> </ul>  <p>Five Jalalabad Municipality staff members are participating in the GIS training in Jalalabad, Delivery II 1 – 30 November, 2012</p> <p>Based on USAID recommendations new members for the task force will be identified</p>	<ul style="list-style-type: none"> <li>• Review boundaries and map of the district with Municipality and nahia 6 authorities, to have them officially endorsed</li> <li>• Promote systematic use of the map "Who is Doing What in Jalalabad" to track changes, achievements and challenges</li> <li>• Organize visit to Jalalabad administration by MUDA Deputy Minister, Hamid Jalil</li> <li>• Develop individual street upgrading projects with the Municipal Construction Department on the basis of the topographical surveys and the agreements in Araban communities</li> <li>• Pursue involvement of Kabul municipality in the drafting of urban upgrading policy</li> <li>• Proceed with the introduction of Open Title in the municipal administration of Jalalabad, upon completion of refurbishment works</li> </ul> <p>Component 3 will continue to follow up on the progress of these participants to ensure their success.</p> <p>They will be provided with the training and will be invited to the Task force to provide comment on the legal background.</p>

	<p>During the reporting period, LARA's CBDR team, in order to coordinate development of the CBDR guidelines and its future activities with the Nangarhar municipality, invited them to the CBDR forums conducted by the LARA sub-grantee, TLO. Deputy mayor of Nangarhar municipality participated in the third CBDR forum and provided his feedback and thoughts on the draft CBDR guidelines.</p>	
MUDA	<ul style="list-style-type: none"> <li>• Support the Joint Urban Planning Group for the revision of Jalalabad's city plan: the Group held monthly sessions and was attended by staff from the departments of Regional Development and Urban Upgrading in MUDA.</li> <li>• Meeting with MUDA Deputy Minister, Hamid Jalil to agree on systematic coordination, which includes: systematic exchange among technical officers from MUDA and USAID's LARA, a steering committee comprising key stakeholders, and TWG sessions to review technical drafts on urban upgrading</li> <li>• Proposals for the refurbishment of Jalalabad's DUDA office</li> <li>• 4 Legal Urban Clinics at MUDA</li> <li>• Draft "Criteria for Inclusion of Informal Settlements into Upgrading Programs" submitted to MUDA</li> </ul> <p>GIS training participants from MUDA in Kabul and Jalalbad</p> <p>Component 3 will conduct an institutional needs assessment survey in this quarter.</p>	<ul style="list-style-type: none"> <li>• Finalize the revision of the CAP for West Araban in the Joint Urban Planning Group</li> <li>• Engage in systematic exchange with MUDA technical advisory team</li> <li>• Convene a steering committee on USAID's LARA activities in the Option Period</li> <li>• Organize TWG to review drafts on urban upgrading and set about the formulation of the national policy paper on upgrading</li> <li>• Contract for the refurbishment of Jalalabad DUDA office to be signed by November 2012</li> <li>• Organize the review of the "Criteria" within relevant MUDA departments</li> </ul> <p>In the next 3 months, the team will follow up on the MUDA participants.</p>
AGCHO	<ul style="list-style-type: none"> <li>• Refurbishment of AGCHO Cadastral Department in Kabul completed. Contract modification issued in August, covering: some structural upgrading, office LAN and parking lot</li> <li>• SOW for renovation of AGCHO Training Institute in Kabul was approved by USAID in September, and a tender is being organized.</li> <li>• The technical review of the new round of proposals for the refurbishment of Jalalabad cadastral department of AGCHO was completed in September.</li> </ul> <p>During the last quarter, the LARA project's legal team continued weekly meetings with AGCHO's joint working committee to draft a comprehensive AGCHO and cadastral and law.</p> <p>15 officials from AGCHO Institute and GIS will participate in the GIS training in</p>	<ul style="list-style-type: none"> <li>• Contract for the refurbishment of Jalalabad cadastral department of AGCHO to be signed in October 2012</li> </ul> <p>The LARA legal team will resume work with the AGCHO joint technical committee to finalize the cadastral legislation framework reform.</p> <p>Component 3 will continue to prepare and coordinate for this training event.</p>

	Kabul, Delivery II November 1 – 30, 2012	
Cadastre		
Supreme Court	<p>A PIL has now been signed between the Supreme Court and USAID and LARA has been coordinating with Harakat LRMP II to implement DRACS and commence digitizing land documents in 11 provincial <i>makhzans</i> and the Kabul <i>makhzan</i>.</p> <p>During the reporting period, LARA CBDR team coordinated all of its activities regarding development of the CBDR guidelines and its future activities with the Nangarhar Appeal Court. These coordination efforts included meeting with the head of the Appeal Court and other high ranking officials. Additionally, representative of the Appeal Court attended all three CBDR forums for development of the CBDR guidelines in Jalalabad City.</p>	<p>Start the configuration of GRM Registry back file software to support the digitization of land documents in the <i>makhzans</i>. The software will be installed once LRMP II has finished the refurbishment of the <i>makhzans</i> and installed appropriate hardware as specified by LARA systems analysts to support the digitization of documents. The software configuration has started and installation and training will take place in January 2013.</p> <p>For further coordination purposes, it is intended to share the finalized copy of the CBDR guidelines with the Nangarhar Appeal Court for their input on the training of community leaders which is planned for the option period.</p>
Academic Universities	<ul style="list-style-type: none"> <li>Tender for refurbishment of Kabul Polytechnic launched in September</li> </ul>	<ul style="list-style-type: none"> <li>Contract for the refurbishment of Kabul Polytechnic signed in the coming quarter</li> </ul>
Private Sector Institutions	<ul style="list-style-type: none"> <li>USAID's LARA project established contacts with iMMAP – and through them with ANDMA - to evaluate a possible contribution to map environmental hazards in Jalalabad</li> </ul>	<ul style="list-style-type: none"> <li>USAID's LARA to contact iMMAP and ANDMA to discuss monitoring procedures on the impact of floods in urban areas</li> </ul>
Office of the Senior Presidential Advisor on Urban Policies	<ul style="list-style-type: none"> <li>Meetings and exchanges with H.E. Eng Pashtun, with emphasis on the ongoing revision of master-plans and the gaps present in the Afghan legislation on urban planning</li> </ul>	<ul style="list-style-type: none"> <li>Identify the role of the Presidential Advisor in the formulation of a policy paper on urban upgrading</li> </ul>
Department of Women's Affairs (DoWA and Ministry of Women's Affairs	<p>Head of Department of Women's Affairs is a member of Women's Land Rights Task Force and Ministry of Women's Affairs will be a source of information on women's Land Rights to promote women's Land rights</p>	<p>Minister of Women's Affairs will be engage in upcoming campaign and DoWA and will be part of the training and roundtables</p>

# 3.0 FINANCIAL

## 3.1 LARA OPERATIONS AND FINANCE

The following figures cover the expenditures incurred from Jul 01 to Sep 30, 2012; this includes expenditure by the budget line and the original budget of the contract which is yet to be amended based on the realigned budget.

<b>LARA Quarterly Financials</b>							
<b>July - September 2012 (Q4)</b>							
<b>Contract Number 306-C-00-11-00514-00</b>							
<b>Budget Line Items</b>	<b>Approved Contract Budget</b>	<b>Jul-12</b>	<b>Aug-12</b>	<b>Sep-12</b>	<b>Total Quarter 4</b>	<b>Total Invoiced To Date</b>	<b>Budget Spent</b>
Salaries and Wages	\$ 4,370,665	\$ 202,333.09	\$ 210,939.54	\$ 235,039.45	\$ 648,312.08	\$ 3,015,340.89	69%
Fringe Benefits	\$ 1,365,448	\$ 28,316.91	\$ 28,902.83	\$ 41,559.06	\$ 98,778.80	\$ 528,880.47	39%
Travel, Transportation and Perdiem	\$ 1,919,464	\$ 73,448.32	\$ 29,721.79	\$ 49,522.10	\$ 152,692.21	\$ 613,568.70	32%
Procurement Equipment and Supplies	\$ 97,415	\$ 5,206.01	\$ 10,731.00	\$ 6,066.57	\$ 22,003.58	\$ 491,702.99	505%
Communications	\$ 302,640	\$ 2,343.26	\$ 12,094.97	\$ 10,150.75	\$ 24,588.98	\$ 200,573.75	66%
Subcontracts/Consultants	\$ 31,410,144	\$ 370,384.63	\$ 443,014.09	\$ 265,778.95	\$ 1,079,177.67	\$ 5,935,279.87	19%
Allowances	\$ 3,037,895	\$ 43,167.36	\$ 42,126.35	\$ 71,679.85	\$ 156,973.56	\$ 806,362.29	27%
Direct Facilities Costs	\$ 450,432	\$ 1,881.22	\$ 11,048.49	\$ 12,825.00	\$ 25,754.71	\$ 281,935.56	63%
Other Direct Costs	\$ 4,320,321	\$ 81,164.04	\$ 156,919.64	\$ 172,021.45	\$ 410,105.13	\$ 2,849,259.51	66%
Security	\$ 4,578,455	\$ -	\$ 4,110.30	\$ 179,103.11	\$ 183,213.41	\$ 940,937.31	21%
Grants Under Contract	\$ 8,000,000	\$ -	\$ 20,900.00	\$ -	\$ 20,900.00	\$ 67,210.00	1%
Indirect Costs	\$ 4,832,470	\$ 140,013.96	\$ 153,688.43	\$ 182,858.53	\$ 476,560.92	\$ 2,451,971.00	51%
Total Estimated Costs	\$ 64,685,349	\$ 948,258.80	\$ 1,124,197.43	\$ 1,226,604.82	\$ 3,299,061.05	\$ 18,163,448.67	28%
Fixed Fee	\$ 4,527,974	\$ 66,376.86	\$ 78,692.33	\$ 85,860.28	\$ 230,929.47	\$ 1,272,783.23	28%
Total Costs	\$ 69,213,323	\$ 1,014,635.66	\$ 1,202,889.76	\$ 1,312,465.10	\$ 3,529,990.52	\$ 19,436,231.90	28%

# ANNEX A: PERFORMANCE MONITORING AND EVALUATION REPORT

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
LARA project objective: Improve land tenure security of Afghans by Strengthening and supporting GIROA institutions dealing with land, and create Afghan capacity to successfully design, manage, and implement land reform	1	% of surveyed Afghan community members that report satisfied from land tenure security in targeted communities	56%	5% by 2012 <sup>1</sup> & 15% above baseline by 2013	N/A	N/A	N/A
IR 1. Management of government-owned property improved	1.0.1 – (M) 4.2.3b	Revenues to GIROA from leases of government land [% increased]	4.7 million US\$	10% by 2012 and 15% above baseline by 2013	N/A	N/A	N/A

<sup>1</sup> The progress due by 2012 means December 2012

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL							
Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	1.0.2	# of policy and procedural reforms improving revenue collection capabilities	Poor existing policies and procedure for land revenue	3 by 2012	The property recording system was improved in the Jalalabad Municipality <sup>2</sup>	The project is reinstalling Open Title software in the Municipality <sup>3</sup>	1
	1.0.3	# of proposed improvements in laws and regulations affecting property rights	The existing property rights related laws, and its procedures have gaps	1 by 2012 and 3 by 2013	Public consultation completed in 7 zones and improvements to the LML are being drafted	LML is under public consultation for improvements <sup>4</sup>	The revised LML is under draft and will be submitted to MoJ in the coming quarter
Sub-IR 1.1 Institutional Capacity of ARAZI enhanced	1.1.1	Increase in Arazi's land leasing	6000 ha	12,000 ha by 2012 and 18,000 ha by 2013	N/A	N/A	N/A

<sup>2</sup> Municipal maps are being digitized. In total 32 documents were digitized

<sup>3</sup> The OpenTitle software has been developed in Pashtu and is being personalized for the local context. All the data collected by UNDP/ASGP and RAMP-UP will be digitized and will populate the OpenTitle database, which will help revenue collection capabilities of the Jalalabad Municipality

<sup>4</sup> All necessary technical and support arrangements have been completed for 7 regional consultation workshops, which will start on July 01, 2012

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL							
Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	1.1.2	IT system established and functioning for better service delivery	Arazi lacks a professional system for land management and monitoring	Achieved by 2012	In Progress <sup>5</sup>	In Progress <sup>6</sup>	In Progress
Sub-IR 1.2 Land dispute resolution mechanisms between MAIL and private individuals/businesses augmented	1.2.1	Case management mechanism for Government/private land dispute resolution developed	Arazi lacks specific procedures for land case management.	Achieved by 2012	In progress <sup>7</sup>	In progress	In Progress
	1.2.2	# of training courses provided to Government and private sector on use of land dispute resolution mechanism	0	6 by 2012 & 35 By 2013	0	N/A	N/A
	1.2.3	Number of people trained in land dispute resolution skills with USG assistance	0	Zero by Dec 2012 and 1000 by 2013 (700 M &	0	N/A	N/A

<sup>5</sup> Configuration of ALRMIS is in the very initial stages. Hardware procurement has commenced. ADS approval received on September 25, 2012

<sup>6</sup> LARA Project has commenced to conduct the Arazi business area analysis, which will help them designing Arazi's workflow via LRS Enterprise version of the software.

<sup>7</sup> Case management procedures have been reviewed by the legal team and the assessment report has been officially shared with Arazi for their comments.

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL							
Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				300 F)			
	1.2.4	% of private sector indicating satisfaction with the dispute resolution mechanism	43%	48% by 2012 and 58% by 2013	N/A <sup>8</sup>	N/A	N/A
IR 2.Municipal land management and planning capacity strengthened	2.0.1	% of properties paying Sanitation tax at the municipal level for targeted communities	38%	N/A for 2012 and 12% above baseline for 2013	N/A	N/A	N/A
	2.0.2 – (M) 4.2.3c	Sanitation tax revenues at the municipal level	TBD	N/A for 2012 and TBD for 2013	N/A	N/A	N/A
	2.0.3 (M) 4.2.3d -	Properties registered with municipal registration offices	0	N/A for 2012 and 1800 ( M = 1746 F = 54) for	N/A	N/A	N/A

<sup>8</sup> LARA will conduct an assessment after the trainings are conducted and local shuras implement the CBDR guidelines and trainings

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL							
Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				2013			
	2.0.4	Properties digitized with municipal registration office	0	4,000 by 2012 and 10,000 by 2013	0 <sup>9</sup>	In progress <sup>10</sup>	In progress
Sub-IR 2.1 Core urban planning and management skills of key municipal property stakeholders	2.1.1	% of persons trained observed to be using skills gained through training	0	60% by 2011, 70% by 2012 and 80% by 2013	<sup>11</sup> 100	100	100

<sup>9</sup> Digitization as planned via Open Title is not possible before refurbishing the Municipality to find suitable working space where to process entries in the municipal logbooks. The local authorities don't allow the system installation before the refurbishing completes. The refurbishment will start next quarter

<sup>10</sup> Digital imagery of all Nahias in the Jalalabad Municipality has been completed and digital map prepared. The imagery gave the LARA project an estimated figure of 16,942 land parcels with defined boundaries. This data together with the Cadastral survey and the existing property files within the Municipality offices will be stored and scanned into the Open Title system software, which will be installed during next quarter.

<sup>11</sup> Post training evaluation conducted in June/July, 2012 indicates that 100% of the trained individuals are utilizing the training knowledge into their routine jobs. This evaluation was conducted in four (04) provinces of the country. Trained staffs of Arazi, MUDA, Municipalities, AGCHO, MoWA, Courts, ACCI and private sector organizations were interviewed during the evaluation process.

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL							
Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
strengthened	2.1.2	% of knowledge/skills application	0	50% by 2011, 60% by 2012 and 70% by 2013	73% <sup>12</sup>	73%	73%
	2.1.3	# Persons trained in key technical land management skills	0	125 (100M & 25F) by 2011, 250 (200M & 50F) by 2012 and 375 (275M & 100F) by 2013	20 (17M & 3F)	0	218 (208M & 10F)
	2.1.4	# of urban development guidelines approved	0	1 by 2012	0	0	0

<sup>12</sup> Post training evaluation conducted in June/July, 2012 indicates that 73% of the training knowledge has been incorporated in the participants' routine jobs.

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	2.1.5 – (F) 4.7.4-9	Number of days of USG funded technical assistance on land tenure and property rights issues provided to counterparts or stakeholders	0	364 by 2011, 263 by 2012 and 150 by 2013	260	370	1282
Sub-IR 2.2 Urban formalization and upgrading procedures for informal settlements established and implemented	2.2.1	# of Community Upgrade Development Plans approved.	0	2 by 2012	0 <sup>13</sup>	In progress <sup>14</sup>	In progress
	2.2.2	# of informal settlements upgraded	0	N/A for 2012 and 2 by 2013	N/A	N/A	N/A
	2.2.3 – (F) 4.4.8	Number of beneficiaries receiving improved infrastructure services due to USG assistance.	0	1,000 (600M & 400F) by 2012 and 16,000 (9,000M & 7,000F) by 2013	N/A <sup>15</sup>	N/A	N/A

<sup>13</sup> The development of the Community upgrading plan for the Araban West has been completed by 45%.

<sup>14</sup> Assessment, mobilization, community consultation and plan development for Araban community has been completed 60%

<sup>15</sup> Refurbishment at AGCHO office will complete next month, which will benefit 100 AGCHO employees in Kabul

M = MISSION INDICATOR F = FOREIGN ASSISTANCE STANDARD INDICATOR; TARGETS ARE ANNUAL							
Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	2.2.4	Urban Steering Committee established and functioning	Urban Steering Committee not existed	Established by 2012	Functional	Functional <sup>16</sup>	Established and functional
	2.2.5 (F) 4.7.4-5	Number of households who have obtained documented property rights as a result of USG assistance	0	N/A for 2012 and 1,800 (1,746M & 54F) by 2013	N/A	N/A	N/A
Sub-IR 2.3 Private & Public Sector Management of key land management areas enhanced	2.3.1	# of private sector firms and public institutions receiving institutional capacity building training (related to business functions)	0	10 by 2011, 5 by 2012 and 12 by 2013	0	20 (17 public and 3 private sector)	29 (21 government and 8 private sector)
	2.3.2	# of private sector firms/public institutions receiving capacity training in land reform-related programs (technical)	0	4 by 2011, 6 by 2012 and 8 by 2013	2	0	9
	2.3.3 (M) 4.2.3e	Person-days of training for key personnel in digital cartographic tools and mapping	0	120 (90M & 30F) by 2011, 240 (160M & 80F) by 2012 and	315 (252M & 63F)	0	363 (297M & 66F)

<sup>16</sup> On 20<sup>th</sup> May, MUDA held the 1<sup>st</sup> meeting of the **Steering Committee**

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				360 (260M & 100F) by 2013			
	2.3.4	# of private sector firms with Business Plans	0	N/A for 2012 and 2 by 2013	1	N/A	1
	2.3.5	# of private sector firms bidding on donor-funded requests for application	0	N/A for 2012 and 2 by 2013	1 <sup>17</sup>	N/A	1
	-2.3.6 (M) 4a	Full time equivalent jobs created	0	120 (90M & 30F) by u2011; 129 (110M & 19F) by 2012 and 173 (150M & 23F) by 2013	14 (13M & 1F)	74 (62M and 12F)	290 (242M & 48F)
	2.3.7	# of people trained in organizational development disaggregated by gender	0	59 (49M & 10F) by 2011; 330 (303M & 27F) by 2012 and 350 (300M	0	345 (318M & 27F)	388 (356M & 32F)

<sup>1717</sup> TLO "LARA private sector partner" won the bid for developing CBDR guideline

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				& 50F) by 2013			
	2.3.8 (F) 4.7.4-6	Number of land governance actors receiving USG-funded training or upgraded facilities/equipment	0	180 (150M & 30F) by 2011; 400 (300M & 100F) by 2012 and 600 (400M & 200F) by 2013	20 (17M & 3F)	319 (299M & 20F)	590 (555M & 35F)
	2.3.9 (F) 4.7.4-8	Person hours of training completed by government officials, traditional authority or individuals related to land tenure and property rights supported by USG assistance	0	3,000 (2,400M & 600F) by 2011; 86,640 (69,312M & 17,328F) by 2012 and 80,000 (64,000M & 16,000F) by 2013	2068 (1690M & 378F)	12,420 (11,448M & 972)	20, 545 (18,919M & 1626F)
Sub-IR 2.4 Essential	2.4.1	# of proposed amendments to the	Existing	3 by 2012	0 <sup>18</sup>	0 <sup>19</sup>	0

<sup>18</sup> LARA organized 6 legal clinics on urban planning for the senior officials of MUDA and GDMA during this quarter as an initial discussion to amend the urban planning legislation. 53 MUDA and GDMA staffs attended these sessions.

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
Urban planning legislation and regulations identified, revised and adopted		urban planning legislation drafted by MUDA and IDLG	urban planning and management legislation have gaps				
	2.4.2	Land Management Law improvements agreed and drafted by MAIL	The existing land management laws has multiple gaps identified via BizCLIR	Achieved by 2012	Public consultation completed in 7 zones and improvements to the LML are being drafted	<sup>20</sup> N/A	The revised LML is under draft and will be submitted to MoJ in the coming quarter

<sup>19</sup> A Legal Urban Specialist (STTA) has been recruited and will undertake this activity in August/September

<sup>20</sup> All necessary technical and support arrangements have been completed for 7 regional consultation workshops, which will start on July 01, 2012

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
IR 3. Legal and procedural environment for Afghan land issues, especially for women, improved	3.0.1	% increase of surveyed Afghans that report satisfactory land service delivery by the makhzan	60%	N/A for 2012 and 10% above baseline by 2013	N/A	N/A	N/A
	3.0.2	% increase of surveyed Afghans that report satisfactory service delivery by Municipality	16%	N/A for 2012 and 25% above baseline by 2013	N/A	N/A	N/A
	3.0.3	% increase in women's inclusion in new deed registrations and leases/Occupancy Certificates	TBD	2% above baseline by 2012 and 4% above baseline by 2013	N/A <sup>21</sup>	N/A	N/A
Sub-IR 3.1 Land registration and record-keeping systems streamlined	3.1.1	Property records digitized within Court archives (Makhzans)	361,946	N/A for 2012 and 500,000 by 2013	N/A	N/A	N/A

<sup>21</sup> LARA will conduct the assessment in mid-2013

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
Sub-IR 3.2 Awareness of Afghan property rights and formal transactions processes improved	3.2.1	# of public information campaigns promoting women's rights to land	0	5 by 2012 and 10 by 2013	1	3 <sup>22</sup>	4
	3.2.2	# of public information campaigns targeting Afghan property rights and procedures	0	8 by 2012 and 15 by 2013	0 <sup>23</sup>	2 <sup>41</sup>	1
	3.2.3	% of public in targeted areas aware of public information messages	30%	10% above baseline by 2012 and 25% above baseline by 2013	N/A <sup>25</sup>	N/A <sup>26</sup>	N/A
Aid Effectiveness Indicators (LARA Operations' assistance)	AE2	# of Afghan Personnel Employed	N/A	45 (35M & 10F) by 2011 and 20 (15M & 5F) by 2012	3 M	13 (12M & 1F)	72 (59M & 13F)

<sup>22</sup> A package of communication tools including speeches in community mosques, seminars in Kabul and Jalalabad and media exposure via different radio channels

<sup>23</sup> More about this indicator is planned after the LML approval

<sup>24</sup> The LARA project funded the Jalalabad Municipality Magazine, where 2 pages were specified for the LARA project objectives, its activities and anticipated future results

<sup>25</sup> LARA will conduct an assessment in mid- 2013

<sup>26</sup> A perception survey will be conducted towards the end of 2012, which will provide information about this indicator

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	AE4	# of American Personnel Employed	N/A	6 (5M & 1F) by 2011	0	1M	19 (13M & 6F)
	AE5	# of Local Firms Under Sub-Contract	N/A	4 by 2011; 15 by 2012 and 25 by 2013	4	1	14
	AE8	# of TCN Personnel Employed	N/A	7 (6M & 1F) by 2011	3M	1M	21 (14M & 7F)
	AE9	\$ Value of Local Procurements (sub-contracts, goods, services)	N/A	5,320,000 by 2011; 14,939,407 by 2012 and 11,508,592 by 2013	1,025,883	1,159,567	6,461,630
	AE10	\$ Value of Non Local Procurements (sub-contracts, goods, services)	N/A	1,680,000 by 2011; 4,717,708 by 2012 and 3,634,292 by 2013	1,703,335	1,813,747	10,335,244
	AE 11	\$ Value of Procurements (sub-contracts, goods, services)	N/A	7,000,000 by 2011; 19,657,115	2,729,218	2,973,314	16,796,874

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Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				by 2012 and 15,142,884 by 2013			
	AE12	# of Afghan personnel employed providing security functions	N/A	49 (48M & 1F) by 2011	0	6M <sup>27</sup>	55 (54M & 1F)
	AE13	# of American personnel employed providing security functions	N/A	0	0	0	1 Male
	AE14	# of TCN personnel employed providing security functions	N/A	2 (2M) by 2011	0	4M	12 Males
		\$ Value of All Security Costs	N/A		329,000	237,172.32	1,420,000 (rounded) <sup>28</sup>
		\$ Value of Local Salaries	N/A		504,199	443,316.55	2,153,699
		\$ Value of All Afghan Security Staff Salaries	N/A		145,644	46,512.40	817,644 (rounded) <sup>29</sup>

<sup>27</sup> 6 security guards were hired for the LARA Office in Jalalabad

<sup>28</sup> Includes security and logistics

<sup>29</sup> Included security and logistics

# ANNEX B: ACTIVITIES REPORT

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
<b>21</b>	<b>INFORMAL SETTLEMENT &amp; FORMALIZATION COMPONENT. SUPPORT MUDA, AGCHO, IDLG, AND MUNICIPALITIES WITH INFORMAL SETTLEMENTS UPGRADING, FORMALIZATION, MAPPING, AND URBAN LAND USE PLANNING</b>		
<b>2.1.1</b>	<b>Expand Institutional Support for the Coordination and Management of Land Services</b>	65%	MUDA TWG on urban upgrading and the establishment of contracts for the refurbishment of technical offices were the priorities
<b>2.1.1.1</b>	<b>Identify institutional stakeholders and implementing agencies in target Municipality</b>	100%	Completed in 2011
Sub- activity.1	Conduct preliminary fact-finding missions	100%	Completed
Sub- activity.2	Conduct preliminary assessment in province	100%	Completed
<b>2.1.1.2</b>	<b>Support appropriate coordinating mechanisms amongst institutional stakeholders</b>	65%	Technical, logistic and secretarial support is systematically provided
Sub- activity.1	Support the revival of the Urban Coordination Working Group chaired by MUDA	65%	Agreement with MUDA Deputy Minister on systematic coordination, which includes: TWG sessions to review technical drafts on urban upgrading
Sub- activity.2	Draft regular reports to MUDA & IDLG	60%	The project adopted the monthly reporting format suggested by GDMA to its implementing partners, to streamline the flow of information and ease the institutional dialogue.
<b>2.1.1.3</b>	<b>Support Improvements to Selected Technical Offices</b>	35%	<ul style="list-style-type: none"> <li>• Refurbishment of AGCHO Cadastral Department in Kabul completed. Contract modification issued to cover additional works</li> <li>• SOW for renovation of AGCHO Training Institute in Kabul approved by USAID</li> <li>• Review of proposals for the refurbishment of Jalalabad cadastral department of AGCHO completed</li> <li>• Proposals for refurbishment of Jalalabad DUDA collected and being reviewed.</li> </ul>
Sub- activity.1	Identify priority training needs and infrastructural requirements	90%	Almost completed: yet, needs and few infrastructural requirements may emerge also in the Option Period
Sub- activity.2	Recommend improvements	90%	Almost completed: yet, if needs and/or infrastructural requirements emerge in the Option Period, recommendations may follow
Sub-activity.3	Verify availability of working space for team	100%	Completed
Sub-activity.4	Negotiate limited working space	100%	Completed
<b>2.1.2</b>	<b>Provide Urban Planning Technical Assistance in Areas such as Urban Policy Recommendations, Plan Development and Improvements to</b>	65%	USAID's LARA provided technical assistance to MUDA, GDMA and the Municipality of Jalalabad. This happened through recurrent engagements (e.g.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
	<b>Planning Processes, Informal Settlements Upgrading, Urban Information Systems, Review and Recommend Improvements to Land Use Regulations and the Legal Urban Planning Framework</b>		GDMA TWGs), focused discussions on urban planning and legal framework for urban development (e.g. Legal Clinics), and support to the formulation of a national policy for urban upgrading
2.1.2.1	<b>Assess Urban Planning Issues</b>	90%	<ul style="list-style-type: none"> <li>• Paper summarizing criteria for the selection of informal settlements to include into upgrading initiatives submitted to MUDA</li> <li>• Five “Nahia Boundaries Maps” approved by Jalalabad Mayor / Deputy Mayor and presented to GDMA</li> </ul>
Sub- activity.1	Preliminary Meetings at central and provincial level	100%	Completed
Sub- activity.2	Conduct Socio-Economic & Housing Baseline Survey in informal settlements	100%	Completed
Sub-activity.3	Collate information from other agencies	90%	<ul style="list-style-type: none"> <li>• Contacts established with iMMAP to evaluate a possible contribution to map environmental hazards, as a crucial criterion in the choice of urban informal settlements for upgrading</li> </ul>
Sub-activity.4	Conduct community mobilization activities	90%	<ul style="list-style-type: none"> <li>• Multiple engagements with Araban community organizations</li> </ul>
2.1.2.2	<b>Improve GIRoA and Stakeholder Coordination</b>	70%	<ul style="list-style-type: none"> <li>• Monthly meetings regularly held with MUDA, GDMA and Municipality (e.g. GDMA TWGs, Joint Urban Planning Group)</li> <li>• Strategies to boost coordination, and reduce duplications and overlaps, discussed with MUDA, GDMA and key policy figures</li> <li>• Prevailing inertia in the TWG on Urban Upgrading addressed</li> </ul>
Sub- activity.1	Take part and contribute to Urban Coordination Meetings	70%	<ul style="list-style-type: none"> <li>• Regular participation in and support to coordination meetings</li> </ul>
Sub- activity.2	Develop communication strategy	20%	<ul style="list-style-type: none"> <li>• Meetings on communication campaigns held in Jalalabad</li> </ul>
Sub-activity.3	Support coordination and MUDA communication and outreach	20%	<ul style="list-style-type: none"> <li>• Presentation of USAID’s LARA to MUDA Deputy Minister, including the project work on communication &amp; outreach</li> </ul>
2.1.2.3	<b>Draft Joint Urban Planning Procedures</b>	20%	<ul style="list-style-type: none"> <li>• Two interns recruited: mentored by the project planners they set about drafting the Urban Planning Procedures</li> </ul>
Sub- activity.1	Review available procedures	40%	<ul style="list-style-type: none"> <li>• Published and unpublished documentation collected / being reviewed</li> </ul>

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Develop draft Urban Planning Procedures	20%	<ul style="list-style-type: none"> <li>Format, content and style of the procedures defined</li> </ul>
<b>2.1.2.4</b>	<b>Organize Legal Clinics aimed at reviewing land-related and urban planning legislation</b>	100%	<ul style="list-style-type: none"> <li>6 Legal Urban Clinics conducted in MUDA and GDMA</li> </ul>
Sub- activity.1	Review of relevant urban laws & regulations	100%	<ul style="list-style-type: none"> <li>Legislative framework reviewed, report submitted early October</li> </ul>
Sub- activity.2	Support legal roundtables	100%	<ul style="list-style-type: none"> <li>53 MUDA and GDMA senior officials attended the Clinics</li> </ul>
Sub-activity.3	Organization of Legal Clinics	100%	<ul style="list-style-type: none"> <li>5 out of 6 Legal Clinics conducted successfully</li> </ul>
Sub-activity.4	Suggest amendments to the official legislation	100%	<ul style="list-style-type: none"> <li>5 out of 6 Legal Clinics agreed on incremental changes in the existing legislation</li> </ul>
<b>2.1.2.5</b>	<b>Draft Urban Development Guidelines</b>	10%	<ul style="list-style-type: none"> <li>UDGs to be developed with a STTA in the next quarter</li> </ul>
Sub- activity.1	Review available templates	30%	<ul style="list-style-type: none"> <li>Available documentation was collected in preparation of a STTA</li> </ul>
Sub- activity.2	Conduct consultations	20%	<ul style="list-style-type: none"> <li>Initial contacts were established in preparation of a STTA</li> </ul>
Sub-activity.3	Draft urban development guideline	0%	<ul style="list-style-type: none"> <li>To be developed in the next quarter</li> </ul>
<b>2.1.2.6</b>	<b>Organize Urban Planning Clinics to improve land use planning processes and outputs</b>	65%	<ul style="list-style-type: none"> <li>Urban Planning Clinics and participatory planning sessions held on waste management and street widening in Araban</li> <li>156 Araban residents attended four cluster meeting on street widening</li> </ul>
Sub- activity.1	Review current planning processes	65%	<ul style="list-style-type: none"> <li>Community level agreements transferred onto Jalalabad master-plan during its revision by the Joint Urban Planning Group</li> </ul>
Sub- activity.2	Conduct on-the-job training	65%	<ul style="list-style-type: none"> <li>MUDA engineers gained understanding on bottom-up approaches to city planning</li> </ul>
Sub-activity.3	Assist to develop Map of Existing Land Use	90%	<ul style="list-style-type: none"> <li>Participatory planning of road improvements projects expanded available information on actual land use</li> </ul>
Sub-activity.4	Identify key steps in city planning	40%	<ul style="list-style-type: none"> <li>Mechanisms to ease voluntary cession of private land for public use were identified</li> </ul>
Sub-activity.5	Assist to develop Land Use Plan	25%	<ul style="list-style-type: none"> <li>Results from participatory planning gradually transferred onto city wide regulatory planning instruments</li> </ul>
<b>2.1.2.7</b>	<b>Incorporate Informal Settlements into GIS-Based City Maps and Plans</b>	70%	<ul style="list-style-type: none"> <li>Digitization of nahia 6, the largest settlement outside the city boundaries, completed</li> </ul>
Sub- activity.1	Develop and configure AICRS	75%	<ul style="list-style-type: none"> <li>Largest informal settlement outside Jalalabad mapped</li> </ul>

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Conduct training of municipal staff	0%	• GIS training in Jalalabad to begin on 1 <sup>st</sup> October
Sub-activity.3	Integrate data into AICRS	0%	• No progress yet
<b>2.1.2.8</b>	<b>Assist Municipalities with Property-Based Revenue Collection</b>	30%	• Municipal maps in the archive of Jalalabad fully digitized
Sub- activity.1	Assess current procedures and baseline	100%	• Completed
Sub- activity.2	Develop communication strategy	0%	• Not started yet
Sub-activity.3	Launch and conduct awareness campaigns	0%	• Not started yet
Sub-activity.4	Help to improve recording systems	30%	• Municipal maps in the archive of Jalalabad fully digitized
<b>2.1.3</b>	<b>Conduct Upgrading and Formalization Activities in Informal Settlements including Defining Criteria for Selecting Informal Settlements for Upgrading, Upgrading Strategies and Plans, and Recording Properties in Informal Settlements</b>	<b>40%</b>	• The completion of the Community Action Plan - with a clear identification of upgrading projects and investments – and the submission in September of the topographical survey results permit the development of engineering designs, SOWs, contracts, and the start of actual physical upgrading in the next quarter
<b>2.1.3.1</b>	<b>Assist MUDA to Develop Criteria for Informal Settlements Upgrading</b>	100%	• Completed
Sub- activity.1	Analyze previous examples of criteria	100%	• Completed
Sub- activity.2	Discuss criteria with counterparts	100%	• Completed
Sub-activity.3	Finalize draft criteria	100%	• Draft on “Criteria for Inclusion of Informal Settlements into Upgrading Programs” submitted to MUDA for feedbacks and revision
<b>2.1.3.2</b>	<b>Conduct Upgrading &amp; Formalization Workshop</b>	100%	• Completed
Sub- activity.1	Discuss content & logistics with KURP	100%	• Completed
Sub- activity.2	Prepare agenda and list of invitees	100%	• Completed
Sub-activity.3	Extend invitations in Kabul and provinces	100%	• Completed
Sub-activity.4	Hold Workshop	100%	• Completed
<b>2.1.3.3</b>	<b>Develop Handbook to Guide Upgrading Work</b>	40%	• RFP posted and proposals received in September
Sub- activity.1	Collate existing handbooks	50%	• Existing manuals/ guidelines identified for the SOW development
Sub- activity.2	Review with counterparts and other agencies	0%	• Not yet started
Sub-activity.3	Draft revised handbook	0%	• Not yet started
Sub-activity.4	Submit draft to MUDA for endorsement	0%	• Not yet started
Sub-activity.5	Review during implementation works	0%	• Not yet started
<b>2.1.3.4</b>	<b>Select Informal Settlements</b>	90%	• Arazi’s refusal to issue a land clearance for Campoona may force the project to reconsider the inclusion of this settlement
Sub- activity.1	Collate information on Informal settlements	100%	• Completed

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.2	Consult counterparts at local and central level	100%	• Completed
Sub-activity.3	Select two or more informal sites	100%	• Completed
Sub-activity.4	Draft and sign MoU with counterparts	90%	• An agreement with Arazi in Kabul was not reached yet
<b>2.1.3.5</b>	<b>Conduct Legal and Procedural Training</b>	100%	• Training conducted between August and September
Sub- activity.1	Review legal framework	100%	• Legal framework reviewed by Legal Urban Specialist
Sub- activity.2	Draft recommendations for improvements	100%	• Recommendations drafted by Legal Urban Specialist
Sub-activity.3	Develop training format	90%	• Training format drafted
Sub-activity.4	Hold training in for MUDA, Municipality etc	100%	• Training sessions held (see 2.1.2.4)
Sub-activity.5	Draft final procedural recommendations	100%	• Procedural recommendations drafted by Legal Urban Specialist
<b>2.1.3.6</b>	<b>Develop Communication and Community Outreach Strategy</b>		
Sub- activity.1	Undertake community consultations		
Sub- activity.2	Prepare strategy for community mobilization		
Sub-activity.3	Information campaign & reporting		
<b>2.1.3.7</b>	<b>Develop Community Upgrading Plans</b>	60%	• Completed in Araban West
Sub- activity.1	Conduct survey assessments	75%	• Completed in Araban
Sub- activity.2	Conduct community mobilization activities	50%	• Completed in Araban
Sub-activity.3	Conduct planning workshops with local authorities	75%	• Extensive planning activities conducted, esp. on road networks and waste management
Sub-activity.4	Hold participatory meetings to assess needs and prioritize upgrading projects	75%	• Participatory consultations and planning sessions held about road networks and waste management
Sub-activity.5	Develop upgrading plans	45%	• Completed in Araban West
Sub-activity.6	Submit plans for approval	0%	• The CAP for Araban West will be submitted in October to the Municipality of Jalalabad.
<b>2.1.3.8</b>	<b>Issue Competitive Tenders for Upgrading Projects</b>	10%	• Topographical survey of Araban completed
Sub- activity.1	Draft Scopes of Work for upgrading projects	0%	• To be developed in the next quarter following the topographical survey
Sub- activity.2	Submit to Municipality SoWs for approval	0%	• Next quarter
Sub-activity.3	Conduct procurement training	0%	• Next quarter
Sub-activity.4	Develop procurement tenders	0%	• Next quarter
Sub-activity.5	Announce tenders	0%	• Next quarter
Sub-activity.6	Advertise and secure contracts	0%	• Next quarter
Sub-activity.7	Establish inspection procedures for supervision of	10%	• Inspection and monitoring procedures discussed

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
	works		with GDMA
<b>2.1.3.9</b>	<b>Implement Formalization and Upgrading Work</b>	0%	<ul style="list-style-type: none"> <li>Extensive consultation with communities, stakeholders (e.g. school authorities) and Municipal Construction Department led to a clear identification of the necessary interventions. They are scheduled to begin in the next quarter, as the engineering information needed from the topographical survey is now available</li> </ul>
Sub- activity.1	Record properties	0%	<ul style="list-style-type: none"> <li>Next quarter</li> </ul>
Sub- activity.2	Start and conduct upgrading works	0%	<ul style="list-style-type: none"> <li>Next quarter</li> </ul>
Sub-activity.3	Supervise works	0%	<ul style="list-style-type: none"> <li>Next quarter</li> </ul>
<b>2.1.4</b>	<b>Evaluate Land Registration System, Design Improvements, Build Capacity, and Speed Automation of Land Records</b>		
<b>2.1.4.1</b>	<b>Assess Supreme Courts Land Registration System</b>	20%	
Sub- activity.1	Recruit subcontractor	N/A	
Sub- activity.2	Develop diagnostic methodology	N/A	
Sub-activity.3	Undertake diagnostic	N/A	
Sub-activity.4	Analyze and prepare report		
<b>2.1.4.2</b>	<b>Support Legal Recognition of Customary Deeds</b>	<b>Not Started</b>	
Sub- activity.1	Conduct legal review		
Sub- activity.2	Support legal roundtables		
Sub-activity.3	Provide legal drafting assistance		
<b>2.1.4.3</b>	<b>Support Digitization of Customary Deeds</b>	<b>Not Started</b>	
Sub- activity.1	Prepare SOW (Harakat)		
Sub- activity.2	Conduct tendering process for contracts		
Sub-activity.3	Work on digitalization		
<b>2.1.4.4</b>	<b>Streamline and Automate Land Records</b>	<b>Not Started</b>	
Sub- activity.1	Conduct system analysis and develop specifications		
Sub- activity.2	Prepare strategy		
<b>2.1.4.5</b>	<b>Develop SOPs and Service Delivery Standards</b>	<b>Not Started</b>	
Sub- activity.1	Develop performance standards		
Sub- activity.2	Prepare SOP manual		
<b>2.1.4.6</b>	<b>Conduct Training Programs</b>	<b>Not Started</b>	
Sub- activity.1	Prepare training materials		
Sub- activity.2	Conduct <i>makhzan</i> customer needs assessment and assess priorities		
<b>2.1.4.7</b>	<b>Expand Procedural &amp; Standards Delivery Awareness</b>		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Sub- activity.1	Prepare communications plan		
Sub- activity.2	Tender services		
Sub-activity.3	Prepare media materials		
Sub-activity.4	Conduct communication campaigns		
<b>2.1.5</b>	<b>Evaluate and Reform Inheritance Laws to Support Women's Access to Land</b>		
<b>2.1.5.1</b>	<b>Undertake Gender Assessment</b>	<b>100%</b>	Gender & Dispute Resolution Assessment completed in February 2011
Sub- activity.1	Undertake gender assessment	100%	Same as above
Sub- activity.2	Prepare work plan and SOW	100%	Action Plan and Program Description completed
Sub-activity.3	Prepare partner subcontracts	100%	Completed this quarter February
<b>2.1.5.2</b>	<b>Form Women's Land Rights Task Force &amp; Advocacy Coalition</b>		Inaugural session of WLRTF conducted in December, 2011.
Sub- activity.1	Mobilize women leaders/groups	100%	Completed last quarter 2011
Sub- activity.2	Hold strategy workshop	100%	Deleted from activities in revised work plan.
Sub-activity.3	Form task force	100%	Inaugural meeting of Task Force took place December 15, 2011
Sub-activity.4	Support task force operations	On going	On-going every month
<b>2.1.5.3</b>	<b>Evaluate Legislation and Assist With Legal Reforms</b>		Legislation evaluated and reforms Dari draft was completed January 2011
Sub- activity.1	Conduct legal review/assessment	100%	Legal review was completed by December 2011 as part of Gender assessment.
Sub- activity.2	Support legal advocacy through Advocacy Coalition	0%	Scheduled for option period
Sub-activity.3	Provide legal drafting assistance	90%	The Draft of the report is ready , and will be shared with USAID
Sub- activity.4	Hold roundtables / community conversations on lessons learned	40%	Scheduled for July 2012( all planning s done during this quarter, printed material designed
<b>2.1.5.4</b>	<b>Raise Women's Inheritance and Land Rights Awareness</b>	<b>100%</b>	<b>Grantee is selected started their activities 11 March 2012</b>
Sub- activity.1	Prepare communications plan	100%	Completed fourth quarter of 2011
Sub- activity.2	Tender services	100%	RFA finalized and posted in December 2011
Sub-activity.3	Prepare media materials	10%	Billboards are designed , radio messages are developed for upcoming campaign
Sub- activity.4	Conduct communication & advocacy campaigns	40%	The campaign has started which includes awareness raising , conference, flyer and the printing bill board will start during the next quarter , however still some of the material to launch the campaign is pending on approval of USAID
<b>2.1.6</b>	<b>Provide Support for Land Dispute Resolution Focusing on Community and Customary Dispute Resolution Processes and Institutions</b>	<b>70%</b>	During the reporting period TLO LARA's sub-grantee conducted three forums in Jalalabad City for development of Rules and Guidelines of CBDR.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
			As a result the CBDR guidelines were developed. additionally, the CBDR team coordinated development of the Rules and Guidelines with the Nangarhar Appeal Court, Nangarhar Provincial Council, and local community leaders in Araban area and Justice Directorate. The said entities liked the idea of developing rules and guidelines for CBDR and shared their constructive comments with the CBDR team.
<b>2.1.6.1</b>	<b>Develop Rules and Guidelines for Implementing the Law on <i>Shuras</i> and <i>Jirgas</i></b>	<b>100%</b>	The Liaison Office (TLO) was awarded a grant for developing of CBDR Rules and Guidelines. The work was done during the reporting period and the guidelines are shared with USAID for their last review before printing and dissemination in Jalalabad City.
Sub- activity.1	Assemble evidentiary rules	0%	Deleted from project and RFA
Sub- activity.2	Develop CBDR guidelines	100%	The Liaison Office (TLO) was awarded a grant for developing of CBDR Rules and Guidelines. 90% of the work was done during the reporting period and the guideline is in its final stages.
<b>2.1.6.2</b>	<b>Conduct CBDR Trainings and Conflict Resolution</b>	<b>35%</b>	Due to some delays in awarding of a grant for this purpose during the third quarter reporting period, this activity is postponed for the option period. However, the CBDR consultant introduced some alternative dispute resolution mechanisms used in other regions in the third CBDR forum in Jalalabad. These alternative mechanisms will be discussed more with the CBDR practitioners during the option period and if applicable will be integrated in Jalalabad and greater Nangarhar areas CBDR mechanisms.
Sub- activity.1	Identify venue to share knowledge and capture best practice	0%	Scheduled for the option period
Sub- activity.2	Develop training materials	0%	Development of RFA or RFP will be started after approval of the option period's work plan by USAID
Sub-activity.3	Develop and issue sub-contract for local organizations to train leaders	25%	This was part of the RFA for CBDR activities, however, due to delays in awarding of the grant and short time left in the base period, the activities for the training is planned for the option period.
Sub- activity.4	Train <i>shural/jirga</i> leaders		Scheduled for the option period
<b>2.1.6.3</b>	<b>Expand Awareness of CBDR</b>	<b>20%</b>	Development of SoW will be started after approval

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
			of the option period's work plan by USAID
Sub- activity.1	Develop communication strategy	100%	Completed fourth quarter of 2011.
Sub- activity.2	Develop messages and content	0%	Scheduled for the option period.
Sub-activity.3	Establish contracts with media providers	0%	Scheduled for the option period.
Sub- activity.4	Disseminate materials	0%	Scheduled for the option period.
Sub- activity.5	Support media campaigns	0%	Scheduled for the option period.
<b>2.1.6.4</b>	<b>Monitor CBDR practices for lessons learned, best practices and potential replication</b>	0%	Scheduled for the option period.
Sub- activity.1	Conduct Lessons Learned Workshops	0%	Scheduled for the option period.
Sub- activity.2	Revise <i>CBDR Rules and Guidelines Handbook</i>	0%	Scheduled for the option period.
Sub-activity.3	Replicate process	0%	Scheduled for the option period.
<b>2.1.6.5</b>	<b>Strengthen Procedural Rules on CBDR</b>	0%	<b>Not to be activated. Procedural rules never developed.</b>
Sub- activity.1	Conduct forums to build consensus	0%	Please see above
Sub- activity.2	Hold legal workshops to develop procedural rules	0%	Please see above
Sub-activity.3	Conduct legal drafting	0%	Please see above
<b>2.2</b>	<b>2.2 LEGAL FRAMEWORK COMPONENT: PROVIDE TAILORED ASSISTANCE TO ARAZI TO IDENTIFY, MANAGE, LEASE, AND OBTAIN REVENUE FROM AFGHAN GOVERNMENT LANDS AND PROVIDE TECHNICAL ASSISTANCE</b>		
<b>2.2.1</b>	<b>Provide Tailored Technical Assistance to ARAZI on Its Operations</b>		
<b>2.2.1.1</b>	<b>Develop Consensus on Project Activities through Strategic High-Level Meetings</b>		
Sub- activity.1	Undertake high-level meetings	<b>95%</b>	<b>Ongoing-Bi-weekly coordination meetings are in progress</b>
Sub- activity.2	Negotiate terms of MOU	<b>95%</b>	Its translation is underway, once completed than the PIL will be signed.
<b>2.2.1.2</b>	<b>Develop Information Technology Plan (ITP)</b>	<b>100%</b>	
Sub- activity.1	Conduct ARAZI business area analysis	<b>100%</b>	
Sub- activity.2	Develop and approve SITP	90%	
<b>2.2.1.3</b>	<b>Configure ALRMIS</b>	<b>0%</b>	<b>This will be configured next quarter</b>
Sub- activity.1	Develop system requirements	0%	This will proceed the ALRIMS configurations
Sub- activity.2	Develop prototype and conduct on-the-job training	0%	It will take place after the ALRIMS
Sub- activity.3	Deploy system to regions	0%	It will follow the central deployment
Sub- activity.4	Conduct ALRMIS training	0%	It will take place after the ALIRMS configuration
<b>2.2.1.4</b>	<b>Strengthen ARAZI's Institutional Structure and Operational Efficiency</b>	<b>85%</b>	An Institutional Assessment of Arazi has been completed. Discussion with Arazi will be on-going during the project. Almost all provincial and some district level Arazi staff have been trained in basic management and some of them in IT and all

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
			provincial and some district level staff will be given technical trainings in the relevant fields during the next quarter.
Sub- activity.1	Undertake needs assessment	80%	This must be considered in light of the institutional assessment and deployment of systems to support land administration. The ALRMIS has not yet been configured, but will soon be configured. Upon the configuration the respective staff will receive trainings.
Sub- activity.2	Assess human resources needs and develop job descriptions	80%	The Institutional Assessment has identified deficiencies in the human resources, Basic management and basic IT training have been delivered to Arazi staff across the country and ALIRMS and technical trainings will be conducted in next quarter.
Sub- activity.3	Prepare training plan	100%	
Sub- activity.4	Conduct necessary management training	100%	Basic management trainings have been conducted in seven zones for Arazi staff. These trainings drew participants from provincial and district level.
<b>2.2.1.5</b>	<b>Improve Methodologies to Inventory and Classify State-Owned Land</b>	<b>0%</b>	It will follow the ALIRMS configuration
Sub- activity.1	Develop and test methodology	0%	It will follow the ALIRMS configuration
Sub- activity.2	Automate routines	0%	It will take place after the system is deployed
Sub- activity.3	Conduct training in use and application	0%	It will take place consequently to the system configuration
Sub- activity.4	Finalize ALRMIS configuration	0%	It will take place next quarter
<b>2.2.1.6</b>	<b>Develop Land Valuation Models for Leasing Fee Calculations</b>	<b>50%</b>	Further consultancies and discussions are needed to gather the required data and information that were called for in the STTA report and develop strategies and methodologies for developing models in collaboration with Arazi
Sub- activity.1	Develop model(s)	0%	
Sub- activity.2	Perform pilot testing and refinement	0%	
Sub- activity.3	Incorporate into ALRMIS	0%	
<b>2.2.1.7</b>	<b>Conceptualize of Afghan Land Information System (AfLIS)</b>	<b>90%</b>	
Sub- activity.1	Conceptual planning for AfLIS (standards, data)	90%	
<b>2.2.2</b>	<b>Conduct BizCLIR/CLIR Real Estate Registration and Real Property Legal Framework Diagnostics to Evaluate Existing and Proposed Legal Framework for Real Estate and Draft Changes to</b>		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
	<b>Real Estate Legislation as Needed</b>		
<b>2.2.2.1</b>	<b>Conduct BizCLIR Assessment</b>	<b>100%</b>	
Sub- activity.1	Find out about other projects	100%	It is on-going process
Sub- activity.2	Conduct assessment	100%	
Sub- activity.3	Analyze and prepare report	100%	
Sub-activity.4	Develop roadmap of legal reforms and priorities	100%	
<b>2.2.2.2</b>	<b>Commission Policy Reviews and Field Investigations</b>	<b>0%</b>	this activity will take place concurrently with the IT configurations
Sub- activity.1	Prepare periodic SOWs	<b>0%</b>	
Sub- activity.2	Perform ongoing investigations	<b>0%</b>	
Sub- activity.3	Conduct policy workshops	<b>0%</b>	
<b>2.2.2.3</b>	<b>Support Legislative and Regulatory Reforms</b>	<b>95%</b>	<b>LML</b> draft plus incorporation of collected comments from 7 public consultation workshops and will soon be officially submitted to MoJ for further approval process
Sub- activity.1	Facilitate public hearings/roundtables	100%	7 Public consultation workshops have been conducted in 7 zones drawing participants from 34 provinces.
Sub- activity.2	Conduct legal/policy training	0%	It will take place in 2013
Sub- activity.3	Draft legislation/regulations	70%	LML has been completed and the team will work on AGCHO legislations next quarter
<b>2.2.2.4</b>	<b>Conduct Communications Campaign to Inform Citizens of Legal and Policy Change</b>	<b>0%</b>	It will be done in 2013
Sub- activity.1	Prepare media materials	<b>0%</b>	
Sub- activity.2	Conduct PIA training	<b>0%</b>	
Sub- activity.3	Issue subcontracts to NGOs and media providers	<b>0%</b>	
Sub- activity.4	Conduct communication campaigns	<b>0%</b>	
<b>2.2.2.5</b>	<b>Establish Baselines and Conduct Knowledges, Attitudes, and Practices (KAP) Surveys</b>	<b>0%</b>	
Sub- activity.1	Baseline established: CLIR/BizCLIR assessment	100%	
Sub- activity.2	KAP survey	0%	
<b>2.2.3</b>	<b>Assist ARAZI to Develop Models for Resolving Land Disputes between MAIL and Private Individuals/Businesses; Further Support Implementation of Decree 638 on the Independent Board for the Restitution of Illegally Occupied Properties</b>	60%	During the last quarter, LARA Legal Framework Team did an assessment of Land Dispute Resolution Directorate of Arazi focusing on: <ul style="list-style-type: none"> <li>• Key duties;</li> <li>• Organizational Structure and Functions;</li> <li>• Procedures and</li> <li>• Staffing plan.</li> </ul> In addition the report covers some other areas like:

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
			<ul style="list-style-type: none"> <li>• Background information and</li> <li>• Major causes for land disputes</li> </ul> <p>The team presented their findings and recommendations in the assessment report.</p> <p>The assessment report which includes the above stated topics was officially shared with Arazi's for their review and feedback, however, as of yet the team has not received any feedback from them.</p>
<b>2.2.3.1</b>	<b>Assist with Design of Land Dispute Resolution Procedures</b>	50%	The current procedure has been reviewed by legal team. Once we get Arazi feedback will take it forward in collaboration with Arazi
Sub- activity.1	Undertake comparative analysis	100%	
Sub- activity.2	Develop case management features	0%	
Sub- activity.3	Prepare report	100%	
<b>2.2.3.2</b>	<b>Evaluate AMLAK Dispute Case Management Systems and Assist With New Procedures</b>	<b>100%</b>	
Sub- activity.1	Evaluate case management	100%	
Sub- activity.2	Prepare assessment report	100%	
Sub- activity.3	Amend systems and procedures	20%	
<b>2.2.3.3</b>	<b>Support Integration of AMLAK Data and Case Management</b>	20%	In BAA assessment it was considered, however, It will be done after ALRMIS configuration
Sub- activity.1	Undertake inventory of land disputes handled by ARAZI	20%	It will follow up after IT system deployment
Sub- activity.2	Assemble and consolidate data	20%	Next quarter
Sub- activity.3	Integrate with ALRMIS	0	Next quarter
<b>2.2.3.4</b>	<b>Support Design of Land Dispute Management System</b>		Next quarter
Sub- activity.1	Design case management system	0	Next quarter
Sub- activity.2	Integrate data into ALRMIS	0	It will be done next after ALRMIS system is deployed
<b>2.2.3.5</b>	<b>Support Transparency and Public Information and Awareness</b>		Next quarter
Sub- activity.1	Develop communications plan	0	Next quarter
Sub- activity.2	Communications roll-out	0	Next quarter
Sub- activity.3	Conduct land resolution training courses	30	This will be conducted next quarter in the technical trainings, for which the first draft manual has been developed
<b>2.3</b>	<b>2.3. CAPACITY BUILDING COMPONENT.BUILD CAPACITY OF PRIVATE SECTOR SERVICE PROVIDERS AND PUBLIC</b>		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
<b>INSTITUTIONS TO PROVIDE LAND-RELATED SERVICES TO AFGHAN PRIVATE AND PUBLIC SECTORS</b>			
<b>2.3.1</b>	<b>Provide Institutional Support and Strengthen Capacity of Land Service Providers in Areas of Organization, Financial Management, Procurement, Contracting, and Reporting</b>	100%	To date all of the LARA project's private sector partners have been received training through USAID's LARA in Financing, Budgeting, Procurement and Inventory issues. While the public sector partners training in management contracting, Organization Development and Report Writing has been planned and will implemented during the 3 <sup>rd</sup> quarter 2012.
<b>2.3.1.1</b>	<b>Undertake Institutional Diagnostic of Service Providers</b>	<b>100%</b>	<b>Institutional Diagnostic of Service Providers has already done</b>
Sub- activity.1	Develop diagnostic methodology	100%	Diagnostic methodology are developed and applied in early June 2011.
Sub- activity.2	Undertake diagnostic	100%	Diagnostic methodology of private sector service providers has already been taken placed in June 2011.
Sub- activity.3	Analyze and prepare report	100%	The report is completed and sent out to the management and through management to USAID.
<b>2.3.1.2</b>	<b>Prepare Training Strategy</b>	<b>100%</b>	<b>Training Strategy has already been developed</b>
Sub- activity.1	Design training strategy	100%	In the 2 <sup>nd</sup> quarter the training strategy has been developed that indicated how the Basic IT and Basic Management Skills trainings would be implemented to the Arazi staff in Kabul, Jalalabad, Kunduz, Balk, Herat and Kandahar provinces . Thus, based on the mentioned training strategy it was decided to implement the training courses in the center of the six regions according to the following breakdown: <ol style="list-style-type: none"> <li>1) Herat (drawing staff from the western regions)</li> <li>2) Mazar-e-Sharif (drawing staff from six northern provinces ) and northeastern regions)</li> <li>3) Jalalabad (covering the eastern region)</li> <li>4) Kabul (covering the central and southeastern regions).</li> <li>5) Kandahar (covering the southeastern East regions)</li> <li>6) Kunduz (covering the northeastern four provinces )</li> </ol> Therefore, in the 3 <sup>rd</sup> quarter the training strategy has

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
			been implemented in the six above mentioned provinces successfully and 230 Arazi staff trained in Basic IT and Basic Management skills trainings. In addition, based on USAID request the same trainings conducted to other counterparts in Balkh and Herat. In total; 70 non-Arazi people trained in Basic IT and Basic Management Skill trainings in the mentioned provinces.
Sub- activity.2	Prepare training materials	20%	USAID's LARA project provided assistance to Arazi in development of a technical manual of training to train the Arazi professional staff through the mentioned developed manual in Land Management Laws in the area of land clearance, land transfer, land lease, land grabbing and land dispute resolution
Sub- activity.3	Review by service providers	10%	The Technical Training Manual in Land Management Law had been developed by LARA team and sent out to Arazi for review and comment. The Arazi team reviewed the training manual (first draft) and put their comments and feedback on it. As soon as the comments inserted in the manual, then the second draft also will be shared with Arazi team for further comments.
Sub- activity.4	Prepare strategy	10%	Training strategy has already been developed
<b>2.3.1.3</b>	<b>Support Institutional Capacity Building of Land Service Providers in the Public and Private Sectors</b>		
Sub- activity.1	Prepare venues	100%	As most of the trainings had been subcontracted for private sector partners, therefore the venue of the trainings provided by the training providers in the previous quarters.
Sub- activity.2	Establish grants for training providers	0	
Sub- activity.3	Perform communication and outreach activities	0	
Sub- activity.4	Conduct training courses	100%	During the 3 <sup>rd</sup> quarter 16 trainings in Basic IT and Basic management have been conducted to the LARA's counterparts such as : MUDA, AGCHO, Arazi, Municipality of Jalalabad in different regions and sum 350 people from the mentioned entities trained in Basic IT and Basic Management skills for

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
			the purpose to perform their current job functions as well as their increased responsibilities in regard to the new land management system being proposed
<b>2.3.2</b>	<b>Provide Technical Support and Capacity Building in Technical Services</b>		
<b>2.3.2.1</b>	<b>Conduct Needs Assessment for Technical Capacity (Private Sector Partners)</b>	<b>100%</b>	Has already done in the previous quarters
Sub- activity.1	Recruit subcontractor	<b>100%</b>	A number of the subcontractors for public sector partners have been recruited such as Inteqal LLC for conducting Basic Management Training to Arazi staff over the country. In addition, for developing Basic IT Training course the Higher Education Institute of Karwan (HEIK) hired to conduct the Basic IT Training courses to Municipality of Jalalabad, GDMA, Arazi and MUDA. Also, the new hired subcontractor AIMS has been selected as a new subcontractor to conduct and facilitate the GIS training to LARA counterparts in the third quarter.
Sub- activity.2	Develop diagnostic methodology	100%	Diagnostic methodology are developed and applied in early June 2011.
Sub- activity.3	Undertake diagnostic	100%	Diagnostic methodology of private sector service providers has already been taken placed in June 2011.
Sub- activity.4	Analyze and prepare report	100%	The report is completed and sent out to the management and through management to USAID.
<b>2.3.2.2</b>	<b>Conduct Inventory of Existing Training Programs and Materials</b>	<b>100%</b>	<b>Done</b>
Sub- activity.1	Conduct inventory	100%	The inventory of the training outlines and materials of training providers such as Inteqal, AIMS, HEIK, Core Skills, Liwal and other providers has been reviewed
Sub- activity.2	Design training strategy	100%	A proper strategy of the training for public service providers such as Arazi, Municipality –Jalalabad and AGCHO has been developed and shared with Arazi senior management as well as AGCHO director.
Sub- activity.3	Prepare short courses and training materials	100 %	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
			Training materials for Basic IT Skills and Basic Management Skill training courses have been developed by Inteqal LLC and HEIK and shared with Arazi. Arazi ,
Sub- activity.4	Review by service providers	100%	After reviewing the materials by senior management of Arazi , the materials were approved by both LARA and ARAZI
<b>2.3.2.3</b>	<b>3. Conduct Technical Short Courses</b>		
Sub- activity.1	Establish grants to training providers	0	
Sub- activity.2	Perform communications and outreach	0	
Sub- activity.3	Conduct trainings in Kabul	0	
Sub- activity.4	Conduct trainings in Municipality	100%	Open Title Software training has been conducted to 16 staff of Municipality – Jalalabad in 2 <sup>nd</sup> quarter
<b>2.3.2.4</b>	<b>Provide Training in Land Dispute Resolution and Facilitation Techniques</b>		
Sub- activity.1	Conduct inventory	0	
Sub- activity.2	Establish joint training methodology	0	
Sub- activity.3	Conduct communication and community mobilization activities	0	
Sub- activity.4	Conduct trainings	0	
<b>2.3.2.5</b>	<b>Support Survey and Mapping, Cadastral Systems, and GIS Instruction at Kabul Educational Institutions</b>	<b>40%</b>	Out of 3 planned deliveries; the 1 <sup>st</sup> delivery has been completed in Kabul and the 2 <sup>nd</sup> is ongoing in Jalalabad
Sub- activity.1	Conduct curriculum review	100%	Continuous activity
Sub- activity.2	Set courses/prepare materials	100%	A course has been designed and is ready for delivery; delivery will be made once GIS labs and equipment are upgraded
Sub- activity.3	Refurbish facilities	0%	
Sub- activity.4	Conduct training	0	
<b>2.3.3</b>	<b>Capacity Building and Training in MUDA, IDLG, AGCHO, and the Selected Municipality for Urban Planning (including Informal Settlement Upgrading), Plan Implementation, Development Control (Enforcement) and Monitoring</b>		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
<b>2.3.3.1</b>	<b>Institutional and Technical Assistance to AGCHO</b>	<b>0</b>	
Sub- activity.1	Establish technical policies and procedures as required by AGCHO	0	
Sub- activity.2	Develop, configure and operationalize digital cadastral data management system	0	
Sub- activity.3	Conduct on-the-job training	0	
<b>2.3.3.2</b>	<b>Assess Skill Needs and Train Municipal and MUDA Officials</b>		
Sub- activity.1	Conduct skills needs assessment	100%	A comprehensive needs assessment of MUDA staff has been conducted in 1 <sup>st</sup> quarter
Sub- activity.2	Develop training strategy	100%	Based on the assessment, a first draft of the training strategy for MUDA is completed and will be shared with MUDA in Kabul and DUDA in Jalalabad.
Sub- activity.3	Hold training courses	20%	Mapping and Land Use Planning training to MUDA and Open title soft Ware training to municipality of Jalalabad delivered.
Sub- activity.4	Offer online training	80%	So far, 4 MUDA staff received training in Sustainable Land Use Planning and Street & City Management through Online training course held through World Bank and sponsored by LARA,
Sub- activity.5	Conduct on-the-job training	0%	Not yet
<b>2.3.3.3</b>	<b>Expand Supply of Planners and Increase Market Flexibility</b>	35%	<ul style="list-style-type: none"> <li>• WBI online course</li> <li>• Internship for Kabul University and Kabul Polytechnic students</li> </ul>
Sub- activity.1	Evaluate the Faculty of Engineering's urban planning curricula at Kabul University and its Strategic Plan	0%	<ul style="list-style-type: none"> <li>• Not yet started</li> </ul>
Sub- activity.2	Conduct training	30%	<ul style="list-style-type: none"> <li>• Online course on Sustainable Urban Land Use Planning by WBI: 5 participants (4 from MUDA, 1 from GMDA)</li> </ul>
Sub- activity.3	Offer internships	40%	<ul style="list-style-type: none"> <li>• 4 interns from Kabul University and Kabul Polytechnic joined USAID's LARA for a three month internship</li> </ul>
<b>2.4</b>	<b>CROSS-CUTTING COMPONENTS: GENDER AND COMMUNICATIONS</b>		
<b>2.4.1</b>	<b>Ensure Gender Equity Issues are applied across all Components</b>	<b>30%</b>	<b>Dispute resolution guide and Land management Law were reviewed and comments was provided to both team to ensure gender equity is applied in both documents</b>
<b>2.4.2</b>	<b>Coordinate Communications and PIA Strategies</b>		

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
	<b>across All Components</b>		
<b>2.4.2.1</b>	<b>Develop Communications Strategic Plan for Project Activities</b>		
Sub- activity.1	Undertake consultations w/project partners, GIRoA, and component managers		
Sub- activity.2	Prepare over-arching communications strategy		
Sub- activity.3	Implement Communications Strategic Plan		

# ANNEX C: NEXT QUARTER'S EVENTS PLANNER

**USAID Land Reform in Afghanistan (LARA Project)  
Summary Events Plan Oct- Dec, 2012**

<b>Month</b>	<b>Week 1</b>	<b>Week 2</b>	<b>Week 3</b>	<b>Week 4</b>
<b>October</b>	<ul style="list-style-type: none"> <li>- Regional Consultation Workshop on the land management law in Heart.</li> <li>- Communications to support the GIS meeting in Jalalabad.</li> <li>- Communications to support Women's Inheritance and Land Rights roundtable in Kabul.</li> </ul>	<p>Regional Consultation Workshop on the revision of the land management law in Kandahar.</p> <p>Communications team hosts a one day photo workshop in Kabul.</p> <p>Communications team conducts a site survey of the two finalists for the contract to manage the women's land rights campaign.</p>	<ul style="list-style-type: none"> <li>- Regional Consultation Workshop on the revision of the land management law in Kandahar.</li> <li>- Communications team conducts a site survey of the two finalists for the contract to manage the women's land rights campaign.</li> </ul>	<p>Communications to support GIS award ceremony in Jalalabad.</p> <p>Communication team awards contract to Aina to manage the contract for the women's land rights campaign.</p> <p>Contract to monitor and evaluate the campaign pending.</p>
<b>November</b>	<p>Coordination meeting with Nangahar provincial council. This meeting is planned to coordinate the development for the CBDR guidelines with members of the provincial council. The members will provide feedback on the guidelines.</p>	<p>Three day site visit by Jalalabad community representative, municipal authority and DUDA upgrading department to KURP project areas in Kabul.</p> <p>Communications team meets with Aina to discuss the logistics for the women's land rights campaign.</p> <p>Communications team awards the monitoring and evaluation contract to track the impact of the women's campaign.</p>	<p>Women's land and property rights advocacy meeting to discuss land rights with the provincial council.</p> <p>Communications meets with USAID for final approval of women's campaign.</p>	<p>Meet with Aina and the M &amp; E teams to coordinate the launch of the women's land rights campaign.</p>

<p><b>December</b></p>	<p>Workshop for feedback on CBDR guidelines.</p> <p>GIS training in Kabul (one month).</p> <p>Regional workshop on land management law in Kunduz and Mazar.</p> <p>Launch Women's campaign.</p>	<p>Launch Student's Club to promote awareness of women's land and inheritance rights at Kabul University.</p> <p>Regional workshop on land management law in Kabul</p>	<p>Three planning clinics in MUDA and GDMA in Kabul.</p>	<p>GIS training course in Jalalabad. Communications to provide support.</p> <p>Communications team meets with Aina and M&amp;E teams to review the women's campaign. Preliminary results campaign impact on Kabul residents.</p>
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