



USAID | **RWANDA**
FROM THE AMERICAN PEOPLE

REPORT: LAND PROJECT

**ANNUAL PROGRESS REPORT
MAY 17, 2012 – JUNE 30, 2013**

CONTRACT NUMBER: 696-C-12-00002

July 2013

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**Contract No. AID-696-C12-00002
Submitted by Anna Knox, Chief of Party
July 31, 2013**

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ACRONYMS

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| ASWG | Agricultural Sector Working Group |
| AVP | Alternatives to Violence Project |
| BAFO | Best and Final Offer |
| CARE | Cooperative for Assistance and Relief Everywhere |
| CCM | Center for Conflict Management (at NUR) |
| CIP-LUC | Land Use Consolidation Component of the Crop Intensification Program |
| CLADHO | Collective of Leagues and Associations for the Defense of Human Rights |
| CNLG | National Commission for the Fight Against the Genocide |
| COP | Chief of Party |
| COPORWA | Community of Potters of Rwanda |
| COR | Contracting Officer's Representative |
| CSO | Civil Society Organization |
| DDI | Development Dynamics International |
| DDG | Deputy Director General |
| DG | Democracy and Governance |
| FAO | Food and Agriculture Organization |
| FHH | Female Headed Households |
| GMO | Gender Monitoring Office |
| GOR | Government of Rwanda |
| IGCP | International Gorilla Conservation Programme |
| IIL | Integrated Improved Livelihoods |
| ILPD | Institute of Legal Practice and Development |
| INES | Ruhengeri Institute of Higher Education |
| INGO | International Non-Governmental Organization |
| IPAR | Institute of Policy Analysis and Research |
| IRD | Institute of Research and Dialogue for Peace |
| IRPV | Institute of Real Property Valuers |
| JRLOS | Justice, Reconciliation, Law and Order Sector |
| KBA | Kigali Bar Association |
| KIE | Kigali Institute of Education |
| LAF | Legal Aid Forum |
| LGAF | Land Governance Assessment Framework |
| LTWG | Land Thematic Working Group |
| MAJ | <i>Maison d'Accès à la Justice</i> |
| MHH | Male Head of Households |
| MIGEPF | Ministry of Gender and Family Protection |
| MINAGRI | Ministry of Agriculture and Animal Resources |
| MINECOFIN | Ministry of Finance and Economic Planning |
| MINIJUST | Ministry of Justice |
| MININFRA | Ministry of Infrastructure |
| MINIRENA | Ministry of Natural Resources |
| MOU | Memorandum of Understanding |
| MP | Members of Parliament |
| NGO | Non-Governmental Organization |
| NISR | National Institute of Statistics and Research |
| NLRA | National Land Research Agenda |

| | |
|---------|---|
| NORC | National Opinions Research Council |
| NUR | National University of Rwanda |
| NUR DPD | National University Directorate of Planning and Development |
| NWC | National Women's Council |
| ORINFOR | Rwanda Information Office |
| OSC | Overseas Strategic Consulting |
| PMP | Performance Monitoring Plan |
| POC | Point of Contact |
| PSTA | Strategic Plan for Transformation of Agriculture |
| RAB | Rwanda Agriculture Board |
| RALGA | Rwanda Association of Local Government Authorities |
| REMA | Rwanda Environmental Management Authority |
| RFP | Request for Proposal |
| RHA | Rwanda Housing Authority |
| RHEPI | Rwandese Health Environment Protection Initiative |
| RISD | Rwanda Institute for Sustainable Development |
| RNRA | Rwanda Natural Resources Authority |
| RWA | Rwanda Women Network |
| SAF | Special Activities Fund |
| TFP | Total Factor Productivity |
| THA | Thousand Hills Associates |
| THIGJ | The Hague Institute for Global Justice |
| TNT | The New Times |
| TOR | Terms of Reference |
| UNDP | United Nations Development Programme |
| UNECA | United Nations Economic Commission for Africa |
| USAID | United States Agency for International Development |
| USF | University of San Francisco |
| USFCA | University of San Francisco, California |
| USG | United States Government |

EXECUTIVE SUMMARY

The LAND Project contributes to Rwanda's enduring peace and prosperity by strengthening the resilience of its citizens, communities, and institutions and their ability to adapt to land-related economic, environmental, and social changes.

This overarching goal of the project is supported by efforts to assist the Government of Rwanda (GOR), civil society and local communities to achieve two major objectives:

1. *Increased capacity of local Rwandan institutions to generate high quality evidence-based research on land related issues and GOR laws and policies (i.e. crop intensification, land inheritance, rural/urban migration).*
2. *Increased understanding of land laws, policies, regulations, and legal judgments on land-related issues by GOR officials, local civil society organizations, research institutes and citizens.*

The LAND Project made substantial progress in fulfilling these two objectives during its first year of operations. Efforts to strengthen the capacity of Rwandan institutions to generate high quality, evidence-based research on land began with the project hosting the first National Land Research Agenda (NLRA) workshop. Together GOR and research, civil society, and donor partners with an interest in land issues identified three land-related research themes that the LAND Project would support during its first year:

1. Examination of the Inheritance and Succession Law and its Practice in relation to Land Rights: A Gender Perspective;
2. Assessment of the Socio-economic and Environmental Impacts of the Land Use Consolidation Component of the Crop Intensification Program in Rwanda; and
3. Land Market Values, Urban Land Policies, and their Impacts in Urban Centers of Rwanda.

Through a rigorous competitive process designed by the LAND Project, three partners were selected to undertake research on these themes: the National University of Rwanda's Directorate of Planning and Development (NUR DPD), the NUR Faculty of Law, and the Institute for Higher Education, Ruhengeri (INES). Subcontracts with all three research partners were fully executed in Quarters 3 and 4. Each partner has initiated activities and produced deliverables with the support of international research institutions to lend capacity building support. The research partners have also benefited from the support of three graduate students from the University of San Francisco's (USF) Department of Economics. LAND Project staff have also devoted considerable time to working with partners to augment their research capacity.

The LAND Project was also successful in enhancing understanding of the legal framework governing land in Rwanda, its second objective. Partnering with Haguruka, a civil society organization renowned for advocating for the rights of women and children, the LAND Project delivered an innovative training course to defense lawyers and other legal aid providers on the land rights of women and other

vulnerable groups. The five day course attracted 36 participants and employed multiple interactive learning methods, including a two day moot court session that allowed participants to exercise legal research and advocacy skills.

Other important achievements of the LAND Project during Year 1 were:

- Completion of three assessments to gather knowledge on stakeholder capacities and priorities and inform project activities, including: 1) the Research Capabilities Assessment to gauge the level of experience and skills possessed by research entities and civil society organizations (CSOs) to conduct high quality, evidence-based research, 2) the Communications and Advocacy Assessment to enable the project to better understand the range and types of land-related communications and advocacy initiatives being undertaken in Rwanda, as well as to guide the project on potential avenues of support that would enable these to be more impactful, and 3) the *Abunzi* Capacity Assessment to identify the capacity building needs of the *Abunzi* and to map the landscape of capacity building efforts by different government and non-governmental organization (NGO) partners directed to *Abunzi*;
- Design and launch of the Rwanda Land website (www.rwandaland.org) in English and Kinyarwanda that provides comprehensive information on land matters in Rwanda, including land-related research, land legislation, land events in Rwanda and the region, and news on land issues;
- Preparation and release of three quarterly newsletters, with a fourth newsletter scheduled for release in early July 2013;
- Completion of a review on of the legal framework governing gender and land rights in Rwanda as well as a gender and land literature review and data collection instruments that will be used undertake field research for a comprehensive Gender and Land Assessment;
- Participation by LAND Project staff in several land-related forums during Year 1 in order to stay apprised of key issues arising in the land and justice sectors and to nurture relationships within the stakeholder community;
- Implementation of the Performance Monitoring Plan (PMP), including quarterly reporting on seven output indicators and collection of baseline data for four outcome indicators using scorecard instruments developed by the project.

The project also faced a number of implementation challenges emanating from disparate visions by USAID and the project's two GOR counterparts about the nature of project support. These led to difficulties in formulating a tripartite Memorandum of Understanding (MOU) that would satisfy a mutual set of priorities which could be accomplished within the project's budget parameters. By the end of Year 1, significant progress had been made in the MOU negotiations, though final agreement had not been reached. From the project's perspective, until this collaboration is secured, it will be difficult to assess the GOR's capacity to assume leadership of the project in the future.

The project presented mixed results in meeting PMP output targets, delivering most strongly on outputs associated with training, production of high quality research products, and forum engagement. Areas of underperformance mainly reflected constraints posed by the MOU negotiations and time needed to finalize selection of the research awards. While the project gathered baseline information for four of its outcome indicators, three indicators remain unpopulated awaiting GOR support for carrying out surveys to collect the data.

Given the current status of the USAID-Ministry MOU for the project, it is difficult to predict the precise scope of activities that will unfold during Year 2. If the MOU is finalized and signed, the project can expect to engage our GOR partners along with other stakeholders in the Year 2 work planning meetings. There are also certain partially implemented Year 1 activities that we hope to resume once GOR collaboration is secured.

SECTION 1: YEAR 1 TARGETS AND RESULTS

This section presents progress by the LAND Project in achieving Year 1 work plan target milestones against actual progress in the first year. It also reports on achieved outputs against target indicators established in the project PMP and presents baseline data collected on outcome indicators. Consistent with Section F2(i) of the project contract, a detailed summary of technical and operational progress and results for Year 1 is contained in the LAND Project fourth quarterly report.

A. Year 1 Work Plan

Work planning meetings were held in July 2012 and attended by 13 partners from the GOR, CSOs, research institutions, and international non-governmental organizations (INGOs). The meeting attracted excellent participation and collaboration that included the project's two principal GOR counterparts, the Rwanda Natural Resources Authority (RNRA) and the Ministry of Justice (MINIJUST). The format of the meetings incorporated participatory small group methods, individual meetings with stakeholders, along with vetting of activities, timeline, proposed partners, and milestones on the final day. Additional activities and outputs proposed by the RNRA that were not foreseen in the contract deliverables were folded into the Year 1 work plan, which was then shared with the project's GOR counterparts and presented at USAID for input. Input received from USAID and the GOR was incorporated into the final work plan.

Table 1 summarizes the planned activities and target milestones from the Year 1 work plan, as well as the percent of milestones achieved. In total, the LAND Project achieved 54% of its work plan milestone targets *without* considering additional core outputs and achievements associated with several activities that went beyond the established milestones. In such cases, the table indicates ">100%" as the measure of achievement.

Table 1: Year 1 Work Plan Activities, Target Milestones, and Milestones Reached

1. Strengthening Land Policy Research, Communications, and Advocacy Capacity

| Tasks | Target Year 1 Milestones | Year 1 Milestones Achieved | Approximate % Achieved |
|--|--|---|-------------------------------|
| Map land sector partners – what they do, where, how much. Identify land research capacity needs of local Rwandan partners. Use assessment to inform competitive mechanism for policy research capacity building and other capacity development actions. | Report identifying land sector partners and their capacity to produce evidence-based policy research on land. Presentation of findings at SAF bidders conference. | Report completed, approved by USAID and disseminated to land stakeholder community. Findings presented at NLRA workshop. Policy brief on findings drafted and disseminated. | >100% |
| Strengthen coordination and elicit land-related research priorities of RNRA, MINIRENA and MINIJUST via quarterly meetings. | List of GOR partner research priorities compiled by project. | Research priorities of GOR partners as well as those of civil society and research community partners assembled in preparation for NLRA workshop. First quarterly meeting held with project's main GOR counterparts. | >100% |
| Identify existing good quality, policy-relevant research for development of two policy briefs and for presentation at NLRA workshop. | Report identifying existing high quality, evidence-based research on land and justification – that matches policy priorities -- for selection. Partnerships formed to provide technical support to researchers to produce policy briefs. 2 policy briefs produced. Presentation and dissemination of policy briefs at NLRA workshop. | Two presentations on existing independent research on land delivered at NLRA workshop. Presentation on urban land use was accompanied by a policy brief. One presentation on the findings of three assessments conducted by the LAND Project: 1) <i>Abunzi</i> Capacity, 2) Land Research Capabilities, and 3) Communications and Advocacy for Land delivered at NLRA workshop, together with three briefs highlighting findings of | 100% |

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|--|--|---|-------|
| | | each. | |
| Deliver first annual NLRA workshop. Identify next steps and action plans by participant institutions. | Workshop held and research priorities identified. | First annual workshop held in September 2012. Three research priorities identified for LAND Project support. | 100% |
| Carry out an assessment of communications and advocacy capacity of partners combined with mapping public awareness raising efforts on land law and rights and an assessment of how Rwandan citizens receive information most effectively. Findings used to inform capacity needs of partners bidding for SAF support. | Report submitted. Presentation of findings at SAF bidders conference. | Final Communications and Policy Advocacy report approved and disseminated to key stakeholders. Findings presented at NLRA workshop. Policy brief on findings drafted and disseminated. | >100% |
| Establish competitive mechanism to support generation of policy research, policy advocacy and research and advocacy capacity building. | Criteria for evaluation and review panel identified. 3-4 bids released. Bidders conference held to explain mechanism and provide guidance for prospective bidders. | Proposal evaluation criteria established. Review panel members identified and secured. Three RFPs published. Bidders conference held to explain mechanism and provide guidance to bidders. | 100% |
| Support research via competitive grants/subcontracts | Awardees selected by review panel. | Three offerors selected to do | 30% |

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| <p>(SAF), specifically:</p> <ul style="list-style-type: none"> • One vulnerability/resilience assessment; • Development of at least one policy brief based on the findings of the vulnerability assessment and/or the adaptive approach research; • Sustained technical assistance to at least one CSO, one research institute and one university per year to strengthen research capacity and partnership with international research organizations; • Formation of at least two partnerships between foreign research institutes and Rwandan partners via competitive subcontracts, which may include participation in regional conferences and/or exchange programs; • Sustained technical assistance to at least one CSO, one research institute and one university per year to monitor land-related policy implementation using adaptive approaches, resulting in 3 studies per year; • Development and strategic dissemination of at least three research reports per year that draw on adaptive management approaches to monitor land-related policy implementation; and • Technical assistance to improve the policy advocacy capacity of at least one CSO, one research institute, and one university per year – drawing on high quality research. | <p>First quarterly reports from awardees received. 3 forums held to present (early) findings to policy-makers and other stakeholders, and policy implications. Draft report on findings from vulnerability/resilience assessment 2 draft research reports. 1 final research report assessing outcomes of land-related policy implementation. Draft policy brief produced from one of the above studies.</p> | <p>research on each of three themes selected by land sector stakeholders. Two multi-stakeholder forums held, one hosted by NUR DPD and the other by INES, to present research approach and elicit stakeholder feedback.</p> | |
| <p>Map existing sources of information for creating a database on land disputes, identify target audience, how it will be populated, infrastructure needs and potential (long-term) hosts and maintenance strategy, including links to the Legal Information Portal.</p> | <p>Draft report prepared. Presentation of findings delivered at brownbag or other forum.</p> | | <p>0%</p> |

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| <p>Host meetings – whether brown bag or via existing forums – to serve as venues for the GOR and other partners to receive and discuss land-related research findings and their policy implications, and identify appropriate strategies and action plans for piloting policy recommendations and for policy reform.</p> | <p>LAND-related policy research presented in two forums.</p> | <p>Existing land-related research presented at NLRA workshop to GOR, CSOs, research institutions, INGOs and donor community. Two forums held for research partners to present inception reports and elicit input from stakeholders.</p> | <p>>100%</p> |
| <p>Provide capacity building support to the RNRA, MINIRENA, select District Land Bureaus, and other GOR partners to be able to establish criteria for policy research, evaluate the quality of research, and ultimately value and use policy research findings to inform development and amendment of land policy.</p> | <p>3 day course targeting GOR partner completed.</p> | | <p>0%</p> |
| <p>Initiate a gender analysis of land-related law and implementation of policy and law in Rwanda, including analysis of vulnerabilities related to gender, customary vs. statutory tenure affecting gendered land rights, extent of application of customary and statutory law by dispute resolution bodies.</p> | <p>International gender experts and Haguruka staff identified to carry out assessment. Legal analysis completed.</p> | <p>International gender expert identified and recruited to lead social science component. Institute of Policy Analysis and Research (IPAR) staff (not Haguruka) identified to engage in field research component. Literature review and data collection instruments developed. Legal component of the Gender and Land Assessment completed and submitted.</p> | <p>>100%</p> |
| <p>Develop a proposal framing collaboration between a local university, the Gender Monitoring Office (GMO) and an international university in support of strengthening research on land rights issues facing women and other vulnerable groups.</p> | <p>Local and international university partners identified. Draft proposal developed.</p> | <p>Meetings held and communications exchanged with two Rwandan universities – the Center for Conflict Management at the National University of Rwanda (CCM-NUR) and the Kigali Institute of Education (KIE) -- to elicit concept notes framing</p> | <p>50%</p> |

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| | | desired gender and land research capacity building support. Discussions with Development Dynamics International (DDI) regarding the potential for institutional collaboration to support the building of research capacities on gender and land for both DDI and their partners ProFemme Twese Hamwe and the University of Eastern Africa. Initial contact made with prospective international partners, including USF, the University of Wisconsin, The Hague Institute for International Research, and International Institute for Food Policy Research. | |
| Assess potential for NUR's Rwanda Law Journal to host a thematic issue on land to serve as a dissemination outlet for high quality land-related research (including that supported by the project and otherwise). | Decision by NUR secured as to whether will publish special issue on land. Potential articles for special issue identified. | | 0% |
| Work with GOR partners to identify policy recommendations for piloting and monitoring. | Potential recommendations for piloting identified. | | 0% |

2. Strengthening Coordination and Planning

| Tasks | Target Year 1 Milestones | Year 1 Milestones Achieved | Approximate % Achieved |
|--|--|---|-------------------------------|
| Enhance coordination between GOR partners, research entities, and civil society organizations via participation in existing forums (e.g. LTWG; LandNet, JRLOS Forum, agricultural forums, environmental | LAND Project participation in at least four forums, providing ideas and suggestions for enhanced coordination. | Participation by the project in: - Land Thematic Working Group (LTWG) chaired by RNRA; - Justice, Reconciliation, Law and | >100% |

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| forums). | Memo articulating proposals for enhancing participation and coordination in different forums. | Order Sector (JRLOS) forum; - Agricultural Sector Working Group (ASWG); - Abunzi capacity building forum; - Land Governance Assessment Framework (LGAF), hosted by the World Bank; - Strategic Plan for Transformation of Agriculture (PSTA) III forum, hosted by the Ministry of Agriculture (MINAGRI); - NUR Annual Research Conference; - Land Valuation Workshop; - Ministry of Natural Resources (MINIRENA)-organized workshop for NGOs in natural resources sector; - Parliamentary debates on the Land Bill to replace the Organic Land Law; - Conference on People Land Imbalances in Dar es Salaam, Tanzania; - Advisory committee for the international conference, Cracking the Nut: Improving Rural Livelihoods and Food Security, organized by the USAID Integrated Improved Livelihoods (IIL) Project. | |
| Host forum bringing together MINIJUST, MINIRENA, RNRA, MINALOC, Ombudsman to identify the different dispute claims each is receiving and to streamline process for managing these claims. | Proposed process for streamlining claims drafted based on forum member discussions. | | 0% |

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| Identify host for a blog (linked to portal) to share policy-relevant research. | Blog host identified | <i>Given the lack of demand for a blog, this activity was substituted with the creation of a research collaboration space linked to the Rwanda Land website. Collaboration space successfully developed and launched.</i> | 100% |
| Initiate research on existing coordination mechanisms among MINIJUST, Supreme Court, Parliament and civil society and clarify the role of the LDSS in and role of LDSS in supporting coordination. | Proposal for research methodology developed. | | 0% |

3. Public Awareness Raising

| Tasks | Target Year 1 Milestones | Year 1 Milestones Achieved | Approximate % Achieved |
|--|--|--|-------------------------------|
| Map existing public awareness raising efforts on land law and rights, assessing how people get their information (reviewing DHS and other studies) and roles of different local actors. Engage in consultations with key civil society informants and via community meetings that will also provide a venue for discussing land-related research and articulating possible action plans. Use assessment to devise strategies for effective communications and outreach, drawing on domestic and international best practices. | At least two community discussions held. Report submitted. Presentation of findings at SAF bidders conference. | Final Communications and Policy Advocacy report approved and disseminated to key stakeholders. Findings presented at NLRA workshop. Policy brief on findings drafted and disseminated. | 65% |
| Produce a quarterly newsletter on the LAND Project, including updates on project activities, events, research supported, announcement of competitive mechanism bids, summary of research findings, capacity building events, etc. Two pager, distributed to partners via email. Also, publish on portal when established. | Two quarterly newsletters produced and disseminated. | Three quarterly newsletters released and articles for fourth quarterly newsletter drafted. | >100% |
| Create a working group around public awareness and | At least two working group | | 0% |

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| <p>facilitate coordination of public awareness raising approaches by partners, identifying effective media and channels and promoting synergies/consistent messages.</p> | <p>meetings held. Best practices and lessons learned in public awareness raising on land shared. Strategy produced by working group on how to enhance coordination and effectiveness of public awareness raising approaches around land rights.</p> | | |
| <p>Provide TA to RNRA on public awareness raising priorities (e.g. communicating benefits, law and procedures for registering land transactions), drawing on established effective practices.</p> | <p>Draft communications strategy for developed and ready for piloting.</p> | | 0% |
| <p>Begin developing a portal to enhance research capacity building and communications, as well as publicize project supported policy relevant research. Link blog to portal.</p> | <p>Feasibility study, proposal for portal design, and detailed action plan for initiating and sustaining portal. Beta version of portal developed.</p> | <p>Feasibility study undertaken in connection with Communications and Advocacy Assessment. Proposal and terms of reference (TOR) for website creation developed and incorporated into RFP to elicit bidders. Action plan developed and integrated into contract of website developer. English and Kinyarwanda version of the website fully developed, launched, and communicated to stakeholders. Research collaboration space on website developed.</p> | >100% |
| <p>Issue competitive bid to subcontract a local organizations to deliver public awareness, potentially to highlight key changes introduced by the new Land Law and research on the implications of its implementation.</p> | <p>Request for proposals released. Local organization selected to provide public awareness on timely land-related issue, policy, law and associated research findings.</p> | | 0% |

4. Other Capacity Building (*Abunzi*, legal aid providers)

| Tasks | Target Year 1 Milestones | Year 1 Milestones Achieved | Approximate % Achieved |
|---|--|--|------------------------|
| <i>ABUNZI</i> | | | |
| Assess capacity needs of <i>Abunzi</i>, map existing <i>Abunzi</i> capacity building efforts and identify strategy for coordination of <i>Abunzi</i> capacity building. Hold at least three community discussions as part of the assessment to gather information on <i>Abunzi</i> capacity and solicit recommendations. | Presentation of findings at NLRA workshop for validation. Final report. | Findings delivered at NLRA workshop via presentation and briefing. Final report approved and disseminated to <i>Abunzi</i> capacity building partners. Two maps of <i>Abunzi</i> capacity building efforts created and disseminated to <i>Abunzi</i> capacity building partners for input. | >100% |
| Draw on <i>abunzi</i> capacity gaps and assets identified by assessment, identify capacity building partners and work with partners to identify funding resources to support <i>abunzi</i> capacity and capacity building work of partners. | Meeting bringing together donors and capacity building partners held to highlight funding needs for <i>Abunzi</i> capacity building. | | 0% |
| Support development of a draft annual capacity building plan for <i>Abunzi</i>. | Draft annual capacity building plan developed. | | 0% |
| Develop a plan to strengthen the capacity of MAJ to sustain <i>Abunzi</i> training. | Draft annual capacity building plan for MAJ TOT developed as part of overarching draft annual plan for <i>Abunzi</i> capacity building. | | 0% |
| Provide training of trainers to members of the <i>Abunzi</i> Secretariat, MAJ, and the ILPD to equip them with the capacity to undertake rigorous training of cell and sector level <i>Abunzi</i> on land related issues. | Training of Trainers materials produced or adapted from existing materials. Workshop held. Conclusions of workshop and action plan for next steps drafted. | Training of trainers' curriculum developed. <i>Abunzi</i> training handbook drafted and translated to English. | 30% |
| <i>LEGAL AID PROVIDERS</i> | | | |
| Work with reps from the Kigali Bar Association (KBA), the Legal Aid Forum (LAF), Haguruka and the | Report summarizing land-related cases prepared. | Research conducted on land-related cases. | 100% |

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| Supreme Court to identify urgent land-related cases for treating during Legal Aid Week. | | Concept note/report developed to make case for featuring land as a core theme for Legal Aid Week. | |
| Work with LAF, KBA and MINIJUST to feature land as key theme during Legal Aid Week and to encourage pro-bono legal assistance for land cases presented during Legal Aid Week. | Meetings held with partners to advocate for land theme during Legal Aid week using report on urgent land-related cases. | | 0% |
| Provide logistic support (transport, per diem) to pro bono legal aid providers working in remote areas to represent vulnerable clients during Legal Aid week. | 10 legal aid providers supported to assist vulnerable clients during Legal Aid week. | | 0% |
| Work with Haguruka to train legal aid providers and defense lawyers on the legal framework governing land with a focus on land rights of vulnerable groups, including women and children. | Training workshop delivered. | Training workshop for 36 defense lawyers delivered, including interactive moot court sessions to enable participants to exercise legal research and advocacy skills on prototype gender and land cases. | 100% |
| Leverage training workshop by Haguruka to conduct an assessment of legal aid providers' capacity to use research findings to improve the quality of their services and advocacy efforts. | Assessment completed and disseminated to legal aid community via LAF and KBA. | Legal Research Capacity Assessment finalized, submitted, and disseminated to LAF, KBA, and other stakeholders. | 100% |

Implementation Successes. Following work planning meetings, the project launched on a strong footing and with substantial partner support. Weekly meetings were held with the deputy director general (DDG) of RNRA, our designated point of contact (POC) on the RNRA side, while we were in frequent contact with the *Abunzi* Secretariat at MINIJUST as we embarked on the *Abunzi* Capacity Assessment led by Jean Marie Kamatali and assembled a forum of *Abunzi* capacity building partners.

Initial achievements of the project centered on three important capacity assessments designed to help inform the project's capacity building approach: the *Abunzi* Capacity Assessment, the Research Capabilities Assessment, and the Communications and Advocacy Assessment.

Drawing on a review of prior studies undertaken on the *Abunzi*, as well as interviews with local authorities, organizations involved in the training of *Abunzi*, the *Maison d'Access a la Justice* (MAJ), the *Abunzi* Secretariat, and *Abunzi* members from five districts, the ***Abunzi* Capacity Assessment** indicates that *Abunzi* often are not clear about their mandate and engage in adjudication of disputes rather than mediation. They also tend to have a poor understanding of the legal framework and lack critical infrastructure, materials, incentives, and coordination to properly carry out their work. The report outlines a roadmap to address *Abunzi* capacity challenges that seeks to build on existing experience and training materials developed by *Abunzi* capacity building providers. This approach includes: 1) developing a curriculum and materials for *Abunzi* training, 2) elaborating an inclusive and comprehensive plan for training *Abunzi* and training their trainers, 3) designing and delivering a training of trainers course, and 4) implementation of the plan for training *Abunzi*.

Between July and September 2012, our subcontractor NORC led a **Research Capabilities Assessment** to evaluate the research competencies of Rwandan organizations that have demonstrated particular skills and interest in research and advocacy on land-related issues. The study's findings indicated that only a few organizations have highly developed technical expertise for policy research and advocacy, leading some to outsource for technical research talent. Results also substantiate that many of the assessed organizations have the ability to organize and implement basic studies, but most are not equipped to engage in advanced empirical research and analysis, the type of research that often is most valued by policy makers.

The findings of the **Communications and Advocacy Assessment**, carried out in August 2012, indicated that communications on land-related issues have been effective in raising Rwandans' awareness of their land rights and duties and empowering them to exercise these rights. Despite this, there is room for significant improvement in the comprehensiveness and efficiency of these efforts. Whereas many channels are used as a medium of communications, community meetings and radio are seen to be the most effective and widely used.

The **NLRA workshop** was a landmark success, attracting 82 participants from the GOR, CSOs, research community, INGOs, and donor partners (see Box 1). Seven LAND Project staff also participated. Unfortunately, the workshop was not attended by MINIJUST (see next section on challenges), while the RNRA excused themselves until the closing ceremonies citing substantial competing commitments. The Institute of Research and Dialogue for Peace (IRDP), a project subcontractor, was instrumental

in the organization and facilitation of the workshop as well as in drafting the proceedings.

The workshop was launched with presentations of existing land-related studies by Rwandan researchers, as well as the findings of the three assessments conducted by the LAND Project to date. Findings of one of the studies and all three of the assessments were distilled into briefs and included in participants' conference packages. This first segment was followed by a series of small group forums and participatory *World Café* methods which helped distill 58 research priorities contributed by participants in advance of the workshop down to three that the LAND Project would support through competitive research awards. These themes were:

1. *Examination of the Inheritance and Succession Law and its Practice in relation to Land Rights: A Gender Perspective;*
2. *Assessment of the Socio-economic and Environmental Impacts of the Land Use Consolidation Component of the Crop Intensification Program in Rwanda;* and
3. *Land Market Values, Urban Land Policies, and their Impacts in Urban Centers of Rwanda.*

By the end of the workshop, the representative from the Ombudsman's office, Seraphine Rumaziminsi, commended USAID for allowing Rwandans to determine the research priorities.

Box 1: NLRA Workshop Participants

Government of Rwanda

MINIRENA
 RNRA
 Members of Parliament (MPs) and the Senate
 National Law Reform Commission
 Ombudsman's Office
 Ministry of Infrastructure (MININFRA)
 Ministry of Finance and Economic Planning (MINECOFIN)
 National Commission for Fight Against the Genocide (CNLG)
 Rwanda Information Office (ORINFOR)
 GMO
 Rwanda Housing Authority (RHA)
 Rwanda Association of Local Government Authorities (RALGA)
 Rwanda Transport Development Agency (RTDA)
 District Land Offices

Civil Society Organizations

Rwanda Institute for Sustainable Development (RISD)
 Haguruka
 ProFemme Twese Hamwe
 Imbaraga
 Benishyaka
 Rwanda Women's Network (RWN)
 Community of Potters of Rwanda (COPORWA)
 Institute of Real Property Valuers (IRPV)
 Transparency International Rwanda
 Collective of Leagues and Associations for the Defense of Human Rights (CLADHO)
 Rwandese Health Environment Protection Initiative (RHEPI)
 Alternatives to Violence Project (AVP)

Research Institutions

INES Ruhengeri
 NUR
 IPAR
 Institute of Legal Practice and Development (ILDLP)
 IRDP

INGOs

International Gorilla Conservation Programme (IGCP)
 RCN *Justice et Democratie*
 International Alert
 Search for Common Ground

Donors

USAID
 Food and Agriculture Organization (FAO)
 European Union
 United Nations Development Programme (UNDP)
 United Nations Economic Commission for Africa (UNECA)

Another major success was the establishment of a **robust competitive mechanism** for soliciting research on the three priority themes that led to the selection of the awardees. Consultations with GOR stakeholders like the RNRA, MINAGRI, the Rwanda Agricultural Board (RAB), and the Ministry of Gender and Family Promotion (MIGEPROF) were used to inform development of the draft TORs for the three research themes, which were advertised in The New Times (TNT) and igihe.com and circulated widely for requests for comments. Feedback received was used to further refine the TORs before the three RFPs were published in November 2012. The project hosted a Bidders Conference one week after release of the solicitations to clarify the TORs for all three RFPs, provide details on the fixed price contract mechanism, and respond to questions by prospective bidders. Responses to those questions were then circulated to all organizations and individuals that had requested the RFPs to ensure all bidders had equal information.

In consultation with USAID, the project assembled a Bid Review Committee comprised of representatives of two NGOs working in Rwanda on land issues, one Rwandan research organization, and one international academic institution. The committee used criteria advertised in the RFP to score the different proposals received individually before meeting to discuss their individual evaluations and assign collectively agreed scores, which formed the basis for proposal selection.

During the first round of proposal reviews, the committee selected offerors for the research on Land Use Consolidation and Urban Land Markets and recommended that each submit best and final offers (BAFOs) based on recommendations by the committee to strengthen their proposals. Only one submission was received for the research on the Succession Law. The submission was deemed too weak for consideration and the committee recommended that the RFP be re-advertised.

Following release of the second solicitation for these themes, six proposals were received. Recommendations of the review committee resulted in two of the bidders being asked to submit BAFOs.

Based on the review of BAFO proposals on for all three RFPs, three **research awardees** were selected:

1. NUR DPD: Land Use Consolidation research;
2. INES Ruhengeri: Urban Land Markets research; and
3. NUR Faculty of Law: Succession Law research

Subcontracts were issued to all three institutions between March and May 2013. The TORs for each of the awards is provided in Annex 1, while Table 2 lists the amount associated with each subcontract, the time period for the research, and the associated deliverables. Those deliverables marked in bold have been completed and approved in Year 1 of the project.

Table 2: LAND Project Research Subcontracts

| Subcontractor and Research Theme | Amount of Award | Subcontract Implementation Period | Subcontract Deliverables |
|---|------------------------|--|---|
| NUR DPD: Land Use Consolidation | Rwf 70,181,336 | March 18, 2013 to March 17, 2014 | <ol style="list-style-type: none"> 1. Draft Inception Report 2. Final Inception Report 3. Literature Review 4. Multi-stakeholder Forum 5. Mapping Report 6. Qualitative Research Findings Report 7. Mid-term Progress Report 8. Report on Preliminary Findings 9. Draft Research Report 10. Policy Brief 11. District validation workshops and proceedings 12. PowerPoint Presentation 13. National Stakeholder Workshop 14. National Workshop Proceedings 15. Final Research Report 16. Final Progress Report |
| INES Ruhengeri: Urban Land Markets | Rwf 74,992,758 | March 21, 2013 to March 20, 2014 | <ol style="list-style-type: none"> 1. Inception Report 2. Literature Review 3. Multi-stakeholder Forum 4. Draft Qualitative Research Findings Report 5. Draft Household Survey 6. Outcomes of Training and Survey Testing 7. Mid-term Progress Report 8. Draft Research Report 9. Policy Brief 10. District Validation Sessions and Proceedings 11. PowerPoint Presentation 12. National Stakeholder Workshop 13. National Workshop Proceedings 14. Final Research Report 15. List of Policy Brief Recipients 16. Audio and Written Radio Transcripts 17. Final Progress Report 18. Database of Data Collected |
| NUR Faculty of Law: Succession Law | Rwf 88,431,904 | May 1, 2013 to March 31, 2014 | <ol style="list-style-type: none"> 1. Literature Review 2. Inception Report 3. Multi-stakeholder Forum 4. Training Plan 5. Training Report 6. In-depth Study report 7. Mid-term Progress Report 8. Comprehensive Research Report 9. Policy Brief 10. PowerPoint Presentation 11. National-level Conference 12. Conference Proceedings 13. Final Research Report 14. Bilateral Discussions Briefing 15. Final Progress Report |

The LAND Project made remarkable progress in creating the first comprehensive resource on land-related information in Rwanda, the **Rwanda Land website**: www.rwandaland.org. Drawing on stakeholder priorities regarding land information as assessed by OSC, the site features land-related laws, research, news, events, land stakeholder information, and a collaboration space where teams of researchers can

work together virtually. Users can also find information on the LAND Project on the site, including newsletters and other products developed by the project, staff profiles, and a photo gallery. The site is available in both English and Kinyarwanda.

Although the project committed to having a “beta version” of the site developed by the end of Year 1, the project was able to fully develop and populate all components of the site and launch it on March 12, 2013 thanks to the tireless efforts of LAND staff and our site development partners, Thousand Hills Associates (THA). Announcement of the site evoked widespread positive feedback from the project’s stakeholder community, including the MINIRENA. The English version has generated 151,812 hits and 1,868 visits from 1,080 unique visitors since initiation.

The project sought to further expand the website’s audience through advertising in TNT and igihe.com, but put this on hold pending finalization of the MOU.

In February 2013, LAND Project embarked on the **Gender and Land Rights Assessment**, designed to review the legal framework governing gender and land rights, to examine women’s and men’s rights to land in practice, and to examine the extent of gaps between law and practice, providing recommendations on how these can be narrowed to advance gender justice in Rwanda. A team of four LAND staff collaborated to produce the review of the legal framework, which was submitted to the contracting officer’s representative (COR) in May 2013 and approved. The review can be found on the Rwanda Land website.

A social scientist with strong gender and land experience was recruited to lead the field research component to assess gendered land rights in practice. She completed a comprehensive literature review of existing research and developed data collection instruments for the assessments. LAND staff collaborated in advising on appropriate key informants. The project also approached IPAR to provide one of their researchers to participate in the study and gain experience in the application of rigorous social science research methods to investigate the gendered nature of property rights. IPAR responded enthusiastically and selected an appropriate candidate researcher.

Unfortunately, owing to the status of the MOU, the project was not able to embark on the field research which would have required GOR support to implement successfully. The project remains very hopeful that it can resume this valuable assessment in Year 2 once the MOU is signed.

From April 1 to 5, the LAND Project, in partnership with Haguruka, held a **training for 36 defense lawyers and legal aid providers** on the legal framework governing women’s land rights in Rwanda. In addition to incorporating interactive discussion groups to debate key provisions in the legislation, the course allocated two days to a moot court exercise. Participants were divided into groups and received different legal case scenarios which they used to carry out research, prepare case briefings, and act out judicial proceedings in front of course instructors and their peers. The moot court sessions were prepared and facilitated by ILPD instructors. Evaluations revealed a high degree of participant satisfaction with the training.

The project took the opportunity to leverage the course to carry out an **assessment of legal research capacity**, combining the results of a participant self-assessment and

observations of research capabilities observed during the moot court exercise. Both the proceedings of the course and the Legal Research Capacity Assessment were approved by USAID and posted on the Rwanda Land website.

Responding to a suggestion by the RNRA during Year 1 work planning, the project initiated a quarterly newsletter to keep stakeholders informed of project activities and progress. The first newsletter was released in early October 2012 and reported accomplishments since project inception. Two more newsletters followed in January and April. Articles featured in the newsletter during Year 1 covered:

- Outcomes of the NLRA Workshop;
- Findings of the *Abunzi* Capacity Assessment;
- Findings of the Research Capacity Assessment;
- Findings of the Communications and Advocacy Assessment;
- Results from land-related cases that supported the featuring of “land” as a core theme for Legal Aid Week;
- An update on the selection of institutions to receive research awards;
- Announcement of the construction of the Rwanda Land website;
- Findings of a baseline to assess quality of land-related dispute decisions regarding PMP indicator no. 11;
- Collaboration with Haguruka to provide training to defense lawyers;
- Announcement of the recipients of the three Year 1 research awards;
- Highlights of the Parliamentary debate on the Land Bill;
- Launch of the Rwanda Land website;
- Details about the ongoing training of defense lawyers on the legal framework governing land rights of women and vulnerable groups; and
- Initiation by the project of an assessment of gender and land rights.

In addition, the project embarked on **other activities** that would help advance the project’s objectives:

- **Attending Parliamentary debates on the Land Bill.** This was particularly useful in helping LAND staff appreciate the salient issues on land from the perspective of lawmakers and also acquaint themselves with the provisions of the new land law. Those who attended the debates prepared and delivered presentations to other LAND staff to share knowledge and insights gained and debate the implications of proposed provisions. Should the project have the opportunity to conduct public awareness raising or training on the new land law next year, we will be in a position to reap from this investment.
- **Embarking on research briefs.** The process of harvesting media on land-related issues for the Rwanda Land website has given staff a keen appreciation of some of the most compelling land issues facing Rwanda. LAND staff took stock of recurrent issues surfacing in the media and identified two of the most prevalent themes to carry out desk research and key informant interviews with the GOR, civil society, and other actors. These themes are urban land expropriation and contested claims in environmentally protected areas. During May and June of 2013, LAND staff reviewed the literature and media articles

on these issues and carried out key informant interviews with non-governmental stakeholders. Given sensitivities surrounding the MOU, staff were advised to hold off on engaging GOR partners in interviews. For this reason, it has not been possible to finalize the briefs.

Implementation Challenges. The most significant challenge faced by the project was the failure to finalize and implement an MOU with the GOR, which adversely affected several Year 1 Work Plan activities. Activities which have been put on hold due to the lack of an MOU include:

- Providing capacity building support to the RNRA, MINIRENA, select District Land Bureaus, and other GOR partners on commissioning of evidence-based policy research;
- Providing technical assistance to the RNRA in developing its new public awareness and communications strategy for the land subsector;
- Issue competitive bid to subcontract a local organizations to deliver public awareness, potentially to highlight key changes introduced by the new Land Law and research on the implications of its implementation.
- Work with GOR partners to identify policy recommendations for piloting and monitoring;
- Supporting the training of *Abunzi* trainers;
- Developing an annual plan for strengthening *Abunzi* capacity including participation of the MAJ in the training of Abunzi;
- Advocating for land as the core theme for the 2013 Legal Aid Week and supporting the participation of pro bono lawyers;
- Creating a database on land disputes;
- Undertaking field research as part of the Gender and Land Assessment to compare land rights granted to men and women in the law and the extent to which those rights are exercised in practice;
- Advancing the creation of a university partnership for gender and land rights;
- Advancing the creation of the Communications and Advocacy Working Group;
- Conducting meetings and interviews with GOR partners as part of the two research briefs on urban land expropriation and contested claims to land between the GOR and private citizens;
- Developing an ILPD-LAND project course on policy research with a thematic focus on land; and
- Procuring banners advertising the Rwanda Land website in the online versions of TNT and Igihe.com.

In addition, one of the project's research partners has faced challenges acquiring primary and secondary data to fulfill their subcontract obligations as a result of reluctance of GOR counterparts to lend support to their efforts until the MOU is finalized.

Other factors that played into an inability to fulfill work plan milestones included reluctance by LandNet to support the Communications and Advocacy Working Group and failure of interested recipients of gender and land research support (university partnership) to draft concept notes outlining their research capacity building priorities in order to guide the selection of the most appropriate capacity building partner.

When it comes to the subcontracted research projects, the project did not make the headway we anticipated at the outset of the project in terms of producing draft and final reports on findings and producing at least one policy brief. Getting the projects off the ground necessarily took time due to:

- The rigorous and inclusive process undertaken to vet the research TORs with stakeholders;
- The need to request BAFO proposals for all RFPs and entirely rebid one of them;
- Taking the time necessary to work with partners to refine their research approach and identify appropriate capacity building support;
- The need for an adequate timeline to conduct rigorous empirical research (all research awards are between 9 months and 1 year);
- Negotiation of the subcontract terms with all three awardees, and
- Investment in rigorous review and feedback of initial contract deliverables by LAND staff which in turn required partners to go back and make substantial improvements.

Ultimately, the project feels that our research partners are significantly more prepared to undertake the prescribed research than they would have been had we rushed them through the process in the interest of achieving final products during the project's first year. The end result will be better research and local institutions with increased capacity.

Budgetary Impacts of Suspended Work Plan Activities. Suspension or postponement of several Year 1 activities has impacted the project's expenditures. For the period May 17, 2012 through June 30, 2013, the project spent 79.5% of its Year 1 budget projection.

The project responded by continuing to advance activities where it could make progress, initiating some activities earlier than originally planned as well as initiating new activities in consultation with the COR. These are described in the preceding section.

B. Year 1 Performance Monitoring Plan

This section reports on progress in achieving PMP *output* indicator targets in Year 1 followed by presentation of baseline data gathered in Year 1 corresponding to PMP *outcome* indicators. Challenges in gathering baseline data for three of our PMP indicators are also discussed.

Output Indicators. The project has faced mixed results in meeting PMP output indicator targets (see Figure A) as a result of the inability to secure an MOU with the GOR.

Figure A: Year 1 Progress on Output Indicators

| PMP Indicator | PMP Indicator Description | Year 1 Targets | Year 1 Achievements |
|----------------------|---|-----------------------|----------------------------|
| 1 | Number of consensus-building forums supported by the project | 4 | 9 |
| 4 | Person hours of training completed by government officials, traditional authorities, or individuals related to land tenure and property rights supported by United States Government (USG) assistance – disaggregated by gender | 200 | 1440 |
| 5 | Number of days of USG funded technical assistance on land tenure and property rights issues provided to counterparts or stakeholders | 120 | 28.6 |
| 7 | Number of research/policy discussions held as a result of project assistance | 20 | 11 |
| 9 | Number of policy briefs and high-quality research products produced and disseminated with support of the project | 3 | 15 |
| 13 | Number of individuals/groups from low income or marginalized communities who receive legal aid or victim's assistance with USG support. | 735 | 0 |
| 15 | Number of organizations/groups trained on land law, mediation or other skills to improve administration of justice. | 0 | 9 |

Major indicator achievements included:

- Participation in nine consensus-building forums during Year 1, exceeding the **indicator 1** annual target of four;
- 1440 person hours of training related to land tenure and property rights completed, surpassing the Year 1 target of 200 for **indicator 4**;
- 15 high quality research products, including policy briefs produced and disseminated to land sector stakeholders, 12 more than the Year 1 target for **indicator 9**; and
- Nine organizations trained on land law as compared to a target of zero for **indicator 15**.

In spite of the MOU issue between the project and the GOR, project staff continue to engage with the GOR and other stakeholders from academia, civil society, INGOs, and the donor community. Participation in multi-stakeholder forums and workshops has provided important opportunities to learn, raise important land-related considerations, and offer constructive inputs with policy-makers.

Considerable progress on indicator 4 stemmed from a partnership forged between the LAND Project and Haguruka to conduct a training on the legal framework governing women's land rights in Rwanda. Thirty six participants comprised of defense lawyers and legal aid service providers (23 women and 13 men) attended and completed the 5 day training in early April.¹ Disaggregating the figure by gender results in 920 person hours of training allocated to women and 520 hours of training allocated to men. This same training course also enabled the project to train nine different organizations on a

¹ The figure of 1440 person hours of training is calculated by multiplying 36 participants x 5 days x 8 hours/day of training.

critical component of land law in order to strengthen administration of justice in Rwanda.

The LAND Project proceeded ambitiously to generate a number of high quality research projects that would serve to guide the direction of the project as well as inform policy makers and other stakeholders. These products included:

- Abunzi Capacity Assessment Report and Policy Brief (2);
- Research Capabilities Assessment Report and Policy Brief (2);
- Communications and Advocacy Assessment Report and Policy Brief (2);
- Gender and Land Rights Legal Review;
- Legal Research Capacity Assessment; and
- Paper on Multidisciplinary Approach to Land Consolidation prepared by NUR DPD and presented at a regional conference in Dar es Salaam.

All of the above products are featured on the Rwanda Land website. A number of preliminary research products, such as literature reviews, inception reports, and qualitative research findings reports, were also prepared by LAND Project partners, but because several are not finished products, they are not included as part of this indicator.

Less progress was made in Year 1 for **indicator 5 and 7**. Although the project fell significantly short of reaching the indicator 5 target of providing 120 days of technical assistance on land tenure and property rights, this was mainly due to the research awards only being initiated in March 2013 when technical support was ramped up. The 28.6 days provided during Year 1 nevertheless constituted high quality, in-depth assistance allocated to several individuals, including:

- LAND staff time to put in place an *Abunzi* curriculum and handbook;
- LAND staff support to the project research awardees during the negotiation stages of their contracts;
- Technical assistance by LAND staff to Haguruka for the legal aid providers course on land rights;
- Technical assistance provided by Elizabeth Katz to NUR DPD; and
- Technical assistance by LAND Project staff in reviewing literature reviews, inception reports, and qualitative research reports from INES and NUR DPD.

Although the target for PMP indicator 7 was not achieved this year, 11 research/policy discussions were held with the project's assistance. Considerable progress was made at the beginning of Year 1 when the project held several meetings to build lasting relationships for collaboration and coordination with GOR counterparts and land sector stakeholders in addition to discussing policy research priorities. Towards the end of Year 1, two of the research awardees developed and presented their inception reports to the land stakeholder community, stimulating thoughtful discussions and advice that research partners took on board to improve their research and communications approach.

Given the delays in signing an MOU, no progress was made towards **indicator 13** during Year 1. Achieving this target necessitates strong collaboration with our MINIJUST partners.

Outcome Indicators. During Year 1, baseline data was collected for outcome indicators 2, 8, 10, and 11 (see Figure B). For **indicators 2, 8, and 10**, data was gathered through administration of a scorecard during the NLRA workshop thereby reaching a broad base of land sector stakeholders, especially government, civil society, and researchers. For indicators 2 and 8, ratings were on a scale of 1 to 5, with 1 indicating “very low” and 5 indicating “very high.”

Figure B: Year 1 Baseline Data Collected on Outcome Indicators and Established Targets

| PMP Indicator | PMP Indicator Description | Baseline | End Year 1 Targets |
|----------------------|--|-----------------|------------------------------------|
| 2 | <i>Quality of coordination between key Rwandan government partners, civil society organizations, and researchers -</i> | 2.9 | 10% increase over baseline: 3.2 |
| 3 | <i>Percent of women and men in target districts who report that changes in land-related policies and laws have reduced their vulnerability (e.g. to dispossession from their land, encroachment, fluctuations in market prices, droughts, crop diseases, etc.)</i> | Not collected* | N/A. Targets only for years 3 & 5. |
| 6 | <i>Percent of projects-supported research used by policy makers in making land-related decisions</i> | 0 | 30% |
| 8 | <i>Score on HICD self-assessment of capacity of CSOs and research institutions</i> | 3.6 | 15% increase over baseline: 4.1 |
| 10 | <i>No of CSOs receiving USG assistance engaged in advocacy interventions</i> | 4 | 4 |
| 11 | <i>Quality of land-related dispute decisions by judicial system -</i> | 2.8 | 5% increase over baseline: 2.9 |
| 12 | <i>Percent of target population (women and men) who demonstrate improved understanding of the law and their rights - Outcome Indicator</i> | Not collected* | N/A. Targets only for years 3 & 5. |
| 14 | <i>Percent of those using abunzi services satisfied with the process and the outcome - Outcome Indicator</i> | Not collected* | 0% increase over baseline |

*Due to inability to collect baseline information via household surveys.

With a score of 2.9 for indicator 2, quality of coordination between the GOR, CSOs, and researchers falls into the “low” to “average” range. When it comes to institutional capacity (indicator 8), most CSOs and research institutions consider themselves as having a moderate degree of capacity with an average score of 3.6. Among the CSOs participating in the workshop, four reported being engaged in advocacy interventions that are linked to USG support. The next data gathering intervention for these three indicators will occur during the Year 2 NLRA workshop to assess the extent to which outcomes meet first year targets.

To assess quality of land-related dispute decisions (**indicator 11**), the LAND Project designed scorecard instruments to assess the quality of land-related dispute decisions using multiple criteria ranging from recording essential details of the case, adherence to procedural rules, clear presentation of case arguments, and application of appropriate mediation techniques or legal reasoning to resolve cases. The instruments are featured in Annex 2. The project assembled a team of four lawyers with

experience engaging in land-related cases. In all, 47 cases were assessed by each of the four lawyers, 21 cases from sector *Abunzi* and 26 cases from primary courts. The overall mean average score for all cases was 2.8 (based on a scale of 1-5), suggesting slightly below average quality. Primary court decisions ranked higher than sector *Abunzi* decisions with an average score of 3.3 (slightly above average) for the former and 2.3 for the latter. Unfortunately, due to hindrances in the project's ability to provide support to the *Abunzi* and judicial system in Year 1, we do not anticipate change in this indicator for Year 1 (at least change which would be attributable to LAND Project interventions). Therefore, it does not seem worthwhile to collect follow-on data until we are able to engage in justice sector capacity building.

Baseline was assumed to be "0" for **indicator 6** because no project-supported research was generated prior to project initiation. However, we will not have made progress on this indicator by end of Year 1 given that most project-supported policy research only began in March 2013 and has not yet generated policy-relevant findings. If the project is given the go-ahead to broadly share the Gender and Land Rights legal review, this could be instrumental in informing policy makers who are currently reviewing the 1999 Succession Law with a view to amend it.

The project was not able to collect baseline data for **indicators 3, 12, and 14**. To collect an appropriate baseline, it is necessary to gather information from a sufficiently large and representative sample of community members employing household surveys. These community members would then be resurveyed in Year 3 and Year 5 of the project to assess change. LAND Project staff developed the questionnaire and a baseline data collection strategy, determined an appropriate sample size, conducted a random selection to determine the sites, and interviewed candidates to serve as enumerators. In October, LAND Project sent a letter to the Director General of the RNRA requesting their support to carry out the survey. No formal response was received, though informal communications suggested that support would not be forthcoming while there was no MOU between USAID and the project's GOR counterparts. By law, one must obtain a survey visa from the National Institute of Statistics Rwanda (NISR) to conduct statistical research that extends beyond a single province. While the project has completed the application, obtaining such a visa necessitates support from a counterpart ministry or GOR agency. Hence, the application has not been submitted to NISR and awaits finalization of the MOU before doing so.

SECTION 2: ASSESSMENT OF GOR CAPACITY TO INDEPENDENTLY IMPLEMENT THE PROJECT AND MONITOR PROJECT PROGRESS

Given the bumpy path the project has been on with its GOR partners since the project's second quarter, there is not an adequate basis for assessing the capacity of the project's two government counterparts to assume project implementation. What we can attest to is that there are many sensitivities and contrasting visions around the objectives of the project which make it seem unlikely that the GOR would implement it with the same spirit and objectives should they be put in a position to lead it.

The project's MINIJUST counterparts place a high priority on providing budgetary support toward material items needed by *Abunzi*, reducing available project funds for training and technical assistance to enable *Abunzi* to more effectively resolve land-related conflicts. There are also different visions when it comes to the scope and depth of training needed by *Abunzi* to effectively perform their mandates and have an impact on reduction of land disputes, as well as whether the project should be providing training of trainers to capacity building providers versus funding training for all cell and sector *Abunzi* in multiple districts.

The project's support for objective empirical research on controversial land policies and programs has also sparked discomfort among select GOR partners. If the GOR were to assume leadership of the project, the approach of using multi-stakeholder forums to choose research priorities and to share research findings could very well shift toward a less open and inclusive approach. Emphasis on building capacity of civil society partners to use research findings for policy advocacy purposes would most likely be diminished or removed.

This said, the GOR has a very important role to play as a project collaborator and as a primary consumer of the capacity building support offered by the project as well as policy research produced by project partners. There is an important distinction, however, between being an influential voice in shaping the project and ensuring it is responsive to GOR priorities versus steering the project in a unilateral manner that does not take adequate account of other stakeholder interests. USAID will need to determine where the right balance can be struck.

SECTION 3: PRIORITY AREAS FOR ACTION IN YEAR 2

Given the current status of the USAID-Ministry MOU for the project, it is difficult to predict the precise scope of activities that will unfold during Year 2. If the MOU is finalized and signed, the project can expect to engage our GOR partners along with other stakeholders in the Year 2 Work Planning meetings.

Described below are those activities that the project intends to embark on during the project's next quarter, several of which can only be pursued if the MOU is finalized and they are incorporated into the Year 2 work plan. Beyond what is listed below, should the MOU be signed and work planning initiated soon, the LAND Project expects that several other activities could be slated for initiation in the next project year. The project will remain flexible and responsive to taking up new activities agreed to with USAID and its GOR partners and, if necessary, reconsider some ongoing commitments.

Year 2 Work Planning. In close coordination with the COR and democracy and governance (DG) Team Leader, the project will determine how to most productively proceed with Year 2 Work Planning.

Research Awards. Efforts in Year 2 will focus on working with partners in advancing to the data collection phase of their research and ensuring methods are substantially rigorous and well planned and that data collectors are properly trained. Following preparation of their inception report and literature review, NUR Faculty of

Law will also host a forum at the LAND Project office in July 2013 to present their research objectives and approach to key stakeholders concerned with gender and land rights. All three projects are currently slated to complete their projects in March 2014.

University Partnerships on Gender and Land. Follow ups with DDI will be made to further explore this capacity building support during the next quarter. However, further commitments on this activity await finalization of the MOU and development of the Year 2 work plan.

Engagement in forums. LAND staff will continue to participate in the JRLOS Working Group and the ASWG. As part of the Advisory Committee for the Cracking the Nut Conference led by the USAID IIL Project, the chief of party (COP) will engage in reviewing proposals and assisting with conference preparations.

Gender and Land Assessment. Pending a successful outcome in forging the MOU and securing RNRA buy-in, the project also looks forward to embarking on the field work component of the Gender and Land Assessment. Once this has occurred, we will reach out again to IPAR to incorporate one of their staff on the field research team.

Website. The project will continue to populate the Rwanda Land website with current land-related news, research, events, legislation, and LAND Project publications.

Quarterly Newsletter. The fourth quarterly newsletter will be circulated to land sector stakeholders in July 2013. Articles for the fifth quarterly newsletter will be identified and drafted in preparation for release in October 2013.

Research Briefs. Pending successful negotiation of the MOU, the project will proceed with finalizing the research briefs on urban land expropriation and contested claims in environmentally protected areas. This mainly involves holding interviews with GOR entities involved in these issues. All other research for these briefs, including interviews with non-governmental actors, has been completed.

Performance Monitoring Plan. Should MINIRENA's collaboration with the project be secured, staff will again reach out to the RNRA to seek their input on the baseline and their support in its implementation. Likewise, the project will submit the prepared survey visa application to NISR and ideally embark on the baseline assessment in the Quarter 1 of Year 2.

ANNEX 1: Terms of Reference for Research Awards

1. Terms of Reference for a Proposed Research Solicitation:

Examination of the Inheritance and Succession Law and its Practice in Relation to Land Rights: A Gender Perspective

The main objective of the study is to assess the extent to which the provisions of the Succession Law (also referenced within as “the Law”) are being applied by Rwandan citizens in practice, reasons behind either compliance or non-compliance with different aspects of the law, and the socioeconomic and livelihood outcomes associated with passage and implementation of the law.

Specifically, in carrying out the research project NUR Faculty of Law and its research consortium partners shall design research instruments, collect data, and conduct analysis to generate robust evidence that addresses the following research questions:

- To what extent are Rwandan citizens complying with provisions of the Succession Law governing transfer of property to family members in the event of death? To what extent do authorities charged with enforcing law – e.g. local authorities, *Abunzi*, judges, law enforcement agents, etc. -- apply the provisions of the Succession Law?
- What factors motivate compliance or non-compliance with these legal provisions? To what extent is non-compliance attributable to lack of awareness of the Law as opposed to other factors? How effective have awareness raising campaigns been in forging compliance with the Law? Is application of the Law limited to succession and inheritance after the law was enacted, or, in practice, is the Law being applied to cases pre-dating enactment?
- What community-based rules govern succession, inheritance, and gifting of land? What are the rationales for these practices from the perspectives of men, women, youth, and the elderly?
- What are some of the outcomes associated with the Law? In assessing these outcomes, consider impacts on the gendered distribution of formal land rights, decision-making over land property, disputes, and gender differences in well-being and access to opportunities. Also, consider differential impacts according to age and marital status, including situations of non-married persons, persons married under civil law, persons married under customary law only; persons in consensual unions, widow(er)s, and those with plural wives.
- What type of challenges and gaps are associated with the Succession Law? In assessing this question, consider, for example, cases where the deceased has left a will or when land is transferred through inter-vivos giving. What limitations are associated with the Law in achieving gender justice? Also, consider, for example, differences in household decision-making power when it comes to consent to transfer property or decisions over marital regime (separation of property versus community of property).
- What examples of best practices for laws governing succession and inheritance exist from other countries with similar circumstances to Rwanda? Examples should consider not only gender equality provisions of the legal

text, but also the degree to which the law responds to local circumstances and values, its implementation success, and its ability to forge both greater gender justice and compliance.

- What recommendations can be made for adapting the Succession Law in ways that enhance gender justice but also respect local realities and values of women and men? What measures are likely to increase compliance with the Law, including raising awareness and enforcement?
- How can women be empowered to have an equal say in the management of family property? Consider not only legal remedies, but also other measures necessary to enhance gender justice.

The research project will be led and coordinated by Dr. Emmanuel Ugirashebuja, Dean, Faculty of Law at NUR.

Research tasks will be carried out with capacity building support provided by the The Hague Institute for Global Justice (THIGJ) and the Institute of Legal Practice and Development (ILPD). This will include 24 full-time equivalent days of support by Marco Lankhorst of THIGJ (including at least two trips to Rwanda) and 27 full-time equivalent days of support by Nicolas Huls, Vice Rector of ILPD, to perform the following tasks:

- Lead training program on research concepts and empirical methods and to train researchers on data collection strategy and instruments;
- Participaten in literature review, development of research materials and data collection instruments, and research planning;
- Support local researchers to carry out the “in-depth study” portion of the research comprised of semi-structured key informant interviews and focus groups;
- Support analysis of collected data;
- Review and provide input to research report and other research products;
- Provide mentoring support and engagement in communications and policy advocacy activities.

The research shall also include collaboration with one graduate student from the University of San Francisco, California (USFCA) Masters Program in International and Development Economics, who will provide research assistance to the NUR consortium research team, share his/her technical expertise with the research team, and assist in data collection, cleaning, and analysis. In turn, the NUR Faculty of Law will provide the student with access to the collected data in order to undertake an independent analysis for his/her Master’s thesis. The graduate student would incur no financial contribution from NUR, but only in-kind and logistic support in the form of access to shared office space, desk, chair and basic stationary supplies; shared transportation with the research team, and library privileges.

Because research alone cannot be relied on to shape policy and lead to improvements in the lives of ordinary citizens, it will be necessary for NUR to:

- Communicate research findings to government policy-makers, civil society organizations and citizens;

- Equip decision-makers with the necessary guidance to inform policy decisions; and
- Play a role in mobilizing civil society organizations and citizens to advocate for new policy directions informed by the research evidence.

Implementation of the research and communications is programmed over an 11 month period, and will include the following sequence of activities:

1. **Comprehensive review of the literature** (reports, papers, journal articles, newspaper articles, etc.).
2. **Detailed inception report of the research design and methodology**, including precise locations where the research will be carried out, the sampling approach and framework, planned data collection methods and data collection instruments, the precise timeframe for data collection, and the names of the individuals who will be carrying data collection and their specific roles.
3. **Presentation of the inception report and literature review at a forum organized in Kigali**. This forum should invite at least 20 stakeholders drawn from key Government of Rwanda institutions (MINIJUST, MIGEPROF, GMO, MINIRENA, RNRA and NWC), civil society organizations, research institutions, INGOs, donor partners, and the LAND Project.
4. **Training on gender and land tenure concepts, research methods, writing skills, data collection strategy and application of data collection instruments** delivered by THIGJ and ILPD to research team members. The training will be tailored to the specific needs of the research project.
5. **In-depth field research**, comprised of key informant interviews and focus group discussions, followed by data entry and analysis.
6. **Report on research findings gathered from focus group discussions and key informant interviews** that involve communities, local and national government officials, abunzi mediators, primary court judges, civil society organizations, and other experts on the topic of gender, land rights, and succession/inheritance matters. The report should include the focus group/semi-structured interview guides and other instruments used to gather this data. This report should also detail how these findings will shape the design of the extensive study and the structured interview instruments.
7. **Submit a mid-term progress report on the research project**. This report should cite achievements of the project to date against activities and deliverables specified in the Subcontract, as well as any challenges confronted and strategies applied to address those challenges.
8. **Field research for extensive study involving structured interview instruments targeting ordinary citizens**. This portion of the field research will focus on assessing compliance with the Succession Law, factors influencing compliance/non-compliance, the gendered nature of transactions in land before and after enactment of the Law, socioeconomic conditions of household members and factors influencing those conditions, including awareness of, compliance/non-compliance with and enforcement of the Succession Law. Data collection will be followed by data entry, cleaning, coding, and analysis.
9. **Draft research report** that combines and conveys the research findings from both the Extensive Study (drawn from focus groups and household surveys administered to local community members) and In-Depth Study (drawn from

- semi-structured interviews targeting local authorities, mediators and judges) and comprehensively responds to all research questions described above.
10. **Prepare a policy brief summarizing the most salient research findings and their policy implications.** The brief will be disseminated at the national conference described below. The brief should be drafted in both English and Kinyarwanda.
 11. **Prepare a PowerPoint presentation summarizing the key research findings and policy implications,** which will be presented at a national conference of land-sector stakeholders. The presentation should be written in English, though oral delivery may be in Kinyarwanda.
 12. **National-level Conference** targeting key GOR stakeholders, civil society organizations, and academia. The conference will share salient research findings and their policy implications, engage participants in structured discussions around the issues, research results and implied policy actions. It will also seek to build a coalition of organizations committed to advocating for needed changes to policy and its implementation. The conference should be documented by providing a written report of proceedings that includes the workshop agenda, participants, presentations, key elements of group discussions, and the primary outcomes. This proceedings shall be shared electronically with all conference participants.
 13. **Prepare and disseminate a final report of the research findings and policy recommendations that** also integrates input and feedback received from conference participants. Once the report is approved by the LAND Project and USAID, it shall be sent electronically to all stakeholders that attended the conference.
 14. **Bilateral discussions** with organizations, government officials, MPs and influential opinion leaders – including the Ministry of Justice -- to advocate for critical policy actions and an inclusive process to inform planned revision of the Succession Law.
 15. **Submit a final progress report on the project** that conveys the achievements of the project since inception against the Subcontract activities and deliverables, challenges confronted and strategies applied to address those challenges, as well as overall reflections and recommendations. This report should furthermore discuss the capacity building support received from the external partners, THIGJ and ILPD, as well as the USF graduate student, including reflections on the success of the partnerships, which capacities were strengthened and the degree to which they met with expectations at the outset of the project, and any plans to continue working with the external partners. The report should also propose any means by which NUR Faculty of Law can lend capacity building support to future cadres of LAND Project research awardees.

2. Terms of Reference for:

Research on “Assessment of the Socio-economic and Environmental Impacts of the Land Use Consolidation Component of the Crop Intensification Program in Rwanda”

The main research objective of the study is to assess and document the socio-economic and environmental effects of land use consolidation in Rwanda. Specifically, in carrying out the research project NUR shall:

- Describe where, when and how the Land Use Consolidation Component of the Crop Intensification Program (CIP-LUC) is being implemented, including selection criteria for implementation, crops being promoted in different areas, extent to which LUC is delivered together with other components of the CIP, size of plots being grouped, implementation in hillsides versus lowlands, etc..
- Assess the degree to which implementation of CIP-LUC is voluntary and farmers have an opportunity to participate in decision-making about its implementation.
- Evaluate the degree of adoption of LUC in places it has been introduced as well as factors influencing adoption. If farmers choose to opt out of CIP-LUC, what is the response of the program’s implementers?
- Analyze farmer perspectives on LUC – benefits, challenges, and reasons for the indicated perceptions. The analysis should assess whether there are differences according to wealth, gender and agro ecological zones.
- Determine whether there is an entity to which farmers can take their claims if they are dissatisfied with the CIP-LUC or prefer not to participate. If so, assess whether these avenues for recourse are effective.
- Assess the impacts of land use consolidation in terms of:
 - Total Factor Productivity (TFP) and crop yields;
 - Access to and efficiencies in the delivery of extension services;
 - Access to roads, irrigation, and other farm infrastructure;
 - Capacity to reduce transaction costs;
 - Access to markets and credit;
 - Tenure security;
 - Agricultural income – average and seasonal/annual variance;
 - Intra-household distribution of agricultural income;
 - Food security and nutrition, disaggregated by age and gender;
 - Ability of farmers to withstand risks of: 1) market price fluctuations, 2) spoilage, post-harvest losses; 3) drought, flooding and other environmental risks; and 4) crop diseases and pest attacks;
 - Asset ownership (e.g. land, livestock, bicycle/motorcycle, radio, etc.), disaggregated by gender and age;
 - Social capital (e.g. cooperative membership, collective action, and relationships of mutual support and trust);
 - Erosion control and soil stability;

- Soil fertility and health; and
- Water quantity and quality
- Disaggregate impacts by wealth category of households, by Female Headed Households (FHHs) compared to Male Heads of Households (MHHs), and by agro-ecological zones (including regional agro-climatic zones; and plots situated on hillsides compared to those in lowlands.)
- Analyze potential impacts on farmer livelihoods and the environment of implementing resettlement policies to advance land use consolidation.
- Make policy recommendations that will enable CIP-LUC to achieve improved livelihoods and environmental outcomes.

The research project will be led and coordinated by Principal Investigator Dr. Herman Musahara, Associate Professor and Director of Planning and Development at NUR.

Research tasks will be carried out with capacity building support provided by the University of San Francisco, located in California, United States (USFCA). This will include 28 fulltime equivalent days of support by Elizabeth Katz (including at least one trip to Rwanda) to the following research tasks:

- Participation in research design and methods;
- Review and provision of feedback on project inception report;
- Support to the design of data collection instruments;
- Support to analysis of collected data;
- Review of research report and provision of guidelines for article publication.

It shall also include collaboration with one graduate student from the USFCA Masters Program in International and Development Economics, who would provide research assistance to the NUR research team, share his/her technical expertise with the research team, and assist in data collection, cleaning and analysis. In turn, NUR will provide the student with access to the collected data in order to undertake an independent analysis for his/her Master's thesis. The graduate student would incur no financial contribution from NUR, but only in-kind and logistic support in the form of access to shared office space, desk, chair and basic stationary supplies; shared transportation with the research team, and library privileges.

The costs associated with engaging Elizabeth Katz to support NUR, including travel costs, per diem and daily rate will be covered by Chemonics International through the LAND Project, and shall not exceed the equivalent of Rwf 20,000,000, corresponding to the amount proposed in NUR's budget, but deducted from the subcontract price.

Because research alone cannot be relied on to shape policy and lead to improvements in the lives of ordinary citizens, it will be necessary for NUR to:

- Communicate research findings to government policy-makers, civil society organizations and citizens;

- Equip decision-makers with the necessary guidance to inform policy decisions; and
- Play a role in mobilizing civil society organizations and citizens to advocate for new policy directions informed by the research evidence.

Implementation of the research and communications is programmed over a 12 month period, and will include the following sequence of activities:

- 16. Detailed formulation in an inception report of the research design and methodology**, including precise locations where the research will be carried out, the sampling approach and framework, planned data collection methods and data collection instruments, and the precise timeframe for data collection and name of the individuals who will be carrying data collection and their specific roles.
- 17. Comprehensive review of the literature** (reports, papers, journal articles, newspaper articles, etc.).
- 18. Presentation of the inception report and literature review at a forum organized in Kigali.** This forum should invite at least 20 stakeholders drawn from key Government of Rwanda institutions (MINAGRI, MINIRENA, RNRA and REMA), civil society organizations, research institutions, INGOs, donor partners, and the LAND Project.
- 19. Map where the Land Use Consolidation program has been applied**, types of crops, number of hectares of coverage by different crops, numbers of households participating in the program in each area, and sizes of areas consolidated.
- 20. Report on research findings gathered from focus group discussions and key informant interviews** that involve communities, local and national government officials, civil society organizations, INGOs and donors engaged in supporting agriculture in Rwanda, and experts on the topic of Land Use Consolidation. The report should include the focus group/semi-structured interview guides and other instruments used to gather this data. This report should also detail how these findings will shape the model for assessing the impacts of the CIP-LUC program and the household survey instrument.
- 21. Submit a mid-term progress report on the research project.** This report should cite achievements of the project to date against contract targets, as well as any challenges confronted and strategies applied to address those challenges.
- 22. Report on the preliminary findings** from information collected through household survey methods, including quantitative analysis of the data. The report should specifically show how the findings address the research questions described above.
- 23. Draft initial research report** that conveys the research findings and responds to the research questions described above.
- 24. Prepare a policy brief summarizing the most salient research findings and their policy implications.** The brief will be disseminated at a district and national workshops of land sector stakeholders. It should be drafted in both English and Kinyarwanda.
- 25. Organize and implement at least five (5) district level validation workshops** involving local citizens, cooperatives, and district government officials to present key research findings, with an emphasis on findings

- particular to their locality. These workshops should elicit feedback from participants on the findings and their perspectives on the implications for policy. The workshops should be documented by 3-5 page proceedings that includes the workshop agenda, participants, and the primary outcomes.
26. **Prepare a PowerPoint presentation summarizing the key research findings and policy implications**, which will be presented at a national workshop of land-sector stakeholders. The presentation should be in English, though presentation may be in Kinyarwanda.
 27. **Organize and implement a national workshop comprised of at least 40 stakeholders** drawn from the Government of Rwanda, civil society organizations, research institutions, INGOs, donor partners, and the LAND Project. This workshop should be used to elicit stakeholder input and feedback on the findings and their perspectives on the implications for policy.
 28. **Prepare and disseminate a final report of the research findings and policy recommendations** that also integrates input and feedback received from district and national level workshops. Once the report is approved by the LAND Project and USAID, it will be sent electronically to all stakeholders that attended the national workshop and district validation workshops to the extent that they have email addresses.
 29. **Submit a final progress report on the project** that conveys the achievements of the project since inception against the contract targets, challenges confronted and strategies applied to address those challenges, as well as overall reflections and recommendations. This report should furthermore discuss the capacity building support received from the external partners, USFCA and NAI, including reflections on the success of the partnership, which capacities were strengthened and the degree to which they met with expectations at the outset of the project, and any plans to continue working with the external partner. The report should also propose any means by which NUR can lend capacity building support to future cadres of LAND Project research awardees.

A.3. Deliverables

The Subcontractor shall deliver to Chemonics the following deliverables, in accordance with the schedule set forth in Section A.4, below.

Deliverable No. 1: Draft inception report of the research design and methodology, including precise locations where the research will be carried out, the sampling approach and framework, planned data collection methods.

Deliverable No. 2: Final inception report of the research design and methodology, including precise locations where the research will be carried out, the sampling approach and framework, planned data collection methods and data collection instruments, and the precise timeframe for data collection and name of the individuals who will be carrying data collection and their specific roles.

Deliverable No. 3: Literature review on Land Use Consolidation, including evidence of the outcomes and impacts of its application in Rwanda, secondary data already collected on the program, and any literature citing application of similar types

of programs in other countries including, where available, evidence of their outcomes and impacts.

Deliverable No. 4: Multi-stakeholder forum - Forum organized in Kigali to present the inception report and literature to at least 20 stakeholders drawn from key Government of Rwanda institutions, civil society organizations, research institutions, INGOs, donor partners, and the LAND Project.

Deliverable No. 5: Mapping Report - Report on where CIP-LUC has been applied, types of crops, number of hectares of coverage by different crops, numbers of households participating in the program in each area, and sizes of areas consolidated.

Deliverable No. 6: Qualitative Research Findings Report - Report on research findings gathered from focus group discussions and key informant interviews that involve communities, local and national government officials, civil society organizations, INGOs and donors engaged in supporting agriculture in Rwanda, and experts on the topic of Land Use Consolidation. The report should include the focus group/semi-structured interview guides and other instruments used to gather this data. This report should also detail how these findings will shape the model for assessing the impacts of the CIP-LUC program and the household survey instrument.

Deliverable No. 7: Mid-term progress report on the research project that describes achievements of the project and challenges confronted.

Deliverable No. 8: Report on the preliminary findings from information collected through household survey methods, including quantitative analysis of the data. The report should specifically show how the findings address the research objectives and questions described in Section A.2.

Deliverable No. 9: Initial draft research report that conveys the research findings responds to the research objectives and questions described in Section A.2. The report must conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan.

Deliverable No. 10: Policy brief – in English and Kinyarwanda -- summarizing salient research findings and their policy implications. Policy brief must conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan.

Deliverable No. 11: At least five (5) district level validation workshops to present key research findings, followed by 3-5 page proceedings reports documenting the outcomes of these workshops, agenda for the workshop and participants attending. The Kinyarwanda version of the policy brief must be disseminated to all participants.

Deliverable No. 12: PowerPoint presentation in English summarizing the key research findings and policy implications. PowerPoint presentation must conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan.

Deliverable No. 13: National Stakeholder Workshop - One national workshop comprised of at least 40 stakeholders drawn from the Government of Rwanda, civil society organizations, research institutions, INGOs, donor partners, and the LAND Project. This workshop should be used to elicit stakeholder input and feedback on the findings and their perspectives on the implications for policy. All materials for the workshop (banners, agenda, participant list, etc.) must conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan. The PowerPoint presentation must be presented at the workshop and the policy brief must be disseminated to all participants. The workshop will provide Kinyarwanda-English simultaneous translation.

Deliverable No. 14: National Workshop Proceedings - Report on the national multi-stakeholder workshop that documents the proceedings and outcomes of the workshop, agenda for the workshop and participants attending. This report must be in English and conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan.

Deliverable No. 15: Final Research Report - Final report of the research findings and policy recommendations, that also integrates input and feedback received from district and national level workshops. This report must be in English and conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan. It must also be disseminated in electronic form to all stakeholders attending the national workshop and district workshop who have email addresses.

Deliverable No. 16: Final progress report that conveys the achievements of the project since inception against the contract targets, challenges confronted and strategies applied to address those challenges, as well as overall reflections and recommendations. This report should also discuss the capacity building support received from the external partners, USF and NAI, including reflections on the success of the partnership, which capacities were strengthened and the degree to which they met with expectations at the outset of the project, and any plans to continue working with the external partner. The report should also propose any means by which NUR can lend capacity building support to future cadres of LAND Project research awardees.

All reports, briefs and presentations described above may be submitted in electronic form, unless otherwise specified.

3. Terms of Reference for:

Research on “*Analysis of Land Market Values, Urban Land Policies, and their Impacts in Urban Centers of Rwanda*”

The main research objective of the study is to assess and document land market values and urban land policies, and rigorously examine the impacts of these values and policies on urban centers in Rwanda. Specifically, the Subcontractor shall carry out rigorous research that can reliably respond to the following research questions and specified parameters:

- What is the current situation of land sales and rental markets in urban and peri-urban centers of Rwanda? The Subcontractor shall examine and specifically address trends in land sale and rental market values; extent of purchases for speculative purposes vis-à-vis for occupation or rental purposes – comparing and contrasting between different urban centers and neighborhoods within urban centers.
- What are the key drivers of land market trends in urban centers? The Subcontractor’s investigation shall consider population and migration dynamics, economic development and employment opportunities, possession of a land title, application of land use master plans and laws/regulations governing expropriation and land use, whether plots are serviced (water, electricity, etc.), access to employment, access to infrastructure and services (e.g. roads, markets, good schools, etc.), safety features, among other factors.
- What authorities does the Government of Rwanda possess to regulate land markets? What measures has the GOR actually taken to regulate land markets? What effects have these had?
- What are the outcomes of land market trends and of current policy measures in place to address urban development (e.g. land use master plans; laws on expropriation)? The Subcontractor’s investigation shall at a minimum include impacts on: socioeconomic diversity of populations living in urban centers, degree of economic inequality among urban inhabitants, distribution of public investment and resources, land rights and tenure security, living conditions and quality of life of urban residents, and environmental conditions (e.g. water and sanitation; air quality; soil erosion).
- What are predicted outcomes if current trends of land markets continue? What are the predicted outcomes under current urban development policy measures?
- What models exist in other countries for supporting diverse urban societies characterized by greater socioeconomic parity?
- What policies and models are recommended for urban centers in Rwanda to ensure land prices are affordable, to support socioeconomic diversity and inclusion, and to mitigate extreme inequality among urban populations?

Research tasks will be carried out with capacity building support provided by the University of Pretoria, located in South Africa. This will include 40 fulltime

equivalent days of support by Dr. Rashid Hassan (including at least three trips to Rwanda) to perform the following research tasks:

- Prepare and implement a training on modeling of urban land market values, economic concepts and tools;
- Prepare and implement a training on socioeconomic impact evaluation of urban land policies;
- Provide support and training on design and implementation of household survey design, sampling procedures, and data collection methods;
- Contribute to data interpretation and analysis of results.
- Contribute to report drafting and to reviewing and commenting on report drafts.
- Contribute to and participate in multi-stakeholder conference to disseminate research findings.

The research project shall also include collaboration with one graduate student from the University of San Francisco Masters Program in International and Development Economics, who would provide research assistance to the Subcontractor's research team, share his/her technical expertise with the research team, and assist in data collection, cleaning and analysis. In turn, the Subcontractor shall provide the student with access to the collected data in order to undertake an independent analysis for his/her Master's thesis. The graduate student would incur no financial contribution from the Subcontractor, but only in-kind and logistic support in the form of access to shared office space, desk, chair and basic stationary supplies; shared transportation with the research team, and library privileges.

Because research alone cannot be relied on to shape policy and lead to improvements in the lives of ordinary citizens, it will be necessary for the Subcontractor to:

- Communicate research findings to government policy-makers, civil society organizations and citizens;
- Equip decision-makers with the necessary guidance to inform policy decisions; and
- Play a role in mobilizing civil society organizations and citizens to advocate for new policy directions informed by the research evidence.

Implementation of the research and communications is programmed over a 12 month period, and will include the following sequence of activities:

30. **Detailed formulation in an inception report of the research design and methodology**, including a model for assessing the key drivers of land market trends in urban centers, precise locations where the research will be carried out, the sampling approach and framework, planned data collection methods and data collection instruments, precise timeframe for data collection and names of the individuals who will be carrying out data collection and their specific roles.
31. **Comprehensive review of the literature** (reports, papers, journal articles, newspaper articles, etc.).

32. **Presentation of the inception report and literature review at a forum organized in Kigali.** This forum should invite at least 20 stakeholders drawn from key Government of Rwanda institutions (e.g. City of Kigali, MINIRENA, RNRA, and Ministry of Justice), civil society organizations, research institutions, INGOs, donor partners, and the LAND Project.
33. **Report on preliminary research findings gathered from visits and interviews with key institutions and from a focus group of key actors in urban land markets.** The report should include the focus group/semi-structured interview guides and other instruments used to gather this data. This report should also detail how these findings will shape the model for assessing the impacts of the urban land market values and land policies and the household survey instrument.
34. **Train field survey supervisors and at least 30 student enumerators** on modeling and socioeconomic impact assessment methods, and pilot testing of the survey. This will be done with the support of Dr. Hassan of University of Pretoria. Based on the results of piloting the data collection instruments, the household survey would be revised accordingly.
35. **Implement data collection activities** in all 30 districts of Rwanda, followed by cleaning of the data.
36. **Submit a mid-term progress report on the research project.** This report should cite achievements of the project to date against contract targets, as well as any challenges confronted and strategies applied to address those challenges.
37. **Carry out data analysis** to respond to the key research questions described above. This will be done with the support of Dr. Hassan of University of Pretoria.
38. **Draft initial research report** that presents the research design and methodology, the information collected through interview and household survey methods, the approach to data analysis, and the research. The report should specifically show how the findings address the research questions described above.
39. **Prepare a policy brief summarizing the most salient research findings and their policy implications.** The brief will be disseminated to district officials in each of Rwanda's districts, to participants at the final multi-stakeholder conference, and to targeted civil society organizations. It should be drafted in both English and Kinyarwanda.
40. **Organize and implement district-level information sessions** with officials in each of Rwanda's districts to present key research findings, with an emphasis on findings particular to their locality. These workshops should elicit feedback from participants on the findings and their perspectives on the implications for policy. The sessions should be documented by 3-5 page proceedings that includes the session agenda, participants, and the feedback received.
41. **Prepare a PowerPoint presentation summarizing the key research findings and policy implications,** which will be presented at a national workshop of land-sector stakeholders. The presentation product should be in English, though delivery of the presentation may be in Kinyarwanda.
42. **Organize and implement a national workshop comprised of at least 40 stakeholders** drawn from the Government of Rwanda, civil society organizations, research institutions, INGOs, donor partners, and the LAND

- Project. This workshop should be used to elicit stakeholder input and feedback on the findings and their perspectives on the implications for policy.
43. **Prepare and disseminate a final report of the research findings and policy recommendations** that also integrates input and feedback received from district and national level workshops. Once the report is approved by the LAND Project and USAID, it will be sent electronically to all stakeholders that attended the national workshop and district validation workshops to the extent that they have email addresses.
 44. **Electronically distribute the policy brief** summarizing key research findings to civil society organizations, Government of Rwanda officials and citizens, and post the brief on the Subcontractor's website. Both English and Kinyarwanda versions of the brief should be sent to at least 15 CSOs working in the land sector, in addition to another 35 stakeholders.
 45. Communicate key research findings through **broadcasts on local radio stations** in each district in order to educate ordinary citizens about the research.
 46. **Submit a final progress report on the project** that conveys the achievements of the project since inception against the contract targets, challenges confronted and strategies applied to address those challenges, as well as overall reflections and recommendations. This report should furthermore discuss the capacity building support received from the external partners, University of Pretoria, including reflections on the success of the partnership, which capacities were strengthened and the degree to which they met with expectations at the outset of the project, and any plans to continue working with the external partner. The report should also propose any means by which the Subcontractor can lend capacity building support to future cadres of LAND Project research awardees.
 47. **Submit database** in Excel and/or SPSS format containing information gathered from all field research undertaken by the project.

A.3. Deliverables

The Subcontractor shall deliver to Chemonics the following deliverables, in accordance with the schedule set forth in Section A.4, below.

Deliverable No. 1: Inception report of the research design and methodology, including proposed model for estimating urban land market values, precise locations where the research will be carried out, the sampling approach and framework, planned data collection methods and data collection instruments, and the precise timeframe for data collection and name of the individuals who will be carrying data collection and their specific roles

Deliverable No. 2: Literature review on Urban Land Markets and Policies, including evidence of the outcomes and impacts of their application in Rwanda, secondary data already collected on the program, and any literature citing similar land market phenomena and application of similar types of policies in other countries including, where available, evidence of their outcomes and impacts.

Deliverable No. 3: Multi-stakeholder Forum - Forum organized in Kigali to present the inception report and literature to at least 20 stakeholders drawn from key

Government of Rwanda institutions, civil society organizations, research institutions, INGOs, donor partners, and the LAND Project.

Deliverable No. 4: Qualitative Research Findings Report - Report on research findings gathered from key informant interviews and focus group discussions that involve government officials, civil society organizations, INGOs and donors engaged in urban land matters in Rwanda. The report should include the focus group/semi-structured interview guides and other instruments used to gather this data. This report should also detail how these findings will shape the model for assessing the impacts of the urban land market values and land policies and the household survey instrument.

Deliverable No. 5: Outcomes of Training and Survey Testing - A brief 3-5 page summary of the outcomes of the training of field research supervisors and enumerators and the pilot testing of the household survey, together with the final household survey instrument that will be used for data collection.

Deliverable No. 6: Mid-term progress report on the research project that describes achievements of the project and challenges confronted.

Deliverable No. 7: Draft research report that presents the research design and methodology, the information collected through interview and household survey methods, the approach to data analysis, results of data analysis, research findings and recommendations. The report should specifically show how the findings address the research questions described in Section A.2. The report must conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan.

Deliverable No. 8: Policy brief – in English and Kinyarwanda -- summarizing salient research findings and their policy implications. Policy brief must conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan.

Deliverable No. 9: District Validation Sessions and Proceedings - District level information sessions held with district officials to inform them about the research findings, evidenced by 3-5 page proceedings documenting the outcomes of these workshops (including feedback received from district officials), agenda for the workshop and participants attending. The Kinyarwanda version of the policy brief must be disseminated to all participants at these workshops.

Deliverable No. 10: PowerPoint presentation in English summarizing the key research findings and policy implications. PowerPoint presentation must conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan.

Deliverable No. 11: National Stakeholder Workshop - One national workshop comprised of at least 40 stakeholders drawn from the Government of Rwanda, civil society organizations, research institutions, INGOs, donor partners, and the LAND Project. This workshop should be used to elicit stakeholder input and feedback on the findings and their perspectives on the implications for policy. All materials for the

workshop (banners, agenda, participant list, etc.) must conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan. The PowerPoint presentation must be presented at the workshop and the policy brief – in English and Kinyarwanda -- must be disseminated to all participants. The workshop shall provide Kinyarwanda-English simultaneous translation.

Deliverable No. 12: National Workshop Proceedings - Report on the national multi-stakeholder workshop that documents the proceedings and outcomes of the workshop, agenda for the workshop and participants attending. This report must be in English and conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan.

Deliverable No. 13: Final Research Report - Final report of the research findings and policy recommendations, that also integrates input and feedback received from district and national level workshops. This report must be in English and conform to USAID Branding and Marking Standards and the LAND Project's Branding and Marking Plan. It must also be disseminated in electronic form to all stakeholders attending the national workshop and district workshop who have email addresses.

Deliverable No. 14: List of Policy Brief Recipients - List of all stakeholders – names, titles, institutional affiliation, and email addresses who were sent delivered an electronic and/or hard copy of the policy brief.

Deliverable No. 15: Audio and Written Radio Transcripts -Written and audio transcripts of radio broadcasts in all 30 districts, noting date and time of broadcast, station transmitting and location of the station.

Deliverable No. 16: Final progress report that conveys the achievements of the project since inception against the contract targets, challenges confronted and strategies applied to address those challenges, as well as overall reflections and recommendations. This report should also discuss the capacity building support received from the external partners, University of Pretoria, including reflections on the success of the partnership, which capacities were strengthened and the degree to which they met with expectations at the outset of the project, and any plans to continue working with the external partner. The report should also propose any means by which the Subcontractor can lend capacity building support to future cadres of LAND Project research awardees.

Deliverable No. 17: Database of Data Collected - Database in Excel and/or SPSS format containing information gathered from all field data collection undertaken by the project.

All reports, briefs and presentations described above must be submitted in English and may be in electronic form, unless otherwise specified.

ANNEX 2: SCORECARD FOR RANKING QUALITY OF LAND-RELATED DISPUTE DECISIONS BY THE JUDICIAL SYSTEM

SECTOR ABUNZI CASE

Please write the assigned case number here: _____

The purpose of this scorecard is to assess the quality of land-related dispute decisions. For each individual case you assess, please respond to the questions below according to the choices provided. Please note that in some cases, your response will guide you to the next question; otherwise, please proceed to the following question.

1. Was the date of submission of the dispute recorded?
___ NO = 0
___ YES=5

2. Was the minimum identification information for the disputing parties recorded (full names, ages, address, parents' names)?
___ NO=0
___ Partially=3
___ YES=5

3. Was a summary of the dispute recorded?
___ NO=0. Go to Question 5;
___ YES=5. Go to Question 4.

4. To what extent is the summary of the dispute is clear and sufficiently complete for Sector Abunzi to effectively mediate the case? Please rate, selecting one of the following choices:
___ Low=1
___ Relatively low= 2
___ Medium=3
___ Relatively High=4
___ High=5

5. Were the arguments presented by the parties recorded?
___ NO=0. Go to Question 7.
___ YES=5. Go to Question 6.

6. To what extent are the arguments put forward clearly presented and sufficiently complete for Sector Abunzi to effectively mediate the case? Please rate, selecting one of the following choices:
- Low=1
 - Relatively low=2
 - Medium=3
 - Relatively High=4
 - High=5
7. Did Sector Abunzi seek to mediate the case?
- NO = 0. Go to Question 9.
 - YES=5. Go to Question 8.
8. Did mediation efforts succeed in rendering an agreement between the disputing parties (i.e. avoid the necessity of the Sector Abunzi having to render a decision)?
- NO = 0. Go to Question 9.
 - YES=5, **STOP. End of scorecard ranking. Please go to end of the questionnaire to tally your responses.**

If Sector Abunzi either did not seek to mediate the case or mediation efforts failed (i.e. responses to Question 7 or Question 8 is NO), please continue to Question 9.

9. Were witnesses identified?
- NO = 0. Go to Question 12.
 - YES=5. Go to Question 10.
10. Were witness statements recorded?
- NO = 0. Go to Question 12.
 - YES=5. Go to Question 11.
11. To what extent are witness statements clearly presented and sufficiently complete for Sector Abunzi to effectively mediate the case? Please rate, selecting one of the following choices:
- Low=1
 - Relatively low=2
 - Medium=3
 - Relatively High=4
 - High=5
12. Does the case indicate whether evidence presented by both parties was requested, and, if provided, examined?
- NO = 0
 - Partially=3
 - YES=5

13. Did the Sector Abunzi only examine points of the Cell Abunzi decision challenged by one of the disputing parties?
- ___ NO=0
___ YES=5
14. Did the Sector Abunzi render and record their decision on the case?
- ___ NO = 0. **STOP. End of scorecard ranking. Please go to end of the questionnaire to tally your responses.**
___ YES=5. Go to Question 15.
15. To what extent is the Sector Abunzi decision consistent with (or at least does not deviate from) formal law? Please rate, selecting one of the following choices:
- ___ Low=1
___ Relatively low=2
___ Medium=3
___ Relatively High=4
___ High=5
16. To what extent is the decision clearly presented and sufficiently complete for the parties to understand their entitlements and obligations *vis a vis* the other party? Please rate, selecting one of the following choices:
- ___ Low=1
___ Relatively low=2
___ Medium=3
___ Relatively High=4
___ High=5
17. To what extent does the decision appear likely to be acceptable to the disputing parties, even if the decision favors one party over the other? Please rate, selecting one of the following choices: ___ Low=1
- ___ Relatively low=2
___ Medium=3
___ Relatively High=4
___ High=5
18. Are the signatures or fingerprints of both disputing parties affixed to the decision?
- ___ NO = 0
___ YES=5

19. Are the signatures or fingerprints of the Sector Abunzi panel members and rapporteur affixed to the decision?

- ___ NO=0
- ___ YES=5

1. Please rate the overall quality of the dispute decision by the Sector Abunzi, marking one of the following choices:

- ___ Low=1
- ___ Relatively low=2
- ___ Medium=3
- ___ Relatively High=4
- ___ High=5

STOP. END OF SCORECARD.

FOR LAND STAFF USE ONLY

1. Talled Total of Responses from 1 to **19**: _____
2. *Select one option:*
 - If evaluator only filled out Questions 1-8, take the tallied total and divided by 8: _____
 - If evaluator only filled out Questions 1-14, tallied total divided by 14: _____
 - If evaluator filled out Questions 1-19, tallied total divided by 19: _____
3. SCORE (Take the figure from #2 above and multiply by 0.8. Then take the response from Question #20 – overall score – and multiply it by 0.2. Add both numbers together.): _____

PRIMARY COURT CASE

Please write the assigned case number here: _____

The purpose of this scorecard is to assess the quality of land-related dispute decisions. For each individual case you assess, please respond to the questions below according to the choices provided. Please note that in some cases, your response will guide you to the next question; otherwise, please proceed to the following question.

1. Was the date of submission of the dispute recorded?
 NO = 0
 YES=5

2. Was the minimum identification information for the disputing parties recorded (full names, ages, address, parents' names)?
 NO=0
 Partially=3
 YES=5

3. Was a summary of the dispute recorded?
 NO=0. Go to Question 5;
 YES=5. Go to Question 4.

4. To what extent is the summary of the dispute clear and sufficiently complete for the judge to use it to inform her/his decision? Please rate, selecting one of the following choices:
 Low=1
 Relatively low= 2
 Medium=3
 Relatively High=4
 High=5

5. Were the arguments presented by the parties recorded?
 NO=0. Go to Question 7.
 YES=5. Go to Question 6.

6. To what extent are the arguments put forward clearly presented and sufficiently complete for for the judge to use them to inform her/his decision? Please rate, selecting one of the following choices:
- Low=1
 - Relatively low=2
 - Medium=3
 - Relatively High=4
 - High=5
7. Were witnesses identified?
- NO = 0. Go to Question 10.
 - YES=5. Go to Question 8.
8. Were witness statements recorded?
- NO = 0. Go to Question 10.
 - YES=5. Go to Question 9.
9. To what extent are witness statements clearly presented and sufficiently complete for the judge to use them to inform her/his decision? Please rate, selecting one of the following:
- Low=1
 - Relatively low=2
 - Medium=3
 - Relatively High=4
 - High=5
10. Does the case indicate whether evidence presented by both parties was requested, and, if provided, examined?
- NO = 0
 - Partially=3
 - YES=5
11. Did the court render and record their decision on the case?
- NO = 0. **STOP. End of scorecard ranking. Please go to end of the questionnaire to tally your responses.**
 - YES=5. Go to Question 12.

12. To what extent is the court decision consistent with (or at least does not deviate from) formal law? Please rate, selecting one of the following choices:

- Low=1
- Relatively low=2
- Medium=3
- Relatively High=4
- High=5

13. To what extent is the decision clearly presented and sufficiently complete for the parties to understand their entitlements and obligations *vis a vis* the other party? Please rate, selecting one of the following choices:

- Low=1
- Relatively low=2
- Medium=3
- Relatively High=4
- High=5

14. To what extent does the decision appear likely to be acceptable to the disputing parties, even if the decision favors one party over the other? Please rate, selecting one of the following choices:

- Low=1
- Relatively low=2
- Medium=3
- Relatively High=4
- High=5

15. Is the signature of the judge and the clerk affixed to the decision?

- NO=0
- YES=5

16. Please rate the overall quality of the dispute decision by the court, marking one of the following choices:

- Low=1
- Relatively low=2
- Medium=3
- Relatively High=4
- High=5

STOP. END OF SCORECARD.

FOR LAND STAFF USE ONLY

1. Talled Total of Responses from 1 to **15**: _____

2. *Select one option:*
 - If evaluator only filled out Questions 1-11, take the tallied total and divided by 11: _____
 - If evaluator filled out Questions 1-16, tallied total divided by 15: _____

3. SCORE (Take the figure from #2 above and multiply by 0.8. Then take the response from Question #16 – overall score – and multiply it by 0.2. Add both numbers together.): _____