



USAID
FROM THE AMERICAN PEOPLE

AFGHANISTAN

LAND REFORM IN AFGHANISTAN (LARA)

ANNUAL REPORT

JANUARY 30, 2012 – JANUARY 29, 2013



MAY 2013

This publication was produced for review by the United States Agency for International Development. It was prepared by Tetra Tech ARD.

If you or someone you know needs help with their Inheritance & Land Rights,
Afghanistan's Ministry of Women's Affairs is here to help.

mowapress@gmail.com

075.200.4547 / 077.231.9115

AID
FROM THE AMERICAN PEOPLE

This report was prepared for the United States Agency for International Development under Contract No. 306-C-00-11-00514-00, Land Reform in Afghanistan.

Principal Contacts: Nigel Thomson
Senior Technical Advisor/Manager
Tetra Tech ARD
Burlington, VT
Tel. +1 802 658-3890
Nigel.Thomson@tetrattech.com

Gwendolyn Caggiano
Project Manager
Tetra Tech ARD
Burlington, VT
Tel. +93(0) 798 275 837
gwendolyn.caggiano@lara-af.com

Justin T. Holl
Chief of Party
Tetra Tech ARD
Kabul, Afghanistan
Tel. +93(0) 795-739-586
justin.holl@lara-af.com

Implemented by: Tetra Tech ARD
159 Bank Street, Suite 300
Burlington, Vermont
ard@tetrattech.com

LAND REFORM IN AFGHANISTAN (LARA)

ANNUAL REPORT

JANUARY 30, 2012 – JANUARY 29, 2013

MAY 2013

Cover Page Photo: Women Inheritance and Land Rights Public Awareness Campaign Launch by the Afghan Minister of Women's Affairs, Deputy Minister of Urban Development and USAID's LARA Project Chief of Party. (Photo by Masood Ahmad Hamidzada)

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.

CONTENTS

- CONTENTS I**
- ACRONYMS AND ABBREVIATIONS II**
- PREFACE IV**
- 1

- 1.0 REPORTING PERIOD ACHIEVEMENTS**
- 1.1 COMPONENT 1 1**
- 1.2 COMPONENT 2 5**
- 1.3 COMPONENT 3 5**
- 2.0 COMPONENT 1 6**
- 2.1 INFORMAL SETTLEMENTS AND FORMALIZATION 6
- INFORMAL SETTLEMENT UPGRADING, FORMALIZATION, MAPPING AND URBAN LAND
USE PLANNING 6
- 2.2 LAND TENURE SECURITY 8
- COMMUNITY BASED DISPUTE RESOLUTION; BEST AFGHAN AND INTERNATIONAL
PRACTICES 8
- 3.0 COMPONENT 2: LEGAL FRAMEWORK 9**
- 3.4 THE LARA PROJECT SUPPORTS REVISION OF AGCHO LAW 10
- 4.0 COMPONENT 3: CAPACITY BUILDING 10**
- 5.0 COMMUNICATIONS 13**
- 6.0 PERFORMANCE MONITORING REPORT 15**

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
CAP	Community Action Plan
CDC	Community Development Councils
COP	Chief of Party
CLIR	Commercial Law and Intuitional Reform
DCOP	Deputy Chief of Party
DCEO	Deputy Chief Executive Officer
DFID	United Kingdom’s Department for International Development
FAIDA	USAID’s Financial Access for Investing in the Development of Afghanistan program, implemented by Chemonics
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
SUPPORT	Services Under Program and Project Offices for Results Tracking
TLO	The Liaison Office
UDG	Urban Development Guidelines
USG	United States Government
USAID	United States Agency for International Development
WBI	World Bank Institute
WLRTF	Women Land Rights Task Force

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), AGCHO, as well as the Supreme Court and the Municipality of Jalalabad.

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 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 the following three components that provide the over-arching structure for programming activities and tasks in the work plan:

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, strengthen 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 service providers to improve and streamline land tenure processes to Afghan private and public sectors.

1.0 REPORTING PERIOD ACHIEVEMENTS

The following key LARA project achievements during the second year are grouped under the three components found in the revised approved work plan (as of October 2012). The current report covers the period January 30, 2012- January 29, 2013. Some key deliverables that happened during the January 29th- March 31st, 2013 period are also captured in this report. The key achievements of the LARA project during Year 2 appear in the body of this report but they are summarized below.

1.1 COMPONENT 1

- Developed a Land Rights Formalization and Settlement Upgrading Model for implementation in Afghanistan. This is in the form of a *Model for Formalization of Land Rights & Community Upgrading in Informal Settlements (“Formalization & Upgrading Manual”)*. “Formalization & Upgrading Manual” and provides a detailed "How to" for the replication of land rights regularization and informal settlement upgrading processes across Afghanistan. The Manual describing the Model presented to counterparts represents a work in progress and will be updated with lessons learned at the end of the upgrading process.
- Completed an *Informal Settlement Upgrading Handbook* in order to facilitate future planning and design of informal settlements upgrading activities. This was prepared with considerable community and other stakeholder participation. The Handbook (Appendix E in the Manual described above) was presented to key counterparts and USAID at the end of March.
- LARA project’s Urban Governance Specialist together with the project team in Jalalabad has compiled the findings of in-depth research on accelerated urbanization and waste management issues in the Jalalabad Municipality in a *Jalalabad Urban Profile* study which was presented at MUDA at the end of March.
- Developed *Urban Development Guidelines* to assist municipalities and GIROA institutions to prioritize informal settlements for development and land rights regularization. The study was presented at GDMA at the end of March. This framework is meant to assist municipalities and GDMA in prioritizing informal settlements for development and regularization.
- With GIROA counterparts LARA completed Land Use Mapping in Jalalabad that identified, among other land uses, informal settlements that could be the target of project activities. The maps have now been digitized and returned to GIROA for planning purposes. This was the first activity of its kind conducted in Jalalabad and was a major success in project-GIROA partnership.
- The project mapped 100 percent of Jalalabad's land parcels in an effort to establish the number of plots in formal and informal areas of Jalalabad.

- Reached consensus with Jalalabad land governmental stakeholders on the criteria for determining whether to upgrade a settlement.
- After identifying and agreeing with the Jalalabad Municipality upon the target informal settlements in Jalalabad (in which to demonstrate the proposed ‘model’ on private and government land in preparation for settlement upgrading and rights formalization processes), the project continued the process using a participatory and consultative approach.
- Conducted a critical three-day Upgrading and Formalization Workshop, organized jointly by the LARA project and the Kabul Urban Reconstruction Project (KURP) of the Ministry of Urban Development Affairs (MUDA). It has provided a platform to discuss best practices and harmonization of upgrading procedures and approaches in informal settlements, as well as the need to develop and finalize an Informal Settlements Upgrading Policy that will inform and guide future investments in the urban sector.
- The project advocated for the adoption of “minimum planning standards” in informal settlements and context-specific urban guidelines
- Project staff collected records provided by UNDP/ASGP collected in 2008 Nahia 2 and the information was migrated to OpenTitle software through the process of indexing scanning and so the municipality can perform tasks for property registration.
- The project proposed modifications to the urban legal planning framework, AGCHO procedures, and is contributing to the drafting of a National Urban Upgrading Policy, as per requirements of *NPP4: Infrastructure Development Cluster*
- LARA’s STTA, Dr. Yohannes Gebremedhin, completed and presented a final draft of the *National Policy for the Upgrading of Informal Settlements* during the Technical Working Group at MUDA. The document is to be reviewed by MUDA, the Kabul Municipality and IDLG/GDMA and will be submitted for formal adoption by the Cabinet of Ministers.
- The project organized four “Urban Planning Clinics” to improve land use processes and outputs
- In Jalalabad, after completing a series of participatory planning events in the first selected settlement (Araban), the LARA team drafted the Community Action Plan (CAP) with the help of interns from the Kabul University
- Renovation of the AGCHO Cadastre office in Kabul as well as AGCHO in Jalalabad was completed,
- The project solicited proposals for the refurbishment of four technical offices: Kabul Polytechnic, Jalalabad Municipality, MAIL/Arazi Training Center and AGCHO Training Institute.



Photo 1: USAID’s LARA Project presentation on the CAP for MUDA

- GRM Registry Inventory and Backfile modules were installed at Arazi. The inventory is the module for entering first land registration of government land in GRM Registry while Backfile is to capture existing records. The latest version of GRM Cadastre was also installed at Arazi and the systems are now being tested by Arazi specialists. The software interfaces are in Dari.
- The latest version of GRM Cadastre is ready for installation at AGCHO in Kabul and all equipment has been received.
- With the help of a USAID-recommended STTA, in December 2012 the project conducted a Feasibility Study for the Development of an Industrial Park in Jalalabad.
- The project completed the procurement process for the cadastral mapping activity in the two informal settlements in Jalalabad and awarded the contract to Geo Planning
- The project is leading the Women's Land Rights Task Force (WLRTF) comprising influential Afghan leaders. The function of the task force is to assist the project to monitor the implementation of the women's inheritance and land rights activities and serve as a voice for women's land rights. The LARA project provides ongoing capacity building (including advocacy training) to the members of the task force to enable them to become a sustainable, self-reliant group who will be able to further promote the cause of women's land and inheritance rights
- Using local and international partners, the LARA project conducted and completed a Gender and Dispute Resolution Assessment in two informal settlements in Jalalabad. The name of the study is "Gender Assessment: Legal Framework for Women's Property Rights, Field Findings from Jalalabad, and Recommendations for Possible Interventions." Its purpose was to provide illustrations of how women's property rights are not addressed in Afghanistan, and to highlight how this may be strengthened within LARA. The data from the Assessment has identified key strategies for approaching gender issues in the context of project activities in the selected informal settlements in Jalalabad.
- Worked with local organizations to draft a report on "Evaluation of Legislation Affecting Women's Access to Land and Recommendations for Improving Women's Access to Land Rights in Afghanistan". The LARA project Gender team together with local women research organizations conducted field and desk reviews provide a general assessment of the legal, institutional, and socio-cultural constraints that impact women's rights to inherit, own, or control land in Afghanistan.
- The LARA project in partnership with the Ministry of Women's Affairs hosted the first "National Conference on Women's Inheritance and Land Rights" in Afghanistan in May 2012. This Kabul event was followed by another conference in Jalalabad in the month of August. The event aimed to highlight Afghan women's inheritance and land rights guaranteed under the Constitution of Afghanistan and the various civil codes that protect those rights.
- The project has organized several roundtables on women's inheritance rights in remote districts of Kabul (for a total number of 89 participants, 63 males and 26 female), as well as in the Araban and Campoona areas of Jalalabad to bring together men and women in the communities as well as members of the Provincial Councils and other stakeholders to work together on solutions for

enforcing women's land and inheritance rights. As a result of a LARA-conducted roundtable in the Aga Khail village of Kabul, one man in Parwan has granted his five sisters family land.

- On December 15, 2012 the project launched a Public Information Awareness (PIA) Campaign on women's inheritance and property rights in Afghanistan conducted by the LARA project in collaboration with MOWA, followed by an evaluation of the message impact of the PIA campaign by a local research company, in order to ensure maximum impact was attained.
- The project continued to support MAIL/Arazi on gender issues, with the aim of building the capacity of this counterpart in terms of gender responsiveness so they become capable of eventually taking over the secretarial duties of the WLRTF. The capacity building process commenced with a rapid participatory analysis of MAIL/Arazi and its projects, which was conducted by an STTA in the period January 5-January 30, 2013. The ultimate objective of this capacity building effort is to improve gender responsiveness of this counterpart to enable it to take over the secretarial duties of the Women's Land Rights Task Force.
- LARA produced "gender sensitized" documents (Land Management Law, gender integration in the mapping process, involving women in community-based dispute resolution related to the mapping/upgrading process)
- The project achieved consensus and approval by GDMA and Municipal Authorities for the implementation of the OpenTitle™ system in the Jalalabad Municipal Revenue and Properties Departments, in close coordination with UNDP/ASGP whose property information database will be migrated in OpenTitle™.
- The Supreme Court agreed to provide assistance to undertake the Deeds Registry Archive Conversion System (DRACS) to convert paper deeds into electronic format within a dedicated database. As of March 30, 2013, DRACS has been installed on Supreme Court computers and User Acceptance Testing has been completed.
- Jalalabad Urban Coordination Meetings were initiated, chaired by the Mayor and taking place on a weekly basis. LARA project staff is providing support to its Secretariat.
- LARA identified all the detailed IT and equipment requirements for Kabul University, Kabul Polytechnic and AGCHO Training Institute to address their surveying, mapping and technical training needs for their University and vocational-level students. The same has been undertaken for AGCHO Cadastral Department offices in Kabul and Jalalabad.
- Through a grant to The Liaison Office (TLO), produced a Guide for Community-based Dispute Resolution (CBDR), which were then distributed in the greater Nagharhar area. The distribution was followed by a series of workshops to evaluate the impact of the Guidelines in the communities.
- During the month of January 2013, the LARA project through an STTA, conducted an analysis of the *Tasfia* and dispute resolution mechanisms within MAIL/Arazi, which will be followed up by in-house training for this counterpart on dispute resolution procedures and better coordination with other CBDR actors and line ministries.

1.2 COMPONENT 2

- Supported a two-day Consultation Workshop with 120 representatives involved in land management; came together to propose revisions and amendments to Afghanistan's Land Management Law (LML).
- Organized public consultation workshops (public participation in legislative development is unprecedented in Afghanistan) in 7 provinces.
- Prepared comprehensive amendments to Land Management Law and its Procedures (highlighting community participation in land clearance process and decentralization of leasing of government land)
- Prepared a draft of a comprehensive Law on Cadastre for the Afghan Geodesy and Cartography Head Office (AGCHO), focusing on modern fieldwork methodologies such as GIS and GPS). The Cadastral Survey Law was officially submitted to AGHCO in March 2013.



Photo 2: Participants to the LML Public Consultation Workshop in Kandahar

1.3 COMPONENT 3

- Completed a private sector assessment to identify needs in anticipation of subcontracting arrangements for project activities for local private sector counterparts; provided in-house training on procurement and accounting to both public and private sector partners.
- Completed institutional assessments of local public sector partners insofar as their respective activities touch land administration.
- As part of its Capacity Building Unit, LARA has trained over 1,600 participants representing both the private and the public sector in both technical and basic IT and general management areas.
- Provided on-going support to the Legal Framework Component in coordinating the regional Land Management Law Procedures training for the MAIL/Arazi provincial and district staff.
- Coordinated and constantly monitored the World Bank Institute (WBI) online training on urban plan use for MUDA and GDMA staff.



Photo 3: Procurement training for the private sector by the Capacity Building Component

2.0 COMPONENT 1

2.1 INFORMAL SETTLEMENTS AND FORMALIZATION

Informal Settlement Upgrading, Formalization, Mapping and Urban Land Use Planning

During this reporting period, Component 1 laid the grounds for the implementation of key activities that will finally see the light in the next couple of months.

In Jalalabad, LARA’s technical team has conducted a series of consecutive **Participatory Action Planning Workshops** in Araban. These have involved a range of community representatives, from the *wakils* with whom the team has developed a very close and constructive relationship, to the Araban Community Development Councils (CDCs), established by UN-HABITAT in 2005, who are an effective vehicle for community endorsement of upgrading and formalization activities. This step-by-step consultative process has allowed the team to breakdown the Araban area in distinctive clusters sharing the same characteristics in terms of upgrading and formalization needs. The Urban Planner has thus drafted a series of “mini upgrading plans” with details on what is required in each area. The colour-coded maps have already highlighted how, provided some basic street upgrading and cadastral information, certain areas are “ready” to be formalized.



Photo 4: Community consultations on the upgrading process and locations selection

Organize Legal Clinics aimed at reviewing land-related and urban planning legislation.

The Legal Urban Specialist carried out a review of the existing land-related and urban planning legislation, conduct consultation workshop, recommend improvements to the existing legal framework, and conducted participatory workshops (“Legal Clinics”) that involved the Legal Department and the Norms & Standards Department of MUDA as well as the legal staff in GDMA, and conduct legal training sessions. The latter are aimed to expose Afghan planning professionals to more contemporary planning legislation and the concept of “enabling strategies”.

Draft Urban Development Guidelines.

In March 2013, Component 1 finalized the guidelines. The *Urban Development Guidelines* (UDGs) Handbook focus on key guiding principles regarding zoning, land use and land use change, building heights, acceptable infrastructure standards in existing areas, as well as on incentives and disincentives that are deemed appropriate to the local context in order to address uncontrolled land use transformation, development of informal settlements in contravention of city plans, real estate speculation, land grabbing, depletion of natural resources and the cause of environmental hazards. The assignment comprises also of training sessions for MUDA and GDMA staff and presentations on how to use the UDGs.

In view of the discussions that will be raised during the upcoming implementation of upgrading works, the team arranged a meeting at the end of April in the DUDA office to discuss Realistic Standards for the Urban Upgrading of Informal Settlements. Participants recognized that conventional Norms & Standards used to regulate new city developments are largely irrelevant and inapplicable in older settlements and particularly in informal areas. This will be tackled by the development of UDGs and the drafting of the National Upgrading Policy.

Develop Manual/Handbook to Guide/Standardize Upgrading Work.

After their initial reticence, KURP staff has spoken about sharing the operating procedures for upgrading that they produced for the World Bank. This will constitute the basis for the development of an upgrading “handbook”. Depending upon the granting of the extension of KURP II, and thus the survival of its team and project, LARA is hoping that the handbook may be undertaken in collaboration with their team which is very experienced in the matter. This activity will be part of a wider effort to develop a common understanding amongst implementing agencies and institutions of the most appropriate upgrading approaches and procedures at a national level.

Support the Physical Refurbishment of Selected Technical Offices

The renovation of AGCHO Cadastre in Kabul was completed and its opening ceremony took place in mid-December in the presence of Mr. Yari, the Director of AGCHO, Mr. Ghulam Eshan Sultani, the Head of Cadastre, and his staff. Mr. Sultani praised the tangible assistance received so far from USAID and is impatient to receive the forthcoming supply of surveying equipment intended for the newly refurbished office spaces. As per the SOW jointly agreed upon, this includes 15 total stations, 11 Differential GPS reference stations, 15 digital theodolites, 15 automatic levels, and 17 handheld GPS units and some furniture. The refurbishment works have generated 65 jobs for a total number of 1512 man-days of work.

The upgrading of the provincial office of AGCHO in Jalalabad started in November and finished in February. The works comprise of repairs, interior and exterior wall paint, and the construction of a security fence around the premises, electrical system and the installation of a new photovoltaic system on the roof to provide a functional working environment for 17 members of staff. To date, the subcontractor has employed a total number of 821 man-days of work.



Photo 5: AGCHO Office in Jalalabad refurbished by the USAID LARA Project

Identify and Incorporate Informal Settlements into GIS-based City Maps and Plans

All informal settlements within Jalalabad municipal boundaries (for a total of 17 areas) have been mapped and digitized in ArcGIS. Outputs have been submitted to MUDA and Jalalabad Municipality. In mid-December, two of USAID LARA’s Interns have started to digitize parcels outside the municipal boundaries. This initiative will provide a valuable base map for MUDA, MAIL, GDMA and Jalalabad Municipality. Besides, it will help local authorities to confront the problem of the rapid and unchecked growth of informal settlements and take appropriate measures to protect the fertile land and water resources that constitute the main asset of the agricultural economy of the Nangarhar region.

2.2 LAND TENURE SECURITY

LARA, along with the Women's Inheritance and Land Rights Task Force (WLRTF) hosted the first National Conference on Women's Inheritance and Land Rights at the Serena Hotel in Kabul on May 8, 2012. The conference featured opening remarks from the Minister of Women's Affairs Hussan Bano Ghazanfar, Parliamentarian Rona Taren, USAID's LARA Project Management Specialist Dr. Ahmad Jawid Tahiri and LARA's CoP Steve Terravecchia. The conference also featured a person panel of experts featuring the Director of Afghan Civil Society Forum Aziz Rafiee, the Commissioner of the Afghanistan Independent Human Rights Commission Dr. Soraya Sobhrang, and Mohammad Mustafa Barakzay, Archivist for the Afghanistan Supreme Court. All three are members of the Women's Inheritance and Land Rights Task Force. The conference received extensive national and international coverage and raised the awareness of women's property and inheritance rights.

The LARA Gender Unit, with the coordination and cooperation of the Women's Land Rights Task Force members organized a series of awareness raising and roundtables workshops in Kabul and Jalalabad at the Departments of Women's Affairs (DoWA) in Jalalabad, Afghanistan Independent Human Rights Commission (AHIRC) and Afghan Civil Society Forum (ACSF). The Gender team has finalized the Evaluation of Legislation Affecting Women's Access to Land. This report will be shared with USAID for review and approval. This report serves as an assessment of the legal, institutional, and socio-cultural constraints that impact a woman's right to inherit, own, or control land in Afghanistan.

In November 2012, the project has conducted a roundtable on Women Inheritance and Land Rights at the district level in Kabul communities. Women's inheritance and land rights is a sensitive topic that needs to be addressed not only at the urban level, but also at local and district levels. A roundtable on this topic was the first experience of this kind for residents of the Aka Khail village in the Qara Bagh district. For the first time, residents (men and women) had the opportunity to discuss about women's inheritance and property rights and debate about possible ways of addressing the gaps in enforcing these rights. Mr. Kabuli from Kabul Appeal Court, Mrs. Khadija from Legal Department of Ministry of Women Affairs, and Aadil Akakhael member of Provincial Council, who talked about women's land and inheritance rights. They focused on existing challenges of women in enforcing their land rights and analyzed ways of addressing these challenges. Mr. Aadil Akakhael acknowledged that this is the first ever gathering to discuss women inheritance and land rights in Aka Khail Village.

MUDA Gender Assessment

At the request of MUDA, the LARA Project Gender conducted a gender assessment of MUDA during this reporting period. LARA first developed needs assessment questionnaires and based on their analysis of the completed questionnaires and interview responses, provided recommendations for nine MUDA directorates; Gender, Norms and Standards, Program Management Unit (PMU), Construction Affairs, Housing, Informal Settlements, Urban Plan, Urban Development and Human Resources. In general, respondents appreciated that MUDA has a Gender Unit but at the same time stated that the Unit is not involved in decision making and planning processes and are not invited to meetings on financial budgeting, policy, survey and housing distribution. The interviewed staff also mentioned the need for gender awareness training for all employees. Although MUDA has in place a maternity leave policy according to the Afghanistan Labor Law, the Gender and Harassment policies are still missing. A proactive approach to recruit and/or promote women into management level positions should also be a priority and MUDA should seek technical assistance in this regard.

Community-based Dispute Resolution - Best Afghan and International Practices

The LARA project awarded a grant to The Liaison Office (TLO) to develop rules and Community -based Dispute Resolution (CBDR) Guidelines for the Jalalabad area. The objective of the project was to integrate the best of regional customary practices in CBDR with alternative practices which are in

alignment with the Afghan Legal Code. The organization mentored local officials and elders, responsible for community based dispute resolution, to enable them to apply the guidelines. Lessons learned were identified, documented and integrated into the CBDR Guidelines. Based on the *CBDR Rules and Guidelines*, a training session was designed and will provide the training, in addition the *CBDR Guidelines* was disseminated to CBDR bodies and government agencies.

3.0 COMPONENT 2: LEGAL FRAMEWORK

The LARA project Legal Framework Team (“Component 2”) convened a number of strategic high-level meetings with the GIROA’s key institutions - Afghanistan Land Authority (Arazi), Ministry of Agriculture, Irrigation and Livestock (MAIL), the Supreme Court, Ministry of Justice (MoJ), Ministry of Urban Development Affairs (MUDA), Independent Directorate of Local Governance (IDLG), Cadastral Department of Afghanistan Geodesy and Cartography Head Office (AGCHO), Nangarhar Provincial Governor office, Jalalabad Municipality, Nangarhar Provincial Office of Arazi, Harakat (a DFID-funded project), USAID/ FAIDA, and other implementing partners to discuss the strategic interventions related to the LARA project legal framework component. These meetings continue to build a strong collaborative partnership between the LARA project and GIROA’s stakeholders and relevant counterparts.

Component 2 supported a two-day Land Management Law Amendments Consultation Workshop during October 25-26, at the Ministry of Agriculture, Irrigation and Livestock (MAIL). The LARA project’s legal team consolidated the proposed amendments and improvements for the workshop consultation and a range of stakeholders including governmental entities, parliament, the courts, private sector, civil society, human rights commission, donors, implementing partners and other women’s groups were mixed up in this key intervention. The USAID LARA Legal Framework team worked in earnest with members of the highest management levels at Arazi to design and prepare to carry out public consultation workshops in the provinces regarding proposed amendment to the Land Management Law (LML). At the same time, the team continued to work with the AGCHO joint committee to complete a draft of a comprehensive Cadastral Law. In anticipation of installing land administration software in Arazi to assist it in its program for leasing state owned land, the team met with the heads of all the directorates of Arazi, mapped out workflows of each directorate and completed drafts of a business area analysis (BAA) and a systems requirements specifications (SRS) document. These documents are necessary as a preliminary analysis prior to the deployment of hardware and software for the Arazi Land Records Management Information System (ALRMIS). LARA drafted and submitted to USAID548 documents for review and approval.

Support Legislative and Regulatory Reforms

The legal team began by drafting the primary terms and definitions sections of the cadastral law and constructing a Law Drafting Matrix. The team has also reviewed all the AGCHO relevant legislation and identified the sections to be incorporated in the revised AGCHO Law. The legal basis for the law and AGCHO goals has been spelled out in detail. Its overriding authority has been expanded and more organized and its main activities, particularly with regard to supervision and field work, have been expressed. The draft will be vetted during the next quarter. The LARA legal team remains committed to authorizing AGCHO to delegate authority for preparing surveys to other governmental institutions and the private sector, but these issues have not yet been discussed by the committee.

Together with guidance from Arazi senior staff the LARA project organized public consultation workshops regarding proposed amendments to the Land Management Law (LML), which will cover seven major cities and 34 provinces. The purpose of these workshops is to collect opinions and recommendations from different localities to avoid simply centralized perspectives from the national government. The legal team has reviewed comments and suggestions that were received during seven public consultation workshops for amendments to the Land Management Law (LML). Based on the comments and suggestions modifications were incorporated into the law. The final draft was submitted through MAIL/Arazi to the Ministry of Justice during this quarter. The draft law is now more gender responsive and it includes strengthened penalty provisions, which represent important steps toward fighting corruption and land grabbing. LARA will work with MAIL/Arazi to develop training for the MAIL/Arazi staff around the country to enable them to understand, implement and enforce the law once adopted.

The MAIL/Arazi and the USAID LARA team worked developing administrative procedures for staff to more effectively implement MAIL/Arazi duties and responsibilities in land transfer, land exchange, land clearance, land dispute resolution, and land usurpation.

In addition, the LARA project team together with Harakat held a series of meetings with the Chief Administrator of the Supreme Court to discuss Harakat and LARA project's technical assistance that could better harmonize project activities and sound assistance. The main purpose of these discussions was to coordinate the LARA project and Harakat efforts in terms of supporting the Supreme Court to streamline the land property registration and improve land tenure security.

Moreover, the LARA project Legal Framework team has finalized a comprehensive *Land Legislations Booklet* intended to promote awareness of the current state of land-related legislations. This booklet will be translated into local languages and printed and distributed to land relevant institutions in 7 zones covering 34 provinces of the country, as a single informative book on land legislations of the country.

The LARA Project supports revision of AGCHO Law

The AGCHO leadership requested the LARA project's support to draft revisions of the AGCHO law. In January 2012, the LARA project Legal Team had their first meeting with AGCHO on the Cadastral Law. Based on a mutual agreement, the AGCHO Legal Working Committee and the LARA project will discuss the amendments chart developed by the LARA project's team and provide their comments and suggestions accordingly. In addition, the team also discussed their way forward on the Cadastral Law with the goal of including the amendment in the Annual Legislative Plan (ALP) of MoJ. The AGCHO team agreed that they will communicate and coordinate with MoJ all possibilities for amending and/or unifying several legal documents to form a comprehensive law.

4.0 COMPONENT 3: CAPACITY BUILDING

The Capacity Building Component made significant progress during Year 2, including launching the core training activities for the private sector, finalizing the training strategy and plan for the key institutional partner Arazi, and making significant progress on the institutional assessment of concerned departments

in MUDA. Such progress in the institutions was made possible through the signing of the Partner Implementation Letter (PIL) with MUDA and the collaboration with Arazi.

The Capacity Building Component coordinated separate training courses during Year 2: “Project Management” (October 2012) and “Procurement” (December 2012) for the private sector, and “Introduction to Geographic Information Systems (GIS)” for AGCHO and MUDA (October and November 2012) and “GPS Basics” for the Jalalabad Municipality (November 2012). The Component also managed and organized a series the trainings to Arazi staff and other counterparts in Basic IT and Basic Management Skills in different provinces such as Herat, Balkh, Kabul, Nangarhar, Kandahar and Kunduz through the training providers HEIK and Inteqal LLC. In total, 350 government employees from different institutions such as Arazi, GDMA, AGCHO, Municipality, Directorate of Urban Development Affaires (DUDA), the Supreme Court, Ministry of Women Affairs, Arazi, and the Afghan Chamber of Commerce and Industries trained in the mentioned courses out of which 234 were drawn from Arazi .

Institutional and Private Sector Strengthening

The team provided capacity building and training support for the following trainings or the pre-training development: Land Management Law Technical manual development and material compiling process in Kabul; GIS trainings in Jalalabad and Kabul; and Sustainable Urban Land Use Planning training and Street Addressing and Management of Cities World Bank online Trainings in Kabul. In addition to coordinating and supporting LARA technical teams, capacity building component conducted a comprehensive institutional and needs assessment for five MUDA directorates in Kabul. During the next quarter, the capacity building unit will continue its efforts to launch activities currently under development and 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.

Review of Technical and Non-Technical Processes

As part of the institutional and technical assistance to GIRoA organizations (AGCHO, MAIL/Arazi etc.), LARA subcontracted with AIMS to conduct two 14 day trainings in Jalalabad and Kabul in Geographic Information System (GIS) training sessions for LARA’s public/private sector (including DUDA, Jalalabad Municipality, MAIL/MAIL/Arazi, AGCHO, GDMA, Institute of Geodesy and Construction). These series of trainings equipped 45 government and private officials responsible for land management with knowledge and skills for urban planning, land inventory and land management and provided the foundation for trainees to understand how to use ArcGIS in their routine professional jobs. LARA worked with counterparts to ensure that persons selected for the trainings were selected because of merit and LARA ensured that gender was taken into consideration when selecting participants. Each of the 14-day training included three separate modules as follows:

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

This six day training Module provided 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 gained 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 provided trainees with the knowledge, skills and attitudes (KSAs) regarding the fundamental concepts of ArcGIS Desktop software and taught them how to use it to visualize, create,

manage, and analyze geographic data. In course exercises, the trainee used ArcGIS tools to perform common GIS tasks and workflows.

By the end of the course, the trainee understood the range of ArcGIS Desktop functions and was prepared to work with the software to create GIS maps and to work with geographic data.

Level Three - Spatial Analysis Course, which focused on developing the necessary skills to effectively utilize ArcGIS version 10 software, from ESRI. The final module was a six day training course that advanced 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 could 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.



Photo 6: GIS Training in Jalalabad

World Bank Online Courses

LARA enrolled 7 participants in two land-related technical training courses such as:

1. Sustainable Urban Land Use Planning

Prior to enrolling the participants in this online course a test was administered for 8 officials from introduced from MUDA and GDMA. LARA's capacity building team then conducted individual interviews for the candidates and as a result of the test and the interviews five employees – four from MUDA and one from GDMA were selected for registration with WBI and the course began on September 5, 2012. LARA regularly monitored the participants to ensure that they performed their assignments and technical support was provided to them when required. The course aimed to ensure that the participants have a functional and integrated understanding of the dynamics of urban land use and demonstrated how to effectively utilize policies and planning instruments to manage urban growth and achieve sustainable, equitable and efficient development outcomes.

2. Street Addressing and Management of the Cities

LARA's Capacity Building team also worked on preparation for the WBI Street Addressing and City Planning course which began in November 2012. The team worked on processing of the participant application forms and developed a series of interview questions for screening purposes. As result of meetings with GDMA four candidates were nominated to LARA to take the test and be interviewed. As result of the test and the individual interviews two of the four GDMA nominees were selected and enrolled in WBI Street Addressing and City Planning online course. This WBI online course provided an opportunity to the GDMA participants to create or update a map of the city that can be used by different

municipal departments, conduct a systematic survey that collects targeted information on the city, its services, businesses and population and set up a database on the built environment that is, too often, unavailable. The objective of the course was to raise awareness of the importance of street addressing for city management, service delivery and maintenance, public assets management, land management, municipal resource mobilization, and business development.

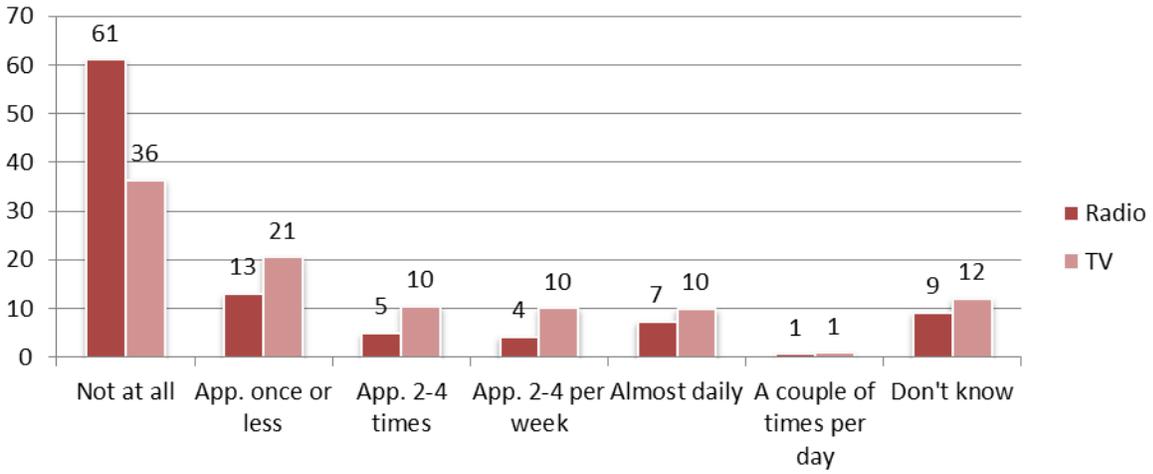
5.0 COMMUNICATIONS

In December 2012, in an effort to increase Afghan citizen awareness of women’s land and inheritance rights LARA, in close cooperation with the Ministry of Women’s Affairs (MoWA), launched a thirty-day public information awareness (PIA) campaign. The campaign has been marked by the display of fifty dramatic billboards around Kabul as well as the broadcast of nationwide radio dramas and TV spots. In later stage LARA has conducted impact evaluation of the campaign which showed. The widest audience the campaign achieved with the billboards and TV. 64% of the respondents stated to have noticed billboards that carried messages on women rights in inheritance law. 21% noticed such messages in TV on a regular basis (2-3 times per week/almost daily/several times per day), whilst 36% stated to 'not at all' have seen TV spots on the subject. For the radio spots, outreach was noticeable smaller. 61% of the respondents stated to have not heard any spots on the subject (see figure 1).



Photo 7: Afghan Minister of Women’s Affairs giving her opening remarks at the USAID’s LARA Project Public Information Campaign Launch in December 2012

Figure 1 Exposure to TV/Radio Messages on Women Rights and Inheritance Law - Radio vs. TV (Overall)



6.0 PERFORMANCE MONITORING REPORT

Result Area	Indicator No.	Indicator	Baseline	Target (Jan, 2012 to Jan, 2013)	Progress (Jan, 2012 to Jan, 2013)	Cumulative
The 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 satisfaction with land tenure security in targeted informal settlement Communities	56 ¹ %	5% Above baseline	0% ²	0%
IR 1: Management of Government-Owned Property Improved	1.0.1	Revenues to GIRoA from leases of government land [% increased]	235 million AFS	N/A	N/A	N/A

¹ Source: Socio-economic Survey p.8 Note that the percentage for all 25 informal settlements surveyed is 28.5%.

² As the upgrading and formalization work has been started and the project deems it appropriate to conduct the community perception survey towards, mid-2013.

Result Area	Indicator No.	Indicator	Baseline	Target (Jan, 2012 to Jan, 2013)	Progress (Jan, 2012 to Jan, 2013)	Cumulative
	1.0.2	# of policy and procedural reforms improving tenure security for informal settlers, and enhancing revenue collection capabilities	0 (Poor existing policies and procedure for land revenue)	3 by 2012	2	2
Sub-IR 1.1: Institutional Capacity of MAIL/Arazi Enhanced	1.1.1	Milestone index based on a competency framework for MAIL/Arazi to fulfill its mandate, based on negotiated phased performance standards (milestone index is to be determined, and number of milestones is to be assessed during the baseline survey) ²	N/A	5%	0%	0%
	1.1.2	Service delivery management and monitoring systems established and operational ³	MAIL/Arazi lacks a professional system for land management and monitoring	N/A	N/A	N/A
Sub-IR 1.2: Land Dispute Resolution Mechanisms between MAIL/Arazi and Private Individuals/Businesses Augmented	1.2.1	Government/private land dispute mechanism developed and refined	N/A Government (MAIL/Arazi) lacks specific procedures for land case management	Yes by 2012	CBDR guidelines approved by USAID. The guidelines were shared with MAIL/Arazi.	CBDR guidelines were developed by LARA and approved by USAID. The guidelines were shared with MAIL/Arazi for feedback
	1.2.2	# of training courses provided to government and private sector on use of land dispute mechanism	0	3	0	0

³ ALRMIS.

Result Area	Indicator No.	Indicator	Baseline	Target (Jan, 2012 to Jan, 2013)	Progress (Jan, 2012 to Jan, 2013)	Cumulative
	1.2.3	% of private sector indicating satisfaction with the dispute mechanism	43% ⁴	70%	0%	0%
IR 2: Municipal Land Management and Planning Capacity Strengthened	2.0.1	# of properties paying sanitation/property tax revenues at the municipal level for targeted communities increased	38% (=2057)	N/A	N/A	0
	2.0.2 4.2.3d (M)	# of properties registered/recorded with municipal registration offices	TBD	N/A	N/A	N/A
Sub-IR 2.1: Core Urban Planning and Management Skills of Key Municipal Property Stakeholders Strengthened	2.1.1	# of persons trained observed to be using skills gained through training	0	412	305 (279M 26F) ⁵	464 (431M 33F)
	2.1.2	# of persons trained in key technical land management skills	0	250	54 (46M & 8F)	250(235M&15F)
	2.1.3	# of urban development guidelines approved	0	1 By 2012	1	1
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	2	2
	2.2.2	# of informal settlements upgraded	0	N/A	N/A	0
	2.2.3 – (F) 4.4.8	Urban Steering Committee re-established and functioning	0	Y	Y	Y

⁴ Source: Socio Economic Survey (SES), p. 44.

⁵ Post training evaluation results indicate that 70 percent of the trained individuals are using training knowledge and skill into their routine jobs. The rest 29 percent either has less understanding or has other administrative problems with training application. The assessment was conducted during the first Quarter of 2013.

Result Area	Indicator No.	Indicator	Baseline	Target (Jan, 2012 to Jan, 2013)	Progress (Jan, 2012 to Jan, 2013)	Cumulative
	2.2.4 (F) 4.7.4-5	Number of households who have obtained documented property rights as a result of USG assistance	0	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	12	24 (21 Public and 3 Private)	29 (21 Government and 8 Privet)
	2.3.2	# of private sector firms/public institutions receiving capacity training in land reform-related programs (technical)	0	6	9	15
	2.3.3	# of private sector/public sector employees trained in GIS and Land Records for formalization support activities	0	40	45 (37M & 8F)	45 (37M & 8F)
	2.3.4	# of private sector firms bidding on donor-funded requests for application	0	2	2	2
	2.3.5	# of people employed by private sector partners as a result of project activities	49 by 2011	15% = (7.35) above baseline	8	53
	2.3.6	# of people trained in organizational development disaggregated by gender	0	330 (303 M and 27 F)	356 (328M 28F)	388(356M& 32F)
	2.3.7 (F) 4.7.4-6	Number of land governance actors receiving USG-funded training or upgraded facilities/equipment	0	600 (560M & 40F)	514 (479M – 35F)	752(706M- 46F)

Result Area	Indicator No.	Indicator	Baseline	Target (Jan, 2012 to Jan, 2013)	Progress (Jan, 2012 to Jan, 2013)	Cumulative
Sub-IR 2.4: Essential Urban Planning Legislation and Regulations Identified, Revised, and Adopted	2.4.1	Land Management Law (LML) improvements agreed and drafted by government (BizCLIR)	LML has multiple gaps (BizCLIR Report)	Yes by 2012	Y	Y
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	40% ⁹	10% Above baseline	0%	0%
	3.0.2	% increase of surveyed Afghans that report satisfactory service delivery by municipality	22%	10% above baseline	0%	0%
	3.0.3	% increase in women's inclusion in new deed registrations and leases/Occupancy Certificates	0%	N/A	0	0%
Sub-IR 3.1: Land Registration and Record-Keeping Systems Streamlined	3.1.1	Reduction in average time in days from submission of paperwork to issuance of registration/certification documents related to private land and property rights ⁶	250	15 working days by 2012 (40 based on PMP)	0	0
	3.1.2	Reduction in number of land transaction steps from the LRMD implemented to streamline operations ⁷	9	9	0	0

⁶ Measures are based on the USAID Biz-CLIR Property Assessment Report issued in September 2011 and the Registering Property Working Group (RPWG) Interim Report issued in April 2011.

⁷ Measures are based on the World Bank's Doing Business Registering Property Indicator.

Result Area	Indicator No.	Indicator	Baseline	Target (Jan, 2012 to Jan, 2013)	Progress (Jan, 2012 to Jan, 2013)	Cumulative
Sub-IR 3.2: Inheritance Laws Reviewed and Revised to Support Women's Access to Land	3.2.1	# of proposed improvements in laws and regulations affecting property rights of the urban and rural poor enacted with USG assistance	The existing property rights related laws, and its procedures have gaps	1 ⁸ by 2012	1	1
Sub-IR 3.3: Awareness of Afghan Property Rights and Formal Transactions Processes Improved	3.3.1	# of public information campaigns/messages promoting women's rights to land	0	1	1	5
	3.3.2	# of public information campaigns targeting Afghan property rights and procedures	0	1	0	1
	3.3.3	% of public in targeted areas aware of public information messages related to land management improvements	0	20%	0	0
	3.3.4	# student clubs established	0	0	0	0

⁸ Proposed improvements in laws and regulations *ready for approval* by December 2012 include: Proposed Draft Law on Land Registration; Draft Regulations for Land Valuation; and Proposed Draft Law on Land Management. Proposed improvements in laws and regulations enacted by December 2012 include: Regulations for Land Valuation.

Result Area	Indicator No.	Indicator	Baseline	Target (Jan, 2012 to Jan, 2013)	Progress (Jan, 2012 to Jan, 2013)	Cumulative
Aid Effectiveness Indicators (LARA Operations' assistance)	AE2	# of Afghan Personnel Employed	N/A	20(15M&5F)by2012	23 (16M & 7F)	80(62M 18F ⁹)
	AE4	# of American Personnel Employed	N/A	0	3 Male	19 (13M&6F)
	AE5	# of Local Firms Under Sub-Contract	N/A	15 by 2012	12	18
	AE8	# of TCN Personnel Employed	N/A	0		21 (14M&7F)
	AE9	\$ Value of Local Procurements (sub-contracts, goods, services)	N/A	14,939,407 by 2012	4,384,613	9,073,184
	AE10	\$ Value of Non Local Procurements (sub-contracts, goods, services)	N/A	4,717,708 by 2012	6,067,558.48	11,759,833
	AE 11	\$ Value of Procurements (sub-contracts, goods, services)	N/A	19,657115	10,452,171	20,833,017 ¹⁰
	AE12	# of Afghan personnel employed providing security functions	N/A	0	7 Male	50 (49M11 & 1F)

⁹ The cumulative figure for the second quarter of 2012 was mistakenly reported (158). The 4th quarter of 2012 two male and two female was also less reported. The correct figure is 80 (62M; 18F).

¹⁰ The correct figure is 20,829,117 but is stated as 19,523,040 for the first quarter of 2013.

¹¹ In the first quarter of 2013 it was incorrectly mentioned as 56 (55M and 1F). The correct figure is 50 (49M & 1F)

Result Area	Indicator No.	Indicator	Baseline	Target (Jan, 2012 to Jan, 2013)	Progress (Jan, 2012 to Jan, 2013)	Cumulative
	AE13	# of American personnel employed providing security functions	N/A	0	0	0
	AE14	# of TCN personnel employed providing security functions	N/A	0	2	4 M

USAID/Afghanistan
U.S. Embassy Cafe Compound
Great Masood Road
Kabul, Afghanistan
Tel: 202.216.6288
<http://afghanistan.usaid.gov>