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LAND REFORM IN AFGHANISTAN (THE LARA PROJECT)

QUARTLERLY REPORT (2nd QUARTER FY 2013)
JANUARY–MARCH 2013



APRIL 2013

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

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

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COVER PAGE:

Participants of the finance training for the counter parts and the private sector. (by Sameer Ahmad Noorzai)

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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

TABLE OF CONTENTS

TABLE OF CONTENTS	IV
PREFACE	V
ACRONYMS AND ABBREVIATIONS	VII
1.0 EXECUTIVE SUMMARY	1
1.1 GENERAL OVERVIEW	1
1.2 OVERVIEW BY COMPONENTS/ACTIVITIES	1
1.2.1 Component One: Strengthen Land Tenure Security through Formalization and Upgrading of Informal Settlements.....	1
1.2.2 Component Two: Legal Framework.....	3
1.2.3 Component Three: Capacity Building	4
2.0 PROJECT ACTIVITIES REPORT	4
2.1 INFORMAL SETTLEMENTS AND FORMALIZATION COMPONENT	4
2.1.1 Activity 1: Upgrade Informal Settlements	4
2.1.2 Activity 2: Urban Planning	7
2.1.3 Activity 3: Deeds Registration	10
2.1.4 Activity 4: Formalization of Land/Occupancy Rights Supported by Cadastral Mapping.....	11
2.1.5 Activity 5: Community Participation.....	13
2.1.6 Informal Settlements and Formalization Component: Problems and Solutions 15	
2.1.7 Informal Settlements and Formalization Component: Proposed Activities/Events Next Quarter	16
2.2 COMPONENT 2: LEGAL FRAMEWORK	17
2.2.1 Activity 6: Legal Framework	17
2.2.2 Activity 7: Regulations	18
2.2.3 Activity 10: Gender	18
2.2.4 Legal Framework Component: Problems and Solutions	20
2.2.5 Legal Framework Component: Proposed Activities/Events Next Quarter ...	20
2.3 CAPACITY BUILDING COMPONENT.....	21
2.3.1 Activity 8: Institutional and Private Sector Strengthening	21
2.3.2 Activity 9: IT System Needs for Counterparts	22
2.3.3 Capacity Building Component: Problems and Solutions	22
2.3.4 Capacity Building Component: Proposed Activities/Events Next Quarter ...	23
2.4 CROSS-CUTTING: COMMUNICATIONS	23
2.5 MONITORING AND EVALUATION	23
2.6 COLLABORATION WITH OTHER DONORS	24
2.6.1 Informal Settlements Upgrading and Formalization Component:	24
2.7 LARA'S PROGRESS VIS-À-VIS STAKEHOLDERS	25
3.0 FINANCIAL	29
3.1 LARA OPERATIONS AND FINANCE.....	29
ANNEX A: PERFORMANCE MONITORING AND EVALUATION REPORT	31
ANNEX B: ACTIVITIES REPORT	43
ANNEX C: NEXT QUARTER EVENTS PLANNER	49

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 MAIL/MAIL/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 frame work 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 MAIL/MAIL/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, MAIL/Arazi, IDLG, MUDA, Supreme Court) and private sector land service providers to improve and streamline land tenure processes to Afghan private and public sectors.

ACRONYMS AND ABBREVIATIONS

AGCHO	Afghan Geodesy and Cartography Head Office
AIMS	Afghanistan Information Management Systems
ALCBO	Afghan Land and Capacity Building Organization
ALRMIS	Afghan Land Records Management System
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
MAIL/ARAZI	Afghanistan Land Authority
BOQ	Bill of Quantities
CBDR	Community-based Dispute Resolution
CDC	Community Development Councils
CDMS	Cadastral Data Management System
CEO	Chief Executive Officer
COP	Chief of Party
CRA	Cooperation for Reconstruction of Afghanistan
DCOP	Deputy Chief of Party
DFID	United Kingdom's Department for International Development
DOWA	Department of Women's Affairs
DRACS	Deeds Registry Archive Conversion System
dTS	Development and Training Services Inc
DUDA	Department of Urban Development Affairs
GIRoA	Government Islamic Republic of Afghanistan
GDMA	General Directorate of Municipal Affairs
HARAKAT	Harakat Afghan Investment Climate Facility Organization

IDLG	Independent Directorate of Local Governance
ILS	International Land Systems
LARA	Land Reform in Afghanistan
LML	Land Management Law
LTERA	Land Tenure and Economic Restructuring in Afghanistan
MAIL	Ministry of Agriculture, Irrigation, and Livestock
MOJ	Ministry of Justice
MOU	Memorandum of Understanding
MOWA	Ministry of Women's Affairs
MUDA	Ministry of Urban Development Affairs
NRC	Norwegian Refugee Council
PIA	Public Information Awareness
PMP	Performance Monitoring Plan
PSA	Public Service Announcement
RFP	Request for Proposals
SOW	Scope of Work
SWOT	A type of Analysis Consist of Strengthen, Weakness, Opportunity and Time
TLO	The Liaison Office
TOT	Training of Trainers
TWG	Technical Working Group
USG	United States Government
USAID	United States Agency for International Development
WLRTF	Women Land Rights Task Force

1.0 EXECUTIVE SUMMARY

1.1 GENERAL OVERVIEW

1.2 OVERVIEW BY COMPONENTS/ACTIVITIES

1.2.1 Component One: Strengthen Land Tenure Security through Formalization and Upgrading of Informal Settlements

Continued engagement with key stakeholders characterized USAID's LARA activities in this quarter. During the quarter, MUDA continued to conduct regular Technical Working Group (TWG) meetings, tasked with the formulation of the *National Policy for the Upgrading of Informal Settlement*. LARA's STTA, Dr. Yohannes Gebremedhin, presented a final draft of the policy to the members of the TWG, which will be reviewed by MUDA, the Kabul Municipality, and IDLG/GDMA and adapted for submission for formal adoption as policy by the Cabinet of Ministers. The LARA project will have the document translated into Dari for this purpose.

In Jalalabad, after having completed a series of participatory planning events held in the first selected settlement (Araban) and coordination with the Municipality, the physical upgrading works for the improvement of this 66-hectare settlement have commenced. These works include water supply connections in coordination with the Jalalabad Water Supply Department. In addition, the project is engaged in sanitation improvements in the Araban High School. Following the lessons learned in Araban, the team initiated community consultations in Campoona leading to the prioritization of the upgrading interventions.

The project will also assist the Jalalabad Municipality in drafting maintenance plans for each project area, in order to ensure long-term sustainability of the investments in urban upgrading. The plans will be submitted to GDMA and the Municipality at the end of the upgrading works.

The LARA project Component One has developed an *Informal Settlement Upgrading Handbook* in order to facilitate future planning and design of informal settlement upgrading relying on community participation and coordination with local stakeholders. The Handbook (which is also a part of the *Formalization and Upgrading Manual*) was presented to counterparts and submitted to USAID at the end of March.

Urban Planning

The refurbishment of the selected technical offices listed in LARA's Work Plan is a major contribution of USAID to building the long-term capacity of GIROA to provide land-related services including map

production, storage of land records, and urban planning and training. In the last quarter, the pace of the refurbishments and the issuance of RFPs accelerated. The renovation of the AGCHO offices in Kabul was completed, while the works for the AGCHO offices in Jalalabad are currently on-going. The contracting process for the refurbishment of DUDA and Municipal offices in Jalalabad is completed, and teams are currently mobilized on the sites. The works for the AGCHO Training Institute and MAIL/Arazi conference room are under way, while technical reviews of the proposals for Kabul Polytechnic are in progress.

LARA project's Urban Governance Specialist in collaboration with the project team in Jalalabad has conducted in-depth research on the accelerated urbanization, identifying reasons for growth in certain and waste management issues Jalalabad municipality. The findings were compiled into the Jalalabad Urban Profile document which was officially presented at MUDA II on March 27.

A significant contribution to capacity-building has been the continuation of sponsoring the participation of MUDA and GDMA staff to the World Bank Institute (WBI) online courses on a variety of urban planning topics. In addition, the four interns from Kabul University and Polytechnic have worked with LARA's Component 1 on the development of the CAP for Araban and Step-by-Step Urban Planning Procedures, parcels digitization and mapping the south settlement of Jalalabad.

The Urban Development Guidelines for Informal Settlements offers a framework to assist municipalities in prioritizing informal settlements for development and regularization and was presented to the GDMA.

In an effort to assess Supreme Court and provincial makhzans Land Registration System and recommend streamlined procedures, LARA's System Analyst installed a Dari version of the Deeds Registry Archive Conversion System (DRACS) at the Supreme Court in Kabul in February. The project initiated User Acceptance Training in February 2013 attended by representatives from the Supreme Court, Harakat and ALCO. The testing of the system is on-going.

A discussion draft of a Model for Formalization of Land Rights & Community Upgrading in Informal Settlements ("Formalization & Upgrading Manual") was finalized for presentation to LARA counterparts. The Model represents a work in progress that will be updated with lessons learned throughout the remainder of the project.

On March 17 the project awarded a contract to Geo Planning company to conduct activities in the nature of cadastral survey creating an inventory of land parcels in each settlement, determining rights in land parcels along principles of "best evidence", link each parcel to a geographic location, and prepare an overall cadastral fabric for the municipality to better organize its land records. After an initial planning workshop with all stakeholders, the project will continue during the months of April and May. The activity is augmented by an on-going door-to-door public information awareness campaign through community mobilizers and CDC elders working with LARA in both settlements.

During the quarter, Industrial Parks Specialist Richard Scarth conducted an assessment of the Hesar-e-Shahi Industrial Park in Jalalabad, at the request of USAID's Economic Growth and Infrastructure Office. The Consultant assessed the overall economic viability for the idea, and has put forth recommendations and options for bringing it into practice. The final report will be submitted to USAID in early April.

Gender

On February 9, Eureka Research submitted its final report after conducting an evaluation of the impact of for the PIA campaign conducted by the LARA project in collaboration with MOWA. The project team is redesigning the campaign format in order to ensure maximum impact is attained.

During the reporting period, the project team in Jalalabad conducted a women's land and inheritance rights roundtable in the informal settlement of Campoona (the first ever conducted for the community). The participants discussed practical solutions for addressing the challenges in enforcing women's rights to own and inherit property.

In January, the project conducted a gender needs assessment of MAIL/Arazi in order to identify gender knowledge gaps in the institution and address these gaps through practical gender training. 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.

Community Participation

During the month of January, LARA conducted an analysis of the tasfia and dispute resolution mechanisms within MAIL/Arazi. A report suggests that Arazi should rename the dispute resolution department and more accurately define its role as a document gathering unit. It must coordinate with both CBDR actors and representatives of other line ministries in any dispute resolution procedures.

Also, The Liaison Office (TLO) organized a distribution ceremony for the CBDR Guidelines (developed as part of a grant from LARA) to different stakeholders in Nangarhar that have been involved in the creation of the Guidelines.

1.2.2 Component Two: Legal Framework

The legal team 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".

During the quarter, the LARA project worked with MAIL/Arazi to develop procedures for lease of government land, land transfer, land exchange, land inventory, and tasfia. The LARA project jointly with MAIL/Arazi conducted training, including TOT, in Herat. The event was introduced and supported by the Provincial Governor, USAID, and the Director of Arazi. The result of this training will be improved, more transparent and accountable land management procedures at Arazi at the national level, and better land-related services to the population. Similar training will be conducted in Mazar-e-Sharif, Kunduz, Jalalabad, Kandahar, and Kabul. These events will progressively be conducted by members of Arazi that have gained skill in training through the program

On March 27, the draft Cadastral Survey Law was officially submitted to the AGCHO for review and

support. The law was prepared by a commission set up by AGCHO, headed by the LARA legal framework team, to draft a comprehensive cadastral law incorporating modern and innovative concepts. Significantly, the draft allows private surveys to carry out surveying activities, monitored and regulated by AGCHO.

1.2.3 Component Three: Capacity Building

The Capacity Building Component (CBC) provided support to the Legal Framework Component for the regional land law procedures training sessions all over the country for the MAIL/Arazi staff. The team also continued to monitor the World Bank Institute online training for MUDA and GDMA staff, as well as the training to both public and private sectors on topics such as accounting and procurement.

2.0 PROJECT ACTIVITIES REPORT

2.1 INFORMAL SETTLEMENTS AND FORMALIZATION COMPONENT

2.1.1 Activity 1: Upgrade Informal Settlements

Task 1.1.1: Assist Stake holders to Develop Criteria for Informal Settlements Upgrading

In September 2012, LARA's Urban Governance Specialist Tommaso Giovacchini drafted the Criteria, and a revised version was shared in November 2012 with all TWGs.

Dr Yohannes Gebremedhin, the legal policy expert tasked to draft the National Urban Upgrading Policy for Informal Settlements (where the criteria is integrated) has started his assignment by assessing all the materials produced by the TWG to date, and by meeting with key stakeholders.

This activity feeds into Task 1.1.1 in the approved Work Plan, "Assist Stakeholders to Develop Criteria for Informal Settlement Upgrading", as well as Task 2.1.2, "Support Appropriate Coordination Mechanisms among Institutional Stakeholders".

Task 1.1.2: Conduct a Workshop on Informal Settlements Upgrading and Formalization

Completed in November 2011.

In addition, in March 2013, the LARA project has shared again with GDMA the three sheets that resulted from the Working Groups' policy discussion at the Upgrading & Formalization Workshop of November 2011.

Task 1.1.3: Select Informal Settlements.

Completed in February 2012.

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

The basic objective of procedures detailed in the Handbook is to facilitate the planning and design of physical upgrading interventions in a manner that takes into account the specific issues of informal settlements, including coordination with the local authorities and utilities departments, as well as community involvement and participatory decision-making. Component One Manager Anna Soave drafted the Handbook, which was submitted to USAID in March. Also, it has been included as Appendix E of the Formalization and Upgrading Manual.

Upon clearance by USAID, the document will be shared with MUDA and GDMA, including in a DVD format.

In April 2013, LARA's COP Justin Holl and Component One Manager, Eng. Nisar Ranjber, will prepare a presentation (starting from the one prepared for MUDA for the Regularization Model) to incorporate lessons learned from the Araban and Campoona upgrading works.

Task 1.1.5: Conduct Participatory Assessments of Planning and Physical Upgrading Issues in Selected Informal Settlements

During this reporting period Component One community mobilizers conducted community meetings to discuss proposed road-widening processes in Gozare Golayee Araban and Gozare Kochae Araban. These meetings represent LARA's continuing community participation. LARA aims to obtain the communities' written agreement to activities in order to avoid any unexpected problems in the future.

Roads # 15, 26, 27, and Road 30, are being designed and will be completed by end of this week.

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

Phased Community Action Plans (CAPs) for the upgrading of Araban have been drafted in the last Quarter of 2012 and are under final review by the team. LARA developed the CAPs jointly with MUDA planning officials and abides by the requirements of a *Plan-e Tasfili* (Detailed Plans). The same process is being replicated for Campoona, LARA's target settlement developed on government land. It should be noted that *Plan-e Tasfili* are regularly prepared for new developments on vacant land rather than for the improvement of existing built areas.

The CAPs put an accent on a series of "planning principles" that include efficiency, inclusiveness, transparency, consultative and participatory approach, sustainability, realism, and documentation. The document also stresses the need to take into account the existing street layout and the scale of private sector investments in housing with the aim of minimizing the need for relocation which have negative repercussions on people's livelihoods and entail lengthy negotiations and conflicts over what is perceived as inadequate compensation by the Municipalities. The CAP offers a list of priority problems and offers opportunities for "quick result" projects that have a positive impact on the area, such as access and drainage upgrading, water supply connections, waste disposal, school improvements and development guidelines that protect the residential fabric.

The preparation of the CAP involved two of the Planning Interns that LARA recruited last September from the Kabul University and Polytechnic and has constituted an optimal hands-on training opportunity for them. By their own statements, compiled at the end of their three-month Internship, this experience has not only contributed to the completion of their 5th year of studies but also to a better understanding of the realities of planning and exposure to urban professional practices. Currently, one of the interns is preparing the CAPs following meetings with DUDA, Jalalabad Municipal engineers and community mobilizers. It focuses on existing access map, access proposal plan, what LARA is upgrading, what remains to be upgraded by municipality, the existing land use map and the proposed land use plan. After

completion and translation into Dari, the document will be submitted to the Municipality.

Task 1.1.7: Develop Community Outreach Strategy to Ensure the Smooth Implementation of the Upgrading Works

LARA's Jalalabad Component One Manager along with the Cadaster Specialist and Communication Specialist met with the Jalalabad Deputy Mayor to coordinate the public information awareness (PIA) campaign on the cadastral survey in Araban and Campoona areas. It was decided that a representative from the Municipality will accompany the cadastral survey teams in both settlements.

Moreover, the project team met with fifty CDC elders and other community members in the Araban settlement to give an overview of the process, starting dates, procedure, public assistance needed and the overall importance of the cadastral surveying activity. The team also distributed information posters and brochures to the participants, who will further disseminate the message in their communities.

Task 1.1.8: Design, Plan and Implement Physical Upgrading Works

The following contracts related to implementing physical upgrading works are in process:

RFP046-Araban High School (works in progress), RFP047-Araban Water Supply (contract signed in April), RFP052-Campoona Topographical Survey, RFP054-Araban Roads Upgrades Zone 1 (submitted in April), RFP055-Araban Roads Upgrades Zone 2 (submitted in April), RFP057-Campoona Road Upgrades Zone 1 and RFP058-Campoona Road Upgrades Zone 2 (both to be submitted by the end of April).

The physical upgrading of Araban also comprises sanitation and drainage improvements to the Araban high school, which will impact around 2,000 students attending the classes held in two shifts (some of which are taught outdoors). Also, the project donated four tents to the schools of Araban and Campoona, as part of the physical upgrading works in these two settlements. Both schools were in urgent need for tents –heavy rains in winter and hot weather in summer makes it impossible for students to attend classes outdoors.

It is worth noting that the bids review panel included an engineer from Jalalabad Municipality Engineering Department – a practice that not only ensures that LARA's key counterpart in Jalalabad is involved in the process and promotes transparency, but is also building Municipality's capacity in the area of subcontracting of works to the private sector.

The LARA's Component One Manager and engineers conducted meetings with the Jalalabad Water Supply Department (JWSD) authorities to finalize the details of the expected assistance they require for the water pipe scheme connection activities in Araban. An MoU to identify each party's assignments and responsibilities for executing the Araban settlement water supply pipe scheme works was signed between JWSD and the LARA project. This MoU delineates the agreed SOW to be achieved by two parties to install TT-LARA-GSCEC-1065-C047 contract, "Completion of the Araban Water Supply System in Jalalabad". This MOU directly involves the JWSD in the installation completion of the water supply system in Jalalabad as they are functionally responsible for the water supply system. This provides an opportunity for the receiving beneficiary organization to work in conjunction with the development organization to improve a vital resource to the community in Jalalabad. JWSD has committed to deploy a supervisor and four technicians for the installations, testing and disinfection.

Task 1.1.9: Contribute to the Medium- to Long-Term Sustainability of Upgrading Investments

Following a specific request of GDMA from all its implementing partners investing in public works, at the completion of its upgrading works, LARA will assist Jalalabad Municipality to draft maintenance plans for each project area. The Plans will ensure that the Municipality is properly informed and involved in the development of schedules and costing of routine site inspections, maintenance and repairs of

streets, drainage channels and culverts, including waste collection and cleaning of ditches. This, coupled with the engagement of the community representatives in small-scale maintenance and emergency repairs to be undertaken once the LARA project will be phased out, contributes to the long-term sustainability of USAID’s investments in urban upgrading.

The plans will be submitted to GDMA and Municipality for review and the last draft will be further reviewed after implementation of upgrading works prior to a final submission to GDMA and Municipality in September/October 2013.

2.1.2 Activity 2: Urban Planning

Task 2.1.1: Identify Institutional Stakeholders and Implementing Agencies in the Target Municipality

Completed in 2011.

Task 2.1.2: Support Appropriate Coordinating Mechanisms among Institutional Stakeholders:

Technical Working Group (TWG) meetings on the National Policy for Informal Settlement Upgrading were also held at GDMA in this reporting period, where during one of them Dr Yohannes Gebremedhin, LARA’s Legal Policy Expert (STTA) drafted and shared for review a ‘Policy Draft Zero’. Written and oral feedback and reviews from the participants are expected by Wednesday, March 20th and will be incorporated into the first draft of the document (expected to be finalized by the end of March).

The purpose of the National Policy for Informal Settlement Upgrading is to set forth a clearly defined set of issues and policy statements that will serve as general guidance to inform administrative and legislative measures that need to be taken by the Government to officially recognize, upgrade, and, as appropriate, regularize informal settlements. Moreover, under this policy framework, the Ministry of Urban Development Affairs (MUDA), IDLG/GDMA, Kabul Municipality and other municipalities shall formulate or adjust their strategies and plans of action to tackle challenges pertaining to informal settlements.

In the “Policy Draft Zero”, the Policy Statements are focused on integrated response to problems of informal settlements, institutional responsibilities, regularizing tenure security, Land Use Planning, community participation, adjudication of property rights, dispute resolution, recording of property rights, land taxation and selection of settlements for Regularization Schemes.

Task 2.1.3: Support the Physical Refurbishment of Selected Technical Offices

The following RFPs are the upgrading projects planned/executed/considered in LARA Project.

- RFP028-AGCHO Cadastral Kabul COMPLETED
(in the retention phase; work is completed pending electrical inspection of fire repair work)
- RFP030-DUDA Refurbishment Jalalabad ON-GOING
- RFP035-Jalalabad Municipality Refurbishment ON-GOING
- RFP037-ARAZI Upgrades ON-GOING (as of April)
- RFP040-AGCHO Jalalabad ON-GOING
- RFP041-AGCHO Training Center ON-GOING
- RFP042-Kabul Polytechnic University Refurbishment IN PROCESS

- Electrical Engineer Inspection

ON-GOING

The AGCHO Cadastral Department Jalalabad refurbishment works was completed on February 21st2013. The works comprised repairs, interior and exterior wall painting, 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 the seventeen staff members. To date, the subcontractor has employed an approximate number of 900 man-days of work. Moreover, a staff member will be trained by the contractor on the maintenance and operation of the solar power system.

Task 2.1.4: Create a Jalalabad Urban Profile

This Task has been undertaken by LARA's Urban Governance Specialist Tommaso Giovacchini in collaboration with the Jalalabad team. The effort made the best use of all the information and mapping data gathered to date on Jalalabad during its participatory mapping, survey, coordination and planning work.

The team commenced the research with the identification of the different scales at which Jalalabad accelerated urbanization has occurred. Three dimensions of the recent urbanization process were identified (each dimension was associated to a precise geographic and demographic scale): the city core, the area of the new planning instruments, and the greater Jalalabad region. Estimations of Jalalabad footprint were developed, focusing on waste generation, water consumption and demand of energy. The analysis of waste production, collection and disposal in the metropolitan region led to the initial identification of the parameters of a severe waste crisis.

The LARA project combined different methodologies for the development of this document. Up-to-date imagery provided the base to develop new maps that characterize the urbanization process at the fringes of the city core and across the metropolitan region. The direct survey of critical nodes in the metropolitan region granted new data (for instance, on the impact of informal waste disposal arrangements). Semi-structured interviews with relevant informants allowed the possibility to outline the role of local governance stakeholders, including the role of women leaders in a few peri-urban contexts. The review of documentation archived in provincial offices – e.g. at the Nangarhar Valley Development Authority – granted the opportunity to explore conflicting claims on land and water resources.

The profile was presented to MUDA and GDMA outlining the growth dynamics within and around the city of Jalalabad. Indicating the different scales at which urban growth has occurred, it might support the development of a coherent hierarchy of planning instruments. By exploring the footprint of Jalalabad, the city profile pinpoints a few issues which demand immediate action and multi-agency coordination.

With assistance from the municipality (construction department) and the provincial department of urban development, USAID LARA explored the new geographical coordinates of Jalalabad, in its transformation from city to a metropolitan region. In the investigation of the urban expansion mechanisms of the "Greater Jalalabad" area, critical inputs came also from international stakeholders and the academia (Nangarhar University). These multiple meetings allowed USAID's LARA to outline critical aspects of the new metropolitan region, which is growing from an original municipal nucleus of five nahias and progressively including satellite residential subdivisions (shahraks), industrial areas, and rural settlements now enveloped in the urbanization processes.

The views and contributions of officials from the Jalalabad Sanitation Department, Nangarhar Valley Development Authority (NVDA), and gozar representatives were vital for the identification and definition of each issue. Field visits to Campoona (gozar of Awal and gozar Tawheed Abad) offered the possibility to explore the environmental threats to the future of the metropolitan region, with specific reference to waste management and the Kabul River. The team adopted a methodology that combined semi-structured interviews, focus group discussions, and direct observation.

The final presentation of the study took place on March 27 at MUDA II and the final report was officially submitted to USAID on April 9.

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

Task completed.

Task 2.1.6: Undertake Institutional Capacity Building for Urban Planning Activities

As part of LARA's mandate to improve technical capacity in urban planning and city management within MUDA and GDMA, the project continued to sponsor the enrollment of MUDA and GDMA staff to the World Bank Institute (WBI) online courses that are relevant to its mandate. Indicative courses for the calendar for 2012-13 included the “Sustainable Urban Land Use Planning” course which trained 10 participants from MUDA and GDMA in the period February 6 -March 26. The course aimed to ensure that participants have a functional and integrated understanding of the dynamics of urban land use; and demonstrate how effectively utilize policies and planning instruments to manage urban growth and achieve sustainable, equitable and efficient development outcomes. The CBC monitors the project on a regular basis in terms of attendance and participants' satisfaction.

Task 2.1.8: 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, and one intern has already mapped the settlement in the south of Jalalabad and is currently working to obtain the files of Qasimabad.

This initiative provides 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.

Task 2.1.9: Draft Joint Urban Planning Procedures

In mid-December, two planning interns from Kabul University and Polytechnic drafted a step-by-step Urban Planning Manual specifically focused on how to deal with informal settlements. They used the work that USAID's LARA conducted in Jalalabad as a case study. The text is presently completed and is being translated into Dari by one of the interns. This initiative has two objectives: first, to help local authorities to draft and implement realistic city plans ensuring that the needs of the existing settlements are taken into consideration; and second, to improve the technical skills of recent architectural and engineering graduates that thus might be attracted by the urban planning profession.

Task 2.1.10: Draft Urban Development Guidelines

The Urban Development Guidelines report was finalized at the end of March by Component One Manager, Anna Soave. The document is currently being formatted and is to be submitted to USAID by the end of April.

On March 25, Anna Soave, Component One Manager at the time, delivered a presentation titled “Urban Development Guidelines for Informal Settlements: A framework for the scaling-up of physical upgrading and regularization efforts” at the offices of GDMA. The meeting was chaired by Abdul Baqi Popal, Director General of the General Directorate of Municipal Affairs and attended by representatives by MUDA, GDMA officials and the LARA Project. The presentation introduced a "ladder" for categorizing informal settlements in the key areas of type of land, documentation of rights within an informal

community, land use type, and spatial layout in relation to urban planning standards. Two contrasting case studies were offered to suggest the usefulness of the framework. Methods are suggested in each of these categories for ranking an informal settlement with reference to legal, procedural, economic, environmental, and social norms. These characteristics of an informal settlement can then be weighed according to access to basic services, available livelihoods, natural and man-made hazards, and the availability of knowledgeable community representation.

The framework is meant to assist municipalities in prioritizing informal settlements for development and regularization. The framework was followed by indicative suggestions on how to embrace planning incongruences, relax zoning prescriptions, land use regulations and simplify procedures for the application of building permits.

Mr. Popal showed a marked interest in the issues and was impressed by the simplicity and elegance of the analysis and presentation of such a complex subject. The representative of MUDA subsequently responded in an email "I would like to compliment your efficiency and your today's presentation was very creative".

PROPOSED LADDER FOR THE CATEGORIZATION OF INFORMAL SETTLEMENTS			
TYPE OF LAND	TYPE OF LAND TITLE	ZONING & LAND USE	SPATIAL LAYOUT OF PLOTS & URBAN PLANNING STANDARDS
Private land legally inherited, purchased or leased from rightful owner	Legal title (<i>sharaj qabala</i>)	Area designed and built in conformity with zoning prescriptions, land use and regulations – including adequate ratio of open spaces and public facilities	Regular and planned layout, approved by all concerned authorities – includes <i>shahraks</i> designed by private developers
Private land legally purchased or leased from the government with <i>Tasfiya</i>	Customary title (<i>urfi</i>)	Settlement built in contradiction with 1970s Master Plan zoning and land use prescriptions – nowadays fully established and absorbed by the city and thus tolerated by local authorities	Regular and planned layout, not approved by all concerned authorities because detailed plans have not been drafted and/or endorsed – includes <i>shahraks</i> designed by private developers
Government land allocated to individuals during past political regimes – non disputed, but ownership not cleared through <i>Tasfiya</i>	Collective or group rights	Settlement built in contradiction with 1970s Master Plan zoning prescriptions and deemed unacceptable to local authorities because of its zoning or high-value location	Regular and hierarchical but unplanned layout of roads and streets, built spontaneously by people without any approvals
State or freehold land being squatted by individuals in a non-organized way	No title	Settlement built in contradiction with land use quotas set aside for public facilities	Unplanned, non-hierarchical and irregular layout of roads and streets, built, without any approvals – accessibility and interconnectivity are very poor
State land occupied by returnees who are not able to claim back their original land	Proof of occupancy	Settlement built on barren/non-productive land that was not zoned for residential purposes	Unplanned settlement with individual plots exceeding by far standard dimensions
Land owned by a known government agency being squatted by individuals in a non-organized way	Unwritten occupancy rights (based on new LML and conditional)	Built in contravention of zoning prescriptions on otherwise productive land (agricultural or pastoral)	Settlement where a high proportion of individual plots are considered too small for residential purposes and streets are narrow and irregular
Land developed under a Land Allocation Scheme (LAS)	Sale certificate	There are no city plans for this area	
State land allocated to individuals during the past political regimes – disputed and no <i>Tasfiya</i>	No title – no proof of occupancy – no proof of sale		
Private land being squatted by individuals in a non-organized way	Forged documentation		
Private land grabbed or usurped by government in the last 10 yrs and reassigned with no compensation			
State or government agency land being grabbed and subdivided by influential figures			

2.1.3 Activity 3: Deeds Registration

Task 3.1.1: Assess Supreme Court and Provincial Makhzan Land Registration System and Recommend Streamlined Procedures

A Dari Alpha version of DRACS (Supreme Court Document Archiving System) were released on February 7. User testing started with project partner, Harakat in February. Harakat assigned one dedicated staff member to participate in user acceptance testing (UAT). A deployment schedule was developed and the system has already gone into production.

Registry & Cadaster Information Systems Specialist, Noel Taylor, conducted onsite review the design requirements of the systems planned for deployment by Thomson Reuters (TR) – ALRMIS (MAIL/Arazi), CDMS (AGCHO), DRACS (Supreme Court) & AICRS (OpenTitle (Jalalabad Municipality)). He worked with the LARA Systems Analysts to clarify the expectations related to data exchange and integration of the systems, particularly as it relates to the Tasfia process, but also for sustainability and general data maintenance and updating.

Establishment of the required development environments and initial data model development for CDMS and ALRMIS is being carried out in preparation for commencement of the configuration and testing activities. OpenTitle for use in the Jalalabad Municipality has been undergoing minor updates for deployment in the local language. This system directly supports the collection of land occupation data currently in the possession of the Municipality as well as data to be collected as part of the Cadastral and Household Surveys to be undertaken next month.

On February 20, Systems Analyst Lazlo Mita met with Harakat's Representative Project Officer Mr. Rahimullah Hedayat to discuss the review and User Acceptance Test over DRACS System. The System Analyst provided a blank database as a sample and structure of current digitalization activities running in the Makzhan offices of Afghanistan; as well as a translated sample of one of the deeds document to be indexed and scanned by DRACS. The UAT for DRACS was attended by LARA Legal Staff, Harakat representatives and Supreme Court experts. This activity is crucial for the final delivery of DRACS system and pacification of upcoming training on DRACS.

Task 3.1.2: Expand Implementation of Revised Registration Procedures

The LARA project Business Systems Analyst has installed the final release of the DRACS in English and Dari at the Supreme Court. The DRACS, GRM Registry Workstation and the system have been downloaded and installed in the LARA and Makhzan computers (one server and four computers).

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

This activity will commence following the completion of the cadastral survey.

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

Upon installation of the DRACS software, staff of the Supreme Court and provincial courts staff, as well as representatives of the digitalization team from LRMP II are being trained in the applicability and use of the software.

2.1.4 Activity 4: Formalization of Land/Occupancy Rights Supported by Cadastral Mapping

4.1.1: Finalize Land Rights Regularization Model Manual

The Manual has been finalized with input from all components, as well as STTA. LARA's COP together with Component One Manager will deliver a comprehensive presentation of the Model at MUDA on Tuesday, April 23, for a variety of stakeholders. It is to be noted that the document is still in draft form and will be updated at the end of the project.

Task 4.1.2: Conduct Public Information Awareness Campaign about the Mapping Process in Informal Settlements

LARA's Component One Manager along with the Cadaster Specialist and Communication Specialist met

with the Jalalabad Deputy Mayor to coordinate the public information awareness (PIA) campaign on the cadastral survey in Araban and Campoona areas. It was decided that a representative from the Municipality will accompany the cadastral survey teams in both settlements.

Moreover, the project team also met with fifty CDC elders and other community members in the Araban settlement to give an overview of the process, starting dates, procedure, public assistance needed and the overall importance of the cadastral surveying activity. The team also distributed information posters and brochures to the participants, who will further disseminate the message in their communities.

Task 4.1.3: Undertake Mapping of Selected Informal Settlements

On March 17, 2013, the LARA project awarded the contract to Geo Planning to undertake cadastral surveys in the settlements of Araban and Campoona, Jalalabad. The purpose of the cadastral survey is to conduct an inventory of land parcels in each settlement and to determine the extent to which the occupants of each property can provide documented evidence to support their ownership claims to the property.

The contractor team mobilized within seven days to the site. On March 27, the contractor together with the LARA project team conducted a workshop on the AGCHO Surveying Procedures and prepared a Cadastral Survey Work Plan and established the approaches to acquire the field survey data.



Photo 1: Project team explains the importance of the cadastral surveying activity to Araban community members as part of the PIA Campaign

The joint teams have also identified “property clusters” for door-to-door public information awareness. LARA’s Jalalabad Office Manager along with the Cadaster Specialist and Communication Specialist met with the Jalalabad Deputy Mayor to coordinate the public information awareness (PIA) campaign on the cadastral survey in Araban and Campoona areas. It was decided that a representative from the Municipality will accompany the cadastral survey teams in both settlements.

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Task 4.1.5: Support Implementation of ALRMIS and Data Entry

During this quarter USAID’s LARA Systems Analyst Lazlo Mita met with ARAZI CEO Jawad Peikar and newly established members of the IT system support committee to discuss their technical feedback on ALRMIS system. The committee requested an in-depth technical review for ALRMIS systems and a presentation on the customization and configuration issues, as well as a Sustainability Plan. Future technical meetings will be in Dari.

The System Analyst and the Cadaster Specialist conducted several meetings during the reporting period with the Arazi senior management. The meetings focused on the customization and configuration of the

ALRMIS system. The IT Systems Analysts reviewed activities of the ALRMIS system and preparing a list of missing information to be acquired from ARAZI.

Task 4.1.6: Provide Institutional and Technical Assistance to AGCHO and Others

A meeting was held with Mr. Sultani, Head of AGCHO, to coordinate the Araban and Campoona settlements cadaster survey that is awarded to Geo Planning National Company. The teams also coordinated the upcoming workshop in Jalalabad (scheduled for Sunday, April 7) that will mentor the subcontractor on the Cadastral Law and technical requirements. The teams also discussed the progress made by the public information awareness (PIA) Campaign that will educate and sensitize the community about the cadastral survey project.

Task 4.1.7: Conduct an Assessment of the Hesare-I-Shahi Industrial Park (HIP) in Jalalabad.

In December 2012, Industrial Parks Specialist Richard Scarth joined the LARA team as a short term consultant at the request of USAID Economic Growth and Infrastructure Office to conduct an assessment of the existing HIP. Mr. Scarth began the necessary work to explore the relevant issues, clarify facts and overall economic viability, and identify practical issues to develop recommendations and options on how best to bring the 295 plot industrial park into operational use. The report “Hisar -E Shahi, Rodat, Jalalabad Assessment of the Industrial Park’s Potential and Considerations to Take into Account to Assist in its Successful Implementation” report was submitted to USAID on April 1.

2.1.5 Activity 5: Community Participation

Task 5.1.1: Conduct a MAIL/Arazi Training Needs Assessment for Land Dispute Mechanisms

The CBC in collaboration with the Legal Framework Component worked on the second LML Manual for MAIL/Arazi. The purpose of this Manual is to help the MAIL/Arazi employees better understand the concepts of the training topics (in particular on the LML, its respective newly developed procedures on; land transfer, land exchange, land clearance and land lease and its proposed changes) in order to utilize these skills in their day-to-day jobs. This “Technical Manual” will cover the different procedures for land clearance, land transfer, land leasing, and land exchange procedure, as well as further information on Arazi background and structure. The ultimate result of this training to MAIL/Arazi staff will be an improved land management mechanism at the national level, as well as gender equality, mitigating land disputes during the land clearance process as well as encourage leasing of state-owned land, increasing government revenues and assisting the restitution process of state-owned grabbed land. The Manual has been completed and provided to the trainees national wide.

LARA Legal Framework and Capacity Building Components also completed the first draft of trainer’s manual for MAIL/Arazi technical trainings which has been shared with MAIL/Arazi to guide the ToT trainers. The manual contains different methodologies to be implemented during the actual training. The ToT five days’ training was successfully conducted in Kabul in the period March 2-6, wherein 30 trainees participated, 21 from provinces and 9 from Kabul. The first day of this training was dedicated to train the trainers on land lease, land clearance, land transfer and land exchange procedures were trained the following days accordingly. The purpose of the ToT was to help in the upcoming regional trainings and, most importantly, to ensure sustainability of such skills and capacity building of MAIL/Arazi staff.

These technical training for the MAIL/Arazi staff at provincial and district levels are successfully underway. Up-to-date four regions (Herat, Balkh, Kunduz and Nangarhar regions) have successfully completed. Two regions will be covered in the next quarter.

The manual clarifies the training methodology, time line/duration and topics to be taught in the LML-based technical trainings. The aim of these training sessions is to familiarize Arazi staff with the LML (including its proposed changes) as well as setting out procedures for Land Clearance (“adjudication”),

land transfer, leasing, dispute resolution, and land exchange procedures. The result of these trainings will be improved land management mechanisms in the country. It will also greatly contribute gender neutrality in terms of women's investing in land leasing, mitigating land disputes during the land clearance process as well as encourage leasing of state-owned land.

Tasks 5.1.2: Provide dispute resolution training supporting the Tasfia process and public information awareness

Deborah Smith, STTA supporting work with MAIL/Arazi assessed the CBDR capabilities within Arazi as well as the Tasfia process. Based on this analysis, the LARA project developed a capacity building plan in terms of CBDR within Arazi and also in local communities in anticipation of LARA mapping exercise. The report "Land Clearance (Tasfia) and Dispute Resolution Functions of Arazi" report was submitted to USAID on April 8. This report makes recommendations in regard to tasfia processes (referred to as land clearance and/or land rights identification and/or land settlement), as managed and undertaken by Arazi.

Task 5.1.3: Provide Training on CBDR Guidelines and On-call Dispute Resolution Services



Photo 2: Provincial council member of Jalalabad presenting her speech to a gathering for the distribution of the CBDR guidelines.

The Liaison Office (TLO, former LARA grantee) organized a distribution ceremony for the CBDR Guidelines, a document developed as part of a grant from LARA. The event gathered forty-seven participants (including members of the Nangarhar Provincial Council, Nangarhar University, Nangarhar Court of Appeal, members of civil society organizations, community elders, and women’s groups representatives) who had been involved in the forums collecting input for developing the Guidelines.

The project has also issued an RFP for the “on-call dispute resolution services” activity, and collected four proposals. The Technical Review meeting was held in early April, and the Cost Review meeting will follow.

2.1.6 Informal Settlements and Formalization Component: Problems and Solutions

- **Quality of Proposals responding to USAID’s LARA tendering:** Overall, the quality of the proposals submitted for competitive tenders to award refurbishment contracts is modest. USAID’s LARA screening panel has found that many bidding companies submit incomplete packages, incorrect or conflicting information (on prior experience, staff numbers, CVs, etc.), or unrealistic cost estimations. Others are bidding on works that fall outside their specialization or fail to provide the required information on their own 2nd-tier sub-contractors. Besides, those proposals that better meet the required standards come often from a small pool of more experienced companies, which often have already won multiple contracts. Consequently, this reduces the substantive advantages from competitive tendering and may mean that sub-contractors awarded multiple projects are over-stretched for resources which in turn has implications on the final quality of the works.

To respond to this problem, USAID’s LARA project has made an effort to capture the attention of a wider basin of private sector companies by posting RFPs on three specialized websites for tenders. LARA’s Contracts & Grants Unit has also increased its vigilance during the technical and administrative review of each tender, the selection procedure and the negotiation of the contracts. Another important measure that has been put in place is the attention dedicated to site visits and the details provided to companies with the aim to increase their ability to prepare realistic proposals. Meticulous site supervision is also paramount and has proved to boost capacity to deliver the required quality standards.

- **Political will supporting regularization processes:** Despite the recognition of the problem and the support expressed by all of LARA’s institutional counterparts towards regularization of informal

settlements, the team has found that officials are in fact unwilling to formally endorse this process. Issues ranging from the dominance of hierarchal decision-making within institutions, despite years of lip-service to decentralization of powers from ministries to the provinces and municipalities; to the natural reluctance of local authorities to be seen as condoning irregularities and lawlessness – let alone rewarding well-known powerful figures who have benefited from land usurpation and speculation. Although the drafting of a *National Policy for Urban Upgrading of Informal Settlements* is considered of top importance by the leadership in MUDA and GDMA, medium-level staff has demonstrated skepticism and reluctance to actually get involved in its write up. It must be also noted that upgrading projects may also fall prey of political disputes between MUDA and GDMA, whereby MUDA officials are keen to control and administer investments in this realm.

In response to these incongruences – which are not new and are to be expected in this context – the team has renewed its assistance to the TWG in charge of developing a *National Policy for Urban Upgrading of Informal Settlements*, prepared a fast-paced Work Plan, made an effort to widely share the *Criteria for Inclusion of Informal Settlements into Upgrading Programmes* it developed in September 2012 and will be bringing to the table a well-known legal/policy expert who will be in charge of reconciling the diverging opinions and for drafting the policy statements in legal terms.

The team arranged a visit by top MUDA and GDMA officials to Jalalabad to discuss the issue of the regularization of Campoona (settlement developed on public land whose status is unclear) with the Deputy Mayor and his staff. While it is a priority for LARA to advocate the recognition of *de facto* occupancy rights in Campoona. This high-level meeting provided the opportunity for the central authorities to reassure the local authorities of their support for the development of a regularization “model” that can be utilized as a precedent for other similar and unresolved land claims between residential communities and government agencies. Sustained advocacy towards differentiating between speculative and large-scale land grabbing that requires political will and law enforcement, and organic self-built informal developments that can be easily addressed, will continue to be one of the key activities of the team – an activity for which USAID’s political support will be needed to press forward the issue with top-decision makers.

2.1.7 Informal Settlements and Formalization Component: Proposed Activities/Events Next Quarter

- The Cadastral Survey of Araban and Campoona will continue its implementation.
- The Topographical Survey for Campoona will be undertaken in May. The design of a number of priority roads will be undertaken in parallel in order to speed up the process.
- The Community Action Plans (CAPs) for Araban and Campoona will be submitted for formal endorsement by the local authorities.
- The *National Policy for the Upgrading of Informal Settlement* (draft completed by Dr. Yohannes Gebremedhin) will be submitted to MUDA and GDMA leadership for endorsement.
- The *Urban Upgrading Handbook* and *Urban Development Guidelines* will be submitted for review.
- The formalization and upgrading model (the Manual) will be submitted officially the stakeholders.
- The upgrading works in Araban will continue.
- The Arban school refurbishment will start.
- The refurbishment of counterparts’ technical offices will continue.

2.2 COMPONENT 2: LEGAL FRAMEWORK

2.2.1 Activity 6: Legal Framework

Working closely with MAIL/Arazi, the USAID LARA legal team analyzed collected comments and suggestions from the seven public consultation workshops regarding amendments to the Land Management Law (LML) and made modifications to the proposed amendments where appropriate. When enacted the LML, for the first time, would provide for civil and criminal penalties for improprieties in the land clearance process by government officials. The proposed amendments also contain comprehensive provisions for dealing with land usurpations to remedy inadequacies existing in the current law. By the close of the reporting period, the draft amendments had been submitted by MAIL to the Ministry of Justice for review and submittal to the Cabinet for approval.

Chapters 1 and 2 of the LML have been reviewed by the Ministry of Justice (MoJ), while Chapter 3 is still under review. Once the comments are received MAIL/Arazi, the USAID LARA legal team will finalize and it will be sent Minister's cabinet.

MAIL/Arazi and the USAID LARA team worked developing administrative procedures for land transfer, land exchange, land clearance, land lease, land dispute resolution, and land usurpation. The LARA project capacity building team and legal team in cooperation with MAIL/Arazi have been designing and conducted technical courses in land law, partly based upon the proposed amendments to the Land Management Law. During the reporting quarter, the joint teams of MAIL/Arazi and LARA have conducted five such training events so far, including the training of the trainers (ToT). Two of these series will be conducted in the next quarter in Kandahar and Kabul regions.



Photo 3: *The Legal Framework Component of USAID's LARA project gets appreciation certificates by MAIL/Arazi management*

Active participation, group discussion, group work, practical work and questions and answer sessions of these training insure that these will contribute to improvements and proper land management system of the country.

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

LARA project's legal team worked with AGCHO on identifying amendments to the laws enabling land transactions and efficient land registration.

On March 27, the first drafts of the AGCHO and Cadastre Laws were officially submitted to the AGCHO management. The Laws are the result of several months of work by the project Legal Framework Component, with the collaboration of the joint technical committee at AGCHO. Pursuant to AGCHO's signing off on the documents, they will be submitted for discussions as part of public consultation workshops.

The adoption of the AGCHO and Cadastral Survey Laws will result in an opportunity for the private sector to engage in cadastral surveying under AGCHO supervision. Moreover, the new system will

mitigate land conflicts resolution by providing accurate cadastral maps and records. It will also increase the overall accountability and transparency of the process, encourage private sector growth and reduce land-related conflicts.

Task 6.1.2: Focus on Land Law and Gender Rights

The draft amendments to the LML provide complete gender neutrality regarding all land management issues, rights and procedures.

2.2.2 Activity 7: Regulations

Task 7.1.1: Organize Legal Clinics Aimed at Reviewing Urban Planning Legislation

Task completed.

2.2.3 Activity 10: Gender

During the reporting period LARA continued activities to raise government and public awareness on women's inheritance and land rights.

Women's Land and Inheritance Rights Public Information Awareness Campaign

The first phase of the Women's Inheritance Rights to Land Campaign has reached a highpoint. The campaign started on December 15, 2012 and continued until January 15, 2013. The campaign has been marked by the siting of dramatic billboards around Kabul as well as a series of radio dramas and TV spots over the last month.



Photo 4: *Billboard of the PIA campaign in Kabul*

The LARA Project also contracted with a local research company, Eureka Research, to conduct an evaluation of its public information and awareness raising efforts and measure the impact of the messages rolled out as part of the pilot project. The Final Report "Provision of Monitoring & Evaluation Services for Public Information and Awareness Activities" was completed on February 9th, 2013.

This Report provides guidance on targeting of future campaigns (e.g. most effective form of communications media and communications strategies) to ensure maximum impact is attained. The research

was designed to inform the LARA Project and MOWA on the overall impact, point out campaign elements and products that had particular effect, and identify potential shortcomings in the outreach to the various target groups. Based on the findings, the outline of a nation-wide media campaign is currently being discussed.

On March 10, the project Gender team met with the Norwegian Refugee Council (NRC), as recommended by the Legal Department of the Ministry of Women's Affairs (MOWA), since NRC is one of the international organizations in Afghanistan supporting women with legal services. The project team and NRC have identified opportunities for working together on women land and inheritance cases, which were referred to the NRC by MOWA as a result of the women's land and inheritance public information awareness campaign organized in partnership between USAID's LARA and MOWA. Out of the eight cases, one has already been solved by NRC and the other seven cases are under work.

Women's Land Rights Task Force representative speaks at Women's Day event at MUDA

The event took place on March 13, in celebration of Women's International Day. On behalf of the Women's Land Rights Task Force (WLRTF), Rona Tareen (WLRTF Chairperson) delivered a speech on behalf of the task force. Mrs. Tareen highlighted the importance of women's inheritance and land rights and the importance of WLRTF's work.

Women's Land and Inheritance Rights Roundtable in Campoona, Jalalabad

This is the first such roundtable on women inheritance and land rights ever conducted for Campoona and Araban CDC members. The event is part of a complex PIA campaign on women's rights to own and inherit land, conducted by USAID's LARA project in partnership with MOWA. The panelists featured high level local officials such as Muhtarama Amin (Member of Nanagarhar Provincial Council, Nelofar Aziz (Member of Nanagarhar Provincial Council), Mahtab Malikzai (Directorate of Women Affairs, Nangarhar Province) and Ms. Shamaila (Member of Jalalabad Court). The participants talked about existing challenges in enforcing women's land rights and analyzed ways of addressing these challenges.



Photo 5: Women's Inheritance and Land Rights roundtable in the Behsud district of Nangarhar province.

Task 10.2: Establish Student Clubs in Kabul and Jalalabad Schools and Universities

The LARA Project, Gender Unit has developed a SOW for the activity and is currently analyzing proposals received in response to the RFP.

Task 10.3: Conduct Women's Advocacy Training and Support

The Gender Unit had several meetings with the WLRTF members to develop a work plan for the first six months of 2013, to discuss the concept of transferring the WLRTF secretarial duties to MAIL/Arazi and to fine-tune the plan of providing practical advocacy training on women's land and inheritance rights for the task force members. A local consultant (Advocacy Training Facilitator) has been hired to design and conduct a one-day advocacy/representation and governance training to the task force members. The event will take place on April 24 at the Park Star Hotel in Kabul.

Task 10.4: Provide Additional Support for MAIL/Arazi on Gender Issues



Photo 6: Task Force meeting with MAIL/Arazi representatives.

During the reporting period, LARA recruited international STTA to conduct a gender needs assessment in January 2013 that will guide LARA support to MAIL/Arazi. The LARA project has committed to provide additional support to 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 project is currently using the findings of this assessment to inform MAIL/Arazi's existing projects and draft a Gender Integration strategy that will improve the gender-related programming capabilities of this counterpart.

2.2.4 Legal Framework Component: Problems and Solutions

- **Discussing women's rights still remains a challenge in Afghanistan:** people are still conservative about women being active in public. While conducting a roundtable on women's land and inheritance rights in the Behsood district (Nangarhar province), the gender team faced participants' negative reaction about taking pictures of women during the roundtable event. Also, the men in Behsood district did not allow the male LARA staff to be among women in the roundtable and take their photo. The LARA project feels that an increasing awareness program is required particularly in district level where people rarely get to talk about women's rights. Talking and discussing women's rights among influential local people helps a lot to inform and mobilize people about this sensitive matter. One way to help change the mentality of more conservative communities would be to invite to such events both male and female legal professionals who would be able to talk about women's rights to own and inherit from a legal as well as religious perspective.

2.2.5 Legal Framework Component: Proposed Activities/Events Next Quarter

- Launch student clubs in Kabul and Jalalabad to enhance awareness of Women's Inheritance and Land Rights among youth and students.
- Organize advocacy training for WLRTF members in Kabul and Jalalabad.
- Organize Inheritance Rights Training for the WLRTF members in Kabul and Jalalabad.
- Conducting three roundtables on Women land and Inheritance Rights in Nangarhar province (particularly in Jalalabad, Campoona area).
- Follow up on LML comments by the Ministry of Justice.
- Land procedure training in three more provinces.
- Providing technical assistance to MAIL/Arazi on the procedures implementation.

2.3 CAPACITY BUILDING COMPONENT

2.3.1 Activity 8: 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, the 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.



Photo 7: Participant in the accounting training received his graduation certificate

Task 8.1: Review of Technical and Non-Technical Processes

The project continued to support attendance of World Bank Institute Online Course on ‘Sustainable Urban Land Use Planning’. As part of LARA's mandate to improve technical capacity in urban planning and city management within MUDA and GDMA, the project will continued to sponsor the enrollment of MUDA and GDMA staff to the World Bank Institute (WBI) online courses that are relevant to its mandate (see Task 2.1.6 for a detailed description of this activity).

LARA continued its training to both public and private sectors. In the period March 23-26, the capacity building component team successfully completed its basic in-house accounting training for 15 public and private sector partners' employees working in finance departments. As a result of the training, participants will be able to apply principles of accounting to upgrade the level of finance management accuracy in



Photo 8: Participant to the procurement training in Kabul

their day to day jobs. The pre- and post- training evaluation shows that the skills transfer was above 70% as a result of this training. The team also conducted an in-house training on procurement for the project's public and private sector employees (out of the total 15 participants, one was female).

The CBC together with the Legal Framework Component and the management of MAIL/Arazi planned the technical and administrative aspects of the LML training for Arazi provincial as well as district level staff. The LML trainings were conducted in five iterations so far in regions such as; Kabul, Herat, Balkh, Kunduz and Nangarhar and 346 Arazi provincial as well as district level employees were trained on the revised procedures of the Land Management Law. The training is targeting central, provincial and district level MAIL/Arazi staff and will focus on topics such as land clearance, land lease, land transfer and land exchange.

This training allows improved, more transparent and accountable land management procedures at the national level and better land-related services to the population.

It will also contribute to women's investing in land leasing, mitigating land disputes during the land clearance process as well as encouraging the leasing of state-owned land. These seven rounds of training will also assist in the process of restitution of the state-owned land grabbed by "land grabbers".

2.3.2 Activity 9: IT System Needs for Counterparts

Task 9.1: Install land Support Land Administration IT Needs LARA installs a "Beta version" of DRACS

LARA's IT Systems Analysts installed the "Alpha version" of DRACS in English and Dari for an internal revision. Harakat invited IT personnel from the Supreme Court Makzhan, as well as ALCO, to review the functionality of the system. LARA conducted an introductory training session on GRM Registry Workstation during which it reviewed the Indexing and Scanning workflow and the web access of DRACS.

The LARA team is preparing a report note on this exercise that includes observations in the final delivery of DRACS. The IT Systems Analysts are currently reviewing activities of the ALRMIS system and preparing a list of missing information acquired from ARAZI on Saturday 23rd of February.

Final version of DRACS installed at the Supreme Court

The LARA project Business Systems Analyst installed a preliminary release of DRACS in English and Dari at the Supreme Court. The DRACS, GRM Registry Workstation and the system have been downloaded and installed in the LARA and Makhzan computers (one server and four computers).

2.3.3 Capacity Building Component: Problems and Solutions

- **Pre-selection of Training Participants.** For the training to be most effective it is critical that participants have the necessary pre-qualifications necessary to utilize the skills absorbed during a training session. Often, LARA counterparts propose participants for trainings who are not qualified to participate in the training and do not have the job responsibilities to utilize the skills imparted at the training. LARA has adopted a strict prescreening process in an effort to ensure top quality training

participants and will continue to fine tune the prescreening process and work with counterparts to encourage the selection of qualified candidates.

2.3.4 Capacity Building Component: Proposed Activities/Events Next Quarter

- Install and configure GRM Back-file in 11 makhzans and the Supreme Court makhzan in Kabul as part of DRACS.
- Train the digitizers under the LRMP II project in the use of GRM Registry Back-file so that digitization of court records can begin under the LRMP II project.
- Initial installation and review of GRM Registry at MAIL/Arazi as part of the ALRMIS activity.
- Coordinating training on Land Management procedures in three additional provinces.

2.4 CROSS-CUTTING: COMMUNICATIONS

The LARA Project has successfully completed the “beta phase” of the Women’s Inheritance and Land Rights public information campaign, in collaboration with MOWA. The campaign (launched on December 15th, 2012) was completed on January 14th, 2013. The pilot project was followed by a research study to measure the impact of the campaign and redesign the message as needed (for a more detailed description of the activity, see “Activity 10: Gender” above)

The campaign was designed to increase awareness on women’s inheritance and land rights comprised 50 billboards installed throughout Kabul, three radio dramas and one TV PSA, which were broadcast over six national radio stations and two well-known national TV networks.

The campaign is considered an important achievement for both the communications unit, who designed the messages in-house and the gender unit, who coordinated the overall activity on a sensitive issue. The campaign is continuing to produce tangible outcomes, including more women referring to MOWA for their property rights.

The communications team have also contributed and designed the public information campaign on cadastral survey in Araban and Campoona settlements of the Jalalabad city, which was launched in March 2013.

The communications unit has finalized the new released of the USAID’s LARA Project official website.

2.5 MONITORING AND EVALUATION

The project Monitoring and Evaluation (M&E) unit supported the LARA project management with continuous tracking project indicators through progress reports, physical observation, obligations as well as interviewing training participants via conducting perception surveys.

Among other activities, the team monitored the procurement training impact. The data has been analyzed in SPSS (Statistical Package for Social Sciences) and the results showed that 96% of the participants were satisfied with the provided training. M&E Unit also monitored the accounting training delivered in Kabul and conducted a detail final evaluation of the training course through a questionnaire to assess the strengths and weaknesses of the training course. The overall rating for the training was excellent and the monitoring results showed that 92% of the participants were satisfied with the training course.

The team also monitored constantly the LML technical training conducted in Balkh and Kabul provinces and the results show that the participants from both provinces understood the different LML Procedures.

The M&E team recorded all project activities and updated their database including the PMP tracker,

training and workshop trackers and the “Afghan Info” Database, which serves the project for all possible future audits and technical reviews. The LARA Project M&E Unit also updated the TraiNet system about all training events, training participants, training budgets and actual and training benefited provinces during the current quarter.

2.6 COLLABORATION WITH OTHER DONORS

2.6.1 Informal Settlements Upgrading and Formalization Component:

Component One has actively engaged MUDA, DUDA, IDLG/GDMA, Jalalabad Municipality, AGCHO and Arazi officials in its activities. In Kabul, the team had frequent high-level meetings and presentations in MUDA, meeting with Deputy Minister to provide them a status update on the LARA project.

Regarding AGCHO, the team has had frequent interactions with Mr. Sultani, the Head of Cadaster and his staff to discuss IT and survey equipment requirements, training plans and refurbishment works. During this quarter, the LARA team met with Mr. Azizi and presented regular LARA project progress updates.

In Jalalabad, the team has been in regular coordination with the leadership of the Municipality, H.E. the Mayor and H.E. the Deputy Mayor, as well as the Construction, Communications and the Revenue Departments. It has reached out also in all occasions to DUDA, its leadership and its technical staff. In terms of other donors, implementing agencies and projects, Component 1 has been mostly interacting with: UN-HABITAT, both in Kabul and Jalalabad concerning the drafting of an urban upgrading policy and physical investments; RAMP-UP East and UNDP/ASGP on the subject of the implementation of OpenTitle™ and general project coordination in Jalalabad; UNHCR vis-à-vis its work on eviction and land rights; Harakat (DFID) for the digitization of records in the Supreme Court and Makhzans.

2.7 LARA'S PROGRESS VIS-À-VIS STAKEHOLDERS

LARA's Stakeholders	Brief Activity Description	Follow-up steps
MAIL/Arazi(MAIL)	<p>CBDR: During the reporting period the Dispute Resolution Team held coordination meetings with MAIL/ARAZI to discuss CBDR current and future activities regarding land dispute resolution and development of CBDR Rules and Guidelines. MAIL/Arazi provided positive feedback comments for improvement of guidelines.</p> <p>Gender: A STTA has been hired and will start working on an MAIL/Arazi gender assessment on Jan. 8, 2012.</p> <p>Legal team: The LARA project's legal team incorporated the collected comments from the 7 public consultation workshops, individuals and MAIL/Arazi Board into the draft LML. Substantial amendments have been proposed, which will contribute to proper land management processes in the country.</p> <p>Capacity Building: Trained 4 MAIL/Arazi staff in Geographic Information System (GIS) Drafted a technical training manual for MAIL/Arazi on Land Management Law</p>	<p>Gender: The Gender team will arrange meeting and interview for the STTA with MAIL/Arazi relevant staff and continue working with the STTA further.</p> <p>Legal team: The LARA legal team will support MAIL/Arazi to advocate for approval of the proposed LML before the Cabinet and Parliament.</p> <p>Capacity Building: Finalize Land Management Training Manual</p>
Community Elders	<p>CBDR: During the reporting period the Dispute Resolution Team held coordination meetings with community Elders in Jalalabad especially in the target areas Araban and Compoona. As a result of these meetings the CBDR current and future activities regarding land dispute resolution and development of Rules and Guidelines was explained to them. The Elders gave very positive feedback, reviewed the guidelines and provided their comments.</p>	<p>CBDR trainings for Jalalabad Community Elders using LARA's CBDR Guidelines</p>

<p>MUDA</p>	<p>Component 1:</p> <ul style="list-style-type: none"> • Progress is being made on the drafting of the <i>National Policy for Urban Upgrading of Informal Settlements</i>. The process is supported by both Deputy Minister Jalil of MUDA and Director General Popal of GDMA. • Following numerous meetings and workshops with MUDA and GDMA staff to assess the gaps in the present legal urban planning legislation, the STTA hired for this purpose submitted a Recommendations Report and Guidance Report to be shared with key stakeholders. • The Urban Planning Group established last summer to discuss the development of the Community Action Plan has been dissolved but its members continue to collaborate on planning issues when required. <p>Gender: The LARA Project, Gender team conducted a gender assessment of MUDA during this reporting period. The LARA Gender Unit assessed nine directorates of MUDA namely; Gender, Norms and Standards, Program Management Unit (PMU), Construction Affairs, Housing, Informal Settlements, Urban Plan, Urban Development and Human Resources.</p> <p>Capacity building: C3 trained 16 MUDA staff in Geographic Information System (GIS) C3 trained 4 MUDA staff in Sustainable Urban Land Use Planning, (World Bank Institute online Courses) C3 Conducted a needs assessment covering five MUDA departments and its initial analysis report was submitted to MUDA. C3 trained 6 DUDA Jalalabad staff in Geographic Information System (GIS)</p>	<p>Component 1:</p> <ul style="list-style-type: none"> • Work with the TWG will continue until the end of the 1st Quarter. In the meantime, an STTA will be tasked to negotiate institutional positions and draft policy statements in legal terms. • A roundtable will be organized in February/March to discuss the documents and possible follow-up by institutions. • Summon on a need basis.
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AGCHO	<p>Component 1: The refurbishment of AGCHO offices in Kabul has been successfully completed</p> <p>Legal team: The LARA project's legal framework team held meetings with AGCHO's joint working committee to draft a comprehensive AGCHO and cadastral law that specifies the authority of AGCHO.</p> <p>Capacity building: C3 trained 5 AGCHO staff in Geographic Information System (GIS) C3 trained 6 (4 female 2 male) of Institute of Construction and Geodesy (ICG) staff in Geographic Information System (GIS)</p>	<p>Component 1: Conduct AGCHO Jalalabad opening ceremony as soon as the works are completed.</p> <p>Legal team: Local STTA in the hiring process</p>
GDMA	<p>Component 1: LARA has continued to attend the bi-monthly TWG meetings in GDMA setup to coordinate and report all work in the field.</p> <p>Capacity building: C3 trained 3 GDMA staff in Geographic Information System (GIS) C3 trained 1 GDMA staff in Sustainable Urban Land Use Planning, (World Bank Institute online Courses) C3 trained 2 GDMA staff in Street Addressing and Management of the Cities, (World Bank Institute online Courses) C3 trained 5 DUDA Jalalabad Municipality staff in Geographic Information System (GIS)</p>	<p>Component 1:</p> <ul style="list-style-type: none"> To continue in the next quarter

Jalalabad Municipality	<p>Component 1:</p> <ul style="list-style-type: none"> • The informal from over 2000 properties surveyed by UNDP/ASGP was successfully entered in the Open Title database and geo-tagged on an ArcGIS map. LARA has received approval to start scanning Jalalabad Municipality's property documents. • The planning team has had several meetings with municipal staff, including the Engineering Department with whom it has discussed and obtained the endorsement on the specifications for the road design in Araban. • Municipal engineers have been involved in participatory planning meeting with the community and in the design of the CAP for Araban. <p>The team has met with the Mayor and his staff to discuss the key messages and graphics of the Safayee Tax PIA campaign.</p>	<p>Component 1:</p> <ul style="list-style-type: none"> • Start scanning Jalalabad Municipality's property documents, while waiting for the IT equipment to be procured and delivered to the Municipality, after which the training of staff can commence. • Implementation of road and drainage upgrading • Municipal staff to participate in Planning Clinics that are being organized in Campoona • Billboards and posters will be developed in the next quarter.
Jalalabad Water Supply Department	Joint drafting of SOW for the improvement of the water supply network in Araban	Contract signed in April, works to commence during next quarter

3.0 FINANCIAL

3.1 LARA OPERATIONS AND FINANCE

Contract Number 306-C-00-11-00514-00-LARA Project

Budget Line Items	Approved Budget for Base Period	Jan-13	Feb-13	Mar-13	Total Quarter 2	Total Invoiced To Date	% Budget Spent
Salaries & Wages	\$5,509,962.00	\$163,763.17	\$176,419.04	\$169,031.97	\$509,214.18	\$4,404,776.44	80%
Fringe Benefits	\$919,521.00	\$24,217.16	\$32,026.38	\$34,109.24	\$90,352.78	\$780,083.76	85%
Travel, Transportation & Perdiem	\$662,535.00	\$15,741.39	\$16,603.11	\$32,874.34	\$65,218.84	\$802,080.67	121%
Procurement Equipment and supplies	\$499,905.00	\$86,349.74	\$0.00	\$7,803.91	\$94,153.65	\$604,985.55	121%
Communications	\$371,378.00	\$4,211.31	\$11,739.75	\$651.04	\$16,602.10	\$259,643.39	70%
Subcontracts/Consultants	\$14,441,983.00	\$332,141.44	\$186,786.02	\$183,476.58	\$702,404.04	\$7,739,187.12	54%
Allowances	\$1,596,730.00	\$42,429.06	\$57,219.40	\$67,140.78	\$166,789.24	\$1,241,326.93	78%
Direct Facilities Costs	\$513,062.00	\$15,192.04	\$19,149.09	\$18,221.58	\$52,562.71	\$402,635.55	78%
Other Direct Costs	\$6,144,726.00	\$156,712.01	\$232,034.83	\$166,247.15	\$554,993.99	\$4,391,668.31	71%
Security	\$3,601,531.00	\$185,091.58	\$192,037.75	\$190,783.77	\$567,913.10	\$2,426,247.39	67%
Grants Under Contract	\$320,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110,191.35	34%
Indirect Costs	\$4,482,579.00	\$130,707.90	\$151,874.18	\$149,785.53	\$432,367.61	\$3,632,846.52	81%
Total Estimated Costs	\$39,064,162.00	\$1,156,556.80	\$1,075,889.55	\$1,020,125.89	\$3,252,572.24	\$26,756,961.59	68%
Fixed Fee	\$2,735,837.00	\$80,957.96	\$75,310.31	\$71,406.81	\$227,675.08	\$1,875,685.30	69%
Total Estimated Costs + Fixed Fee	\$41,800,000	\$1,237,514.76	\$1,151,199.86	\$1,091,532.70	\$3,480,247.32	\$28,632,646.89	68%

ANNEX A: PERFORMANCE MONITORING AND EVALUATION REPORT

<i>Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no</i>							
	Performance Indicator	Type	Baseline Value April 2011	Targets	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							
Major Results and Outcomes							
1	% of surveyed Afghan community members that report satisfaction with land tenure security in targeted informal settlement communities	A	56% ¹	5% above baseline by 2012 and 15% above baseline by 2013	0% ²	0	0%
IR 1: Management of Government-Owned Property Improved							
Major Results and Outcomes							
1.0.1	Revenues to GIRoA from leases of government land [% increased]	A	235 million AFS	10% above baseline by 2013	N/A	N/A	N/A
1.0.2	# of policy and procedural reforms improving tenure security for informal settlers, and enhancing revenue collection capabilities	A	0 (Poor existing policies and procedure for land revenue)	3 by 2012 and TBD by 2013	1-Land lease. 2-Land Transfer. 3-Grabbed Land Restitution Procedure (Policy). 4-Land exchange. 5-Land clearance Total (5)	Open Title system installed and 2086 paper-based survey forms compiled by UNDP/ASGP were recorded into the system by LARA	7

¹ Source: Socio-economic Survey (SES), p.8. Note that the percentage for all 25 informal settlements surveyed is 68.5%.

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

<i>Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no</i>							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
Sub-IR 1.1: Institutional Capacity of MAIL/Arazi Enhanced							
Major Results and Outcomes							
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) ³	M	N/A	5% by 2012 and 10% by 2013	0% ⁴	0%	0%
1.1.2	Service delivery management and monitoring systems established and operational ⁵	Y/N	MAIL/Arazi lacks a professional system for land management and monitoring	N/A by 2012 and Yes by 2013	N/A	N/A	N/A

³ Competency framework performance standards to be negotiated with MAIL/Arazi at the beginning of the Option Period.

⁴ Milestone index will be decided with MAIL//Arazi during this quarter and will be reported part of next quarterly report.

⁵ ALRMIS.

<i>Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no</i>							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
Sub-IR 1.2: Land Dispute Resolution Mechanisms between MAIL/Arazi and Private Individuals/Businesses Augmented							
Major Results and Outcomes							
1.2.1	Government/private land dispute mechanism developed and refined	Y/N	N/A Government (MAIL/Arazi) lacks specific procedures for land case management.	Yes by 2012 and 2013	CBDR guidelines approved by USAID.	CBDR guidelines approved by USAID. The guidelines were shared with MAIL/Arazi ⁶	CBDR guidelines were developed by LARA and approved by USAID. And confirmed Arazi feedback and was distributed to community and public institutions.
1.2.2	# of training courses provided to government and private sector on use of land dispute mechanism	C	0	1 by 2011 3 by 2012 7 by 2013	0	0	0
1.2.3	% of private sector indicating satisfaction with the dispute mechanism	A	43% ⁷	70% by 2012 80% by 2013	0 ⁸	0	0

⁶ An STTA has been hired and she conducted a short assessment of the MAIL/Arazi dispute resolution directorate and provides report to improve further refine the Government/private land dispute mechanism the report is sent to USAID it is approved. Six trainings are also planned for MAIL/Arazi staff in Tasfia process, which will help mitigate land disputes to much extent.

⁷ Source: SES, p. 44.

⁸ The trainings on Tasfia and CBDR guidelines are planned to happen this quarter. LARA deems it appropriate to conduct the perception survey in mid-2013.

<i>Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no</i>							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
IR 2: Municipal Land Management and Planning Capacity Strengthened							
Major Results and Outcomes							
2.0.1	# of properties paying sanitation/property tax revenues at the municipal level for targeted communities increased	C	38% (=2057) ⁹	25% above baseline by 2013	N/A	N/A	N/A
2.0.2 4.2.3d (M)	# of properties registered/recorded with municipal registration offices	C	0	1,800 by 2013	N/A ¹⁰	N/A	N/A
Sub-IR 2.1: Core Urban Planning and Management Skills of Key Municipal Property Stakeholders Strengthened							
Major Results and Outcomes							
2.1.1	# of persons trained observed to be using skills gained through training	C	0	162 (M = 154; F = 8) by 2011 412 by 2012 762 by 2013	22 ¹¹	431	453
2.1.2	# of persons trained in key technical land management skills	C	0	196 by 2011 250 by 2012 375 by 2013	M 38 and 0 F	32 M = 27 F = 5	288 (273 M & 15 F)
2.1.3	# of urban development guidelines approved	C	0	1 by 2012 1 by 2013	0	0	0

⁹ Source: SES, p. 64. Note that this figure is based on a sample size of 13,960 across 25 informal settlements in Jalalabad.

¹⁰ The open title software has been installed in municipality; data entry is installed just for testing. And we will have progress in this period

¹¹ A post-training evaluation was conducted for all trained individuals during previous Quarter. Out of 32 trained individual; 22 are using training knowledge into their routine jobs.

Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
Sub-IR 2.2: Urban Formalization and Upgrading Procedures for Informal Settlements Established and Implemented							
Major Results and Outcomes							
2.2.1	# of community upgrade development plans approved	C	0	2 ¹² by 2012 3 ¹³ by 2013	2 ¹⁴	N/A	2
2.2.2	# of informal settlements upgraded	A	0	2 by 2013	N/A	N/A	N/A
2.2.3	Urban Steering Committee re-established and functioning	Y/N	Urban Steering Committee did not exist nor functional	Y by 2011, 2012, and 2013	Y ¹⁵	Y	Y
2.2.4 (F) 4.7.4-5	Number of households who have obtained documented property rights as a result of USG assistance	C	0	1,800 by 2013 M = 1746 F = 54	N/A	N/A	N/A

¹² Two Community Action Plans (CAPs) developed for the informal settlements of Araban and Campoona. This scenario is contingent upon the issuance of a land clearance (*Tasfia*) for the informal settlement of Campoona, rising over government-owned land. Even in the worst case scenario, though, two CAPs are submitted for approval, as two separate action plans must be developed for Araban: one for Araban West, the other for Araban East.

¹³ If MAIL/Arazi eventually issues a land clearance certification (*Tasfia*) for Campoona, the most likely number of CAPs approved by MUDA and Municipality of Jalalabad by end 2013 would be 3. If MAIL/ Arazi does not issue a *Tasfia* for Campoona, an alternative informal settlement must be identified by the end of 2012. If this cannot happen, it is unlikely that a CAP for an additional area can be developed before the end of operational activities for the project.

¹⁴ Two Upgrading plans for Araban West and East have been developed, while for Campoona informal settlement; the possible upgrading plan (for areas, which are clear and don't need the MAIL/Arazi to go for a Land rights identification process) will shortly be developed and shared with local authorities for approval.

¹⁵ Routine meetings are taking place and minutes recorded both for the Committee and the Technical Working Group (TWG); which is responsible to develop the urban upgrading policy. This shows the functionality of both the Committee and the TWG.

<i>Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no</i>							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
Sub-IR 2.3: Private and Public Sector Management of Key Land Management Areas Enhanced							
Major Results and Outcomes							
2.3.1	# of private sector firms and public institutions receiving institutional capacity building training (related to business functions)	A	0	14 by 2011 12 by 2012 14 by 2013	6	0	35 (22 government and 13 private sector)
2.3.2	# of private sector firms/public institutions receiving capacity training in land reform-related programs (technical)	C	0	6 by 2011 6 by 2012 8 by 2013	3	6	16
2.3.3	# of private sector/public sector employees trained in GIS and Land Records for formalization support activities	C	0	31 by 2011 40 by 2012 60 by 2013	9 Male	30 M = 25 F = 5	54 (46 M & 8 F)
2.3.4	# of private sector firms bidding on donor-funded requests for application	C	0	2 by 2012 3 by 2013	0	1	2
2.3.5	# of people employed by private sector partners as a result of project activities	C	0	49 by 2011, 15% above baseline 2012 20% above baseline 2013	0.83	8	53.83
2.3.6	# of people trained in organizational development disaggregated by gender	C	0	32 (M = 28; F = 4) by 2011 330 by 2012 350 by 2013	27 M and 3 F	0	418 (383 M & 35 F)

Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
2.3.7 (F) 4.7.4-6	Number of land governance actors receiving USG-funded training or upgraded facilities/equipment	A	0	180 (150 M & 30 F) by 2011 600 (560 M & 40 F) by 2012 700 (625 M & 75 F) by 2013	74 Male	152 (141 M & 11 F)	816 (770 M & 46 F)
Sub-IR 2.4: Essential Urban Planning Legislation and Regulations Identified, Revised, and Adopted							
Major Results and Outcomes							
2.4.1	Land Management Law (LML) improvements agreed and drafted by government (BizCLIR)	A	LML has multiple gaps (BizCLIR Report)	YES by 2011 6 ¹⁶ by 2012	¹⁷ Achieved	Achieved	Achieved
IR 3: Legal and Procedural Environment for Afghan Land Issues, Especially for Women, Improved							
Major Results and Outcomes							
3.0.1	% increase of surveyed Afghans that report satisfactory land service delivery by the <i>makhzan</i>	A	40% ¹⁸	10% above baseline by 2012 30% above baseline by 2013	¹⁹ 0%	0%	0%

¹⁶ LARA is targeting six key changes in the LML: land clearance, land leasing, land grabbing, penal provisions, legal validity of documents, and LML definitions.

¹⁷ LML with 6 key changes agreed with MAIL by LARA and submitted to MOJ on Dec 18, 2012 for approval process.

¹⁸ This figure represents the baseline conducted in Jalalabad across 25 informal settlements in Jalalabad. Note this percentage comprises respondents who indicated that they were "Very Satisfied" with the *makhzan*. It is important to note that only 18% of the people surveyed were even aware of the *makhzan* services (SES, pp. 74-75). Additional baselines will be conducted at the beginning of the Option Period when the DRACS process is about to start in the other target provinces (up to 11). DRACS will be implemented in coordination with the Harakat Land Records Modernization Project (LRMP). ALCO, the contractor on that project, will be doing the digitization on the ground.

¹⁹ LARA is coordinating the Makhzans' refurbishments and digitization work with a DFID project "HARAKAT". Their procurement process took longer and LARA couldn't install the digitization software "DRACS"; due to which the project team deem it appropriate to conduct the perception survey in mid-2013.

<i>Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no</i>							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
3.0.2	% increase of surveyed Afghans that report satisfactory service delivery by municipality	A	22% ²⁰	10% above baseline by 2012 25% above baseline by 2013	²¹ 0%	0%	0%
3.0.3	% increase in women's inclusion in new deed registrations and leases/Occupancy Certificates ²²	TBD	0%	15% above baseline by 2013	N/A	N/A	N/A
Sub-IR 3.1: Land Registration and Record-Keeping Systems Streamlined							
Major Results and Outcomes							
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 ²³	A	250	15 working days by 2012	²⁴ 0	0	0

²⁰ The survey identified 4 categories as to the level of satisfaction expressed by the sample about municipal services: Very Satisfied: 6%; Almost Satisfied: 16%; Not Satisfied At All: 70%; No Answer: 8%. Combining those who responded "Very Satisfied" and "Almost Satisfied," 22% of residents surveyed between December 2011 and January 2012 expressed some degree of satisfaction.

²¹ The Open title software has been installed, which will increase the efficiency of the Jalalabad Municipality. Besides, the upgrading works in the informal settlements, the Municipality refurbishment took longer due to the need of Tasfia process in the Campoona, which needs a Presidential decree to start the upgrading works and that's why the LARA management deem it appropriate to postpone the perception survey towards mid-2013.

²² The baseline will be determined at the time at the beginning of the Option Period before data collection activities take place in Araban and Campoona.

²³ 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.

²⁴ The DRACS software, which will be installed by LARA in Court Makhzans, took longer as this is being done in coordination with a DFID funded project "HARAKAT". Once installed; 500,000 land property deeds will be digitized, which will reduce the property registration time as targeted.

<i>Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no</i>							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
3.1.2	Reduction in number of land transaction steps from the LRMD implemented to streamline operations ²⁵	A	9	9 by 2012 and 6 by 2013	0	0	0
Sub-IR 3.2: Inheritance Laws Reviewed and Revised to Support Women's Access to Land							
Major Results and Outcomes							
3.2.1	# of proposed improvements in laws and regulations affecting property rights of the urban and rural poor enacted with USG assistance	A	The existing property rights related laws, and its procedures have gaps	1 by 2012 3 by 2013	2 Laws and 4 Regulations	The revised Land Management Law been sent to MoJ	6
Sub-IR 3.3: Awareness of Afghan Property Rights and Formal Transactions Processes Improved							
Major Results and Outcomes							
3.3.1	# of public information campaigns/messages promoting women's rights to land	A	0	1 by 2012 3 by 2013	1	1	6
3.3.2	# of public information campaigns targeting Afghan property rights and procedures	C	0	1 by 2012 3 by 2013	0	1	1

²⁵ Measures are based on the World Bank's Doing Business Registering Property Indicator.

<i>Type code: M = milestone score, C = cumulative through LOP, A = semi-annual & annual target, Y/N = yes/no</i>							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
3.3.3	% of public in targeted areas aware of public information messages related to land management improvements	A	0	20% by 2012 50% by 2013	64%	N/A	64%
3.3.4	# student clubs established	C	0	1 by 2012 3 by 2013	0 ²⁶	0	0

²⁶ The RFP was advertised and the technical review and selection of proposals is underway

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
		# of Afghan Personnel Employed	N/A	45 (35 M & 10 F) by 2011 20 (15 M & 5 F) by 2012	1 F	4 (1 M & 3 F)	77 (60 M & 17 F)
	AE4	# of American Personnel Employed	N/A	6 (5 M & 1 F) by 2011	1	0	20 (13 M & 7 F)
	AE5	# of Local Firms Under Subcontract	N/A	4 by 2011 15 by 2012 25 by 2013	3	4	21
	AE8	# of TCN Personnel Employed	N/A	7 (6 M & 1 F) by 2011	0	3M	21 (14 M & 7 F)
	AE9	\$ Value of Local Procurements (subcontracts, goods, services)	N/A	5,320,000 by 2011 14,939,407 by 2012 11,508,592 by 2013	1,528,791.12	1,305,477	10,601,975.12
	AE10	\$ Value of Non Local Procurements(subcontracts, goods, services)	N/A	1,680,000 by 2011 4,717,708 by 2012 3,634,292 by 2013	1,563,362	1,420,689	13,319,295
	AE11	\$ Value of Procurements(subcontracts, goods, services)	N/A	7,000,000 by 2011 19,657,115 by 2012 15,142,884 by 2013	3,092,153.12	2,726,166	23,921,270.12
	AE12	# of Afghan personnel employed providing security functions	N/A	49 (48 M & 1 F) by 2011	0	1	50 (49 M & 1 F)
	AE13	# of American personnel employed providing security functions	N/A	0	0	0	0 Male
	AE14	# of TCN personnel employed providing security functions	N/A	2 (2 M) by 2011	0	0	4 Male
		\$ Value of All Security Costs	N/A		560,477	\$534,575	2,515,052 (rounded) ²⁷
		\$Value of Local Salaries	N/A		364,344	416,584	3,351,211
		\$ Value of All Afghan Security Staff Salaries	N/A		134,952	145,724	1,098,320 (rounded) ²⁸

²⁷ Includes security and logistics

²⁸ Includes security and logistics

ANNEX B: ACTIVITIES REPORT

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.1	COMPONENT 1: STRENGTHEN LAND TENURE SECURITY THROUGH FORMALIZATION AND UPGRADING OF INFORMAL SETTLEMENT		
2.1.1	Activity 1: Upgrade Informal Settlements		
Task 1.1.1	Assist Stakeholders to Develop Criteria for Informal Settlements Upgrading	100%	Completed
Task 1.1.2	Conduct a Workshop on Informal Settlements Upgrading and Formalization	100%	This workshop conducted in November 2011
Task 1.1.3	Select Informal Settlements	100%	This task is completed on 8th February 2012
Task 1.1.4	Develop a Handbook to Guide Upgrading Work	90%	Sent to communication team for USAID formatting and is looking to resubmit to Anna for finalizing
Task 1.1.5	Conduct Participatory Assessments of Planning and Physical Upgrading Issues in Selected Informal Settlements	95%	CBDR officer will only conduct a single workshop to the community
Task 1.1.6	Develop Phased Community Action Plans of Priority Upgrading Projects and Formalization/Regularization Activities	45%	For Araban settlement
Task 1.1.7	Develop Community Outreach Strategy to Ensure the Smooth Implementation of the Upgrading Works	100%	Undertaken by community mobilizers.
Task 1.1.8	Design, Plan, and Implement Physical Upgrading Works	40%	Design task is completed and implementation has not started yet
Task 1.1.9	Contribute to the Medium- to Long-Term Sustainability of Upgrading Investments	50%	Eng. Kara Metin to design DRAFT Maintenance Plan for both settlements
2.1.2 Activity 2	Urban Planning		
Task 2.1.1	Identify Institutional Stakeholders and Implementing Agencies in the Target Municipality	100%	Completed
Task 2.1.2	Support Appropriate Coordinating Mechanisms among Institutional Stakeholders	70%	Dr. Yohannes Gebremedhin was assigned to submit Draft #2 by the end of his consultancy and the documents are therefore need to be translated and submit to the counterparts LARA needs to attend the coordination meeting in GDMA
Task 2.1.3	Support the Physical Refurbishment of Selected Technical Offices	70%	On-going both in Kabul and Jalalabad.
Task 2.1.4	Create a Jalalabad Urban Profile	90%	Presentation at MUDA, awaiting clearance by USAID before submitting to counterparts

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Task 2.1.5	Organize “Urban Planning Clinics” to Improve Land Use Planning Processes and Outputs	100%	Completed
Task 2.1.6	Undertake Institutional Capacity Building for Urban Planning Activities	80%	World Bank Institute online training on-going
Task 2.1.7	Conduct Participatory Mapping in Secondary Cities	0%	This task needs to be dropped from the Optional period task. Mr Nigel will therefore notify USAID about this
Task 2.1.8	Identify and Incorporate Informal Settlements into GIS-based City Maps and Plans	95%	Qasimabad area map to be digitized
Task 2.1.9	Draft Joint Urban Planning Procedures	100%	To be translated
Task 2.1.10	Draft Urban Development Guidelines	Nearly to completed	Under final review, to be submitted to USAID by the end of April
2.1.3 Activity 3	Deeds Registration		
Task 3.1.1	Assess Supreme Courts and Provincial <i>Makhzan</i> Land Registration System and Recommend Streamlined Procedures	100%	Completed
Task 3.1.2	Expand Implementation of Revised Registration Procedures	100%	Completed
Task 3.1.3	Develop Methodology for Validating Title in Municipalities including Customary Deeds	80%	The model is under development/review
Task 3.1.4	Train Supreme Court and Provincial Court Staff on DRACS	10%	Advanced Users have been trained and the remaining training will be conducted in the future.
Task 3.1.5	Develop Land Valuation Policy, Standards, and Procedures	20%	To be completed in the upcoming quarter.
2.1.4 Activity 4	Formalization of Land/Occupancy Rights Supported by Cadastral Mapping		
4.1.1	Finalize Land Rights Regularization Model Manual	90%	The draft for discussion version of the Manual presented to the stakeholders on 23 April 2013, counterparts to submit comments by the end of August
Task 4.1.2	Conduct Public Information Awareness Campaign about the Mapping Process in Informal Settlements	100%	
Task 4.1.3	Undertake Mapping of Selected Informal Settlements	On going	The process depends on the cadastral survey to be undertake in both selected settlements

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Task 4.1.4	Support Implementation of CDMS and Data Entry Resulting from the Mapping Process	On going	This process depends on the cadastral survey to be undertaken in both selected settlements
Task 4.1.5	Support Implementation of ALRMIS and Data Entry	20%	ALRMIS installed for the two departments of the Arazi; training to be conducted during next quarter.
Task 4.1.6	Provide Institutional and Technical Assistance to AGCHO and Others	On going	
Task 4.1.7	Conduct an Assessment of the Hesare-I-Shahi Industrial Park (HIP) in Jalalabad	100%	Report submitted to USAID in April
2.1.5 Activity 5	Community Participation		
Task 5.1.1	Conduct a MAIL/Arazi Training Needs Assessment for Land Dispute Mechanisms	100%	Completed
Task 5.1.2	Provide dispute resolution training supporting the <i>Tasfia</i> process and public information awareness	15%	Meeting was held with Arazi/MAIL Departments.
Task 5.1.3	Provide Training on CDR Guidelines and On-call Dispute Resolution Services	30%	Technical review of proposals completed in April
Task 5.1.4	Develop Communications Products	40%	In process
2.2	COMPONENT 2: LEGAL FRAMEWORK		
2.2.1 Activity 6	Legal Framework		
Task 6.1.1	Identify Amendments to the Laws Enabling Land Transactions and Efficient Land Registration	Land management Law %100. Law on AGCHO and Cadaster %95	Land Management Law (LML) was submitted to Ministry of Justice (MOJ) for approval. Currently it is under review by MoJ. Chapter one and two are completed, chapter three is still being reviewed. Law on AGCHO and Cadastre has been improved and officially submitted to AGCHO on 27 March for further review and inputs. It will be given a final review and then submitted to the MoJ.
Task 6.1.2	Focus on Land Law and Gender Rights	%0	To be continued during next quarter.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
2.2.2 Activity 7	Regulations	%95	AGCHO Regulation 1982 Official Gazette 517 - Attachment No 1 1982 Official Gazette 525 - Amendment of Attachment No1 2006 Official Gazette 911 - Attachment No 2 (SDI) 2010 Official Gazette 1026 All of the above regulations have improved and incorporated into a comprehensive AGCHO law.
Task 7.1.1	Organize Legal Clinics Aimed at Reviewing Urban Planning Legislation	100%	Completed
2.2.3 Activity 10	Gender22		
Task 10.1	Provide STTA Support to Direct USAID-funded Women's Inheritance and Property Rights Conferences in Afghanistan	40% in progress	
Task 10.2	Establish Student Clubs in Kabul and Jalalabad Schools and Universities	70% In implementation stage	
Task 10.3	Conduct Women's Advocacy Training and Support	55% On going	WLRTF training completed in April
Task 10.4	Provide Additional Support for MAIL/Arazi on Gender Issues		Gender Assessment completed, gender training for MAIL/Arazi staff in the planning phase
2.3	COMPONENT 3: CAPACITY BUILDING		
2.3.1 Activity 8	Institutional & Private Sector Strengthening		
Task 8.1	Review of Technical and Non-Technical Processes	65%	MUDA capacity building needs assessment and most of the trainings are completed
	Technical training GIS courses	100%	This activity was implemented in 3 iterations in Kabul – Jalalabad (Kabul completed)
	Land use and environmental planning	0%	Activity pending with Component 1. Capacity building team will provide its logistical support as requested
	Land policy development including valuation	20%	STTA will commence work in Arazi on this at the end of May
	Land law courses	80%	5 out of 7 iterations completed (as of April)
	Land record management	20%	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
	Training course in proposal development and contract management refined	20%	Under planning
	Ongoing training for LARA partners	0%	TBD
Task 8.2	Provide Assistance to USAID's On-Budget Support to MAIL/Arazi	0%	Cancelled by USAID
	Embed LARA support staff in MAIL/Arazi	0%	Cancelled by USAID
	Procurement training	100%	Completed
2.3.2 ACTIVITY 9	IT SYSTEM NEEDS FOR COUNTERPARTS		
Task 9.1	Install and Support Land Administration IT Needs	50%	The equipment has been purchased; installation to follow
Sub task	Supreme Court and Provincial <i>Makhzan</i> Deeds Registry Archive Conversion System (DRACS)	60%	
	Undertake diagnostic	60%	
	Conduct <i>makhzan</i> customer needs assessment	70%	
	Deliver IT equipment	80%	Installation to follow
	Install DRACS	70%	
	Import Harakat LTERA legacy data	50%	
	Train <i>makhzan</i> staff on DRACS	40%	
	Procure and deliver IT equipment	80%	
	Install ALRMIS at MAIL/Arazi	70%	
	Configure ALRMIS workflow, audit trails, and Dari language support	60%	
	Integrate ALRMIS with CDMS	50%	
	ALRMIS test configuration made necessary adjustments	30%	
	Provide technical training to MAIL/Arazi staff	20%	
	Procure and deliver CDMS IT equipment	80%	
	Install CDMS at AGCHO Cadastral Survey Department	20%	
	Configure CDMS workflow, audit trails, and Dari language support	30%	
	Integrate CDMS with ALRMIS	50%	
	CDMS test configuration make necessary adjustments	50%	
	Provide technical training to CDMS staff	20%	

ANNEX C: NEXT QUARTER EVENTS PLANNER

**USAID Land Reform in Afghanistan (LARA Project)
Summary
Events Plan April-June 2013**

Month	Week 1	Week 2	Week 3	Week 4
April	Conducting Technical Training for MAIL/Arazi officials in at Herat.	Conducting Technical Training for MAIL/Arazi officials in at Balkh.	Conducting Technical Training for Arazi officials in at Kunduz.	Conducting Technical Training for MAIL/Arazi officials in Nangarhar.
May	Working with MAIL/Arazi on incorporation of the collected comments from 7 zones into the newly developed procedure (land lease).	Preparation and conducting the technical training for MAIL/Arazi in Kandahar region.	Preparation and conducting the technical training for MAIL/Arazi in Kabul region.	Preparation and conducting the technical training for MAIL/Arazi in Kabul region.
June	Incorporation of the collected inputs and comments from different entities and individuals on AGCHO and Cadaster Legislations and its finalization for Ministry of Justice. Defend of Land Management Law at MoJ will be an on-going effort time to time, during this quarter at MoJ.	Incorporation of the collected inputs and comments from different entities and individuals on AGCHO and Cadaster Legislations and its finalization for Ministry of Justice. Defend of Land Management Law at MoJ will be an on-going effort time to time, during this quarter at MoJ.	Incorporation of the collected inputs and comments from different entities and individuals on AGCHO and Cadaster Legislations and its finalization for Ministry of Justice. Defend of Land Management Law at MoJ will be an on-going effort time to time, during this quarter at MoJ.	Incorporation of the collected inputs and comments from different entities and individuals on AGCHO and Cadaster Legislations and its finalization for Ministry of Justice. Defend of Land Management Law at MoJ will be an on-going effort time to time, during this quarter at MoJ.

**USAID Land Reform in Afghanistan (LARA Project)
Summary Events Plan April - June, 2013**

Month	Week 1	Week 2	Week 3	Week 4
April	<ul style="list-style-type: none"> To conduct LML ToT in Kabul for 29 Arazi staff Arranging pre- training Preparation for Arazi LML Training in Herat 	<ul style="list-style-type: none"> To conduct LML training for 78 Arazi staff in Herat Preparation for Arazi LML Training in Mazar 	<ul style="list-style-type: none"> To conduct LML training for 89 Arazi staff in Mazar Preparation for Arazi LML Training in Kunduz 	<ul style="list-style-type: none"> To conduct LML training for 93 Arazi staff in Kunduz Preparation for Arazi LML Training in Jalalabad
May	<ul style="list-style-type: none"> To conduct LML training for 89 Arazi staff in Jalalabad Preparation for Arazi LML Training in Kandahar 	<ul style="list-style-type: none"> To conduct LML training for 56 Arazi staff in Kandahar Preparation for Arazi LML Training in central region/Kabul 	<ul style="list-style-type: none"> To conduct LML training for 113 Arazi staff in central region/Kabul and Arazi LML Conclusion of Arazi LML training Develop materials for proposal writing training 	<ul style="list-style-type: none"> Develop materials for proposal writing training Develop materials for contractual management training Develop materials for compliance training
June	<ul style="list-style-type: none"> Develop materials for proposal writing training Develop materials for contractual management training Develop materials for compliance training 	<ul style="list-style-type: none"> Develop materials for proposal writing training Develop materials for contractual management training Develop materials for compliance training 	<ul style="list-style-type: none"> To conduct proposal writing training for 15 public and private sector staff 	<ul style="list-style-type: none"> To conduct proposal writing training for 15 public and private sector staff

Gender Section Event Planner

USAID Land Reform in Afghanistan (LARA Project) Summary Events Plan April- June 2013				
Month	Week 1	Week 2	Week 3	Week 4
April	Conducting Roundtable on Women Land and Inheritance Rights in Campoona area of Nangarhar Province.	Coordination with MAIL/Arazi on gender support	Preparation work to conduct Advocacy training for Women Land and Inheritance Rights' Task Force.	Conduct Advocacy Training for Women Land and Inheritance Rights Task Force.
May	Preparation work for Gender Training for MAIL/Arazi Staff.	Preparation work to conduct Inheritance Rights Training for Women Land and Inheritance Rights Task Force.	Conducting roundtable on Women Land and Inheritance Rights in DoWA of Nangarhar Province.	Conduct Inheritance Rights Training for WLRTF Follow up on Students' Club on Women Land and Inheritance Rights
June	Follow-up work on Gender Training for MAIL/Arazi staff.	Conducting Gender Training for MAIL/Arazi Staff. Starting implementation of Students' Club	Meeting with WLRTF members Conducting Gender Training for MAIL/Arazi Staff. Ongoing work with implementation of Students' Club	Conducting gender training for MAIL/Arazi staff. Ongoing work with implementation of Students' Club

CBDR's Upcoming Activities

USAID Land Reform in Afghanistan (LARA Project) Summary Events Plan April - June 2013				
Month	Week 1	Week 2	Week 3	Week 4
April		Discussion session was held regarding blocked road in Jalalabad	Three meetings were held with heads of Tasfia, Dispute resolution, Research and policy department of MAIL/Arazi regarding CBDR manual training.	CBDR team review Land dispute resolution procedure and send it back to Arazi/MAIL with their comments
May	Develop CBDR training manual	Develop CBDR training manual	CBDR training manual review by LARA legal and capacity building components	CBDR training manual review by Arazi/MAIL.
June	Finalizing of the CBDR training Manual	Pre planning of the training on CBDR training manual	Conducting CBDR manual training	Conducting CBDR manual training

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