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LAND REFORM IN AFGHANISTAN (LARA)

ANNUAL AND QUARTERLY REPORT
JANUARY 1, 2013–MARCH 31, 2014



MARCH 2014

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ACRONYMS AND ABBREVIATIONS

AGCHO	Afghan Geodesy and Cartography Head Office
ALRMIS	Afghan Land Records Management System
Arazi	Afghanistan Land Authority
CBDR	Community-Based Dispute Resolution
CDC	Community Development Councils
CDMS	Cadastral Data Management System
CEO	Chief Executive Officer
DAIL	Department of Agriculture, Irrigation, and Livestock
DCOP	Deputy Chief of Party
DOWA	Department of Women’s Affairs
DUDA	Department of Urban Development Affairs
GDMA	General Directorate of Municipal Affairs
DRACS	Deeds Registry Archive Conversion System
GIRoA	Government Islamic Republic of Afghanistan
Harakat	Afghan Investment Climate Facility Organization
IDLG	Independent Directorate of Local Governance
IOM	International Office for Migration
IT	Information Technology
LAL	Land Acquisition Law
LAL-TF	Land Acquisition Law Task Force
LARA	Land Reform in Afghanistan
LML	Land Management Law
LRMP	Land Records Modernization Project
LTERA	Land Tenure and Economic Restructuring in Afghanistan
M&E	Monitoring and Evaluation

MAIL	Ministry of Agriculture, Irrigation, and Livestock
MOWA	Ministry of Women’s Affairs
MUDA	Ministry of Urban Development Affairs
NCE	No-Cost Extension
NRC	Norwegian Refugee Council
PIA	Public Information Awareness
PMP	Performance Monitoring Plan
SDK	Software Development Kit
TLO	The Liaison Office
TOT	Training of Trainers
USAID	United States Agency for International Development
USG	United States Government
USIP	United States Institute for Peace
VOA	Voice of America
WBI	World Bank Institute
WCLRF	Women’s Children Legal Research Foundation
WLRTF	Women Land Rights Task Force

PREFACE

The United States Agency for International Development (USAID) Land Reform in Afghanistan (LARA) Project is managed by Tetra Tech ARD under USAID Contract No. 306-C-00-11-00514-00, with implementation assistance from its partners Tetra Tech DPK, International Land Systems, Development & Training Services, Inc., and Landesa (formerly the Rural Development Institute). The LARA project's primary government partners are Arazi (formerly the Afghan Land Agency), the Ministry of Urban Development Affairs (MUDA), the Independent Directorate of Local Governance (IDLG), and the Afghan Geodesy and Cartography Head Office (AGCHO), as well as the Supreme Court and the Municipality of Jalalabad.

The purpose of the LARA project is to develop a robust, enduring, and Afghan-owned and -managed land market framework that encourages investment and productivity growth, resolves/mitigates land-based conflict, and builds confidence in government's legitimacy, thereby enhancing stability in Afghan society. The project continues USAID/Afghanistan's support for land reform and land rights strengthening that began through the earlier Land Tenure and Economic Restructuring in Afghanistan (LTERA) Project.

The LARA project is designed to contribute to USAID's AO and Afghanistan National Development Strategy. Three influences will help shape the LARA project's contributions to this objective: (1) the foundations provided by the former USAID LTERA project that provides a starting point and methods that can be adapted; (2) USAID/Afghanistan management objectives including Afghanization and conflict mitigation; and (3) the following major LARA project objectives:

- Improve property rights delivery (land administration and formalization);
- Enable all citizens (women, minorities, and vulnerable populations) to exercise their rights through public information awareness (PIA);
- Strengthen land dispute resolution processes to reduce conflict and promote peace and stability;
- Promote economic development through clear and enforceable property rights, PIA, land rights delivery, and land dispute resolution; a
- Strengthen institutional, policy, and legal reform to secure property rights for Afghan citizens; and
- Provide assistance in the cross-cutting areas of gender, training, PIA, and private sector development.

These objectives are supported by the following three components that provide the overarching structure for programming activities and tasks in the work plan:

1. **Informal Settlements and Formalization** – Support MUDA, AGCHO, IDLG, and the Municipality of Jalalabad with informal settlements upgrading, formalization, cadastral mapping, laws for urban planning and land use regulation, and training in planning and enforcement. Also, strengthen tenure security by supporting the Supreme Court and communities with rights formalization and informal dispute resolution.
2. **Legal Framework** – Provide limited assistance to Arazi to identify, manage, lease, and obtain revenue from Afghan government lands and provide targeted technical assistance.

3. **Capacity Building** – Build capacity of public (AGCHO, Arazi, IDLG, MUDA, Supreme Court) and private sector service providers to improve and streamline land tenure processes to Afghan private and public sectors.

1.0 EXECUTIVE SUMMARY

This report covers key project achievements including progress in each component of the LARA project during its third year, from January 1, 2013–January 1, 2014, and the activities implemented from January 1–March 31, 2014. The period from February 1, 2014, comprises a no-cost extension (NCE). At the start of the NCE period, all international staff except the Chief of Party transitioned off the project. Their work was taken over by local staff. During the NCE, the project’s focus has turned to the sustainability of Arazi, its policies, and procedures by underpinning the technical capacity of Arazi through training and associated activities.

The project’s key achievements have been summarized below, while details are provided in the body of report. The highlights include:

- Development of the *Land Rights Regularization Model Manual* incorporating *Informal Settlement Upgrading Handbook*, as well as practical implementation approaches for land claims recording and technical standards
- Based on the manual, the completion of data collection for 2,780 land parcels in the informal settlements of Araban and Campoona, Jalalabad
- Completed settlement upgrading (streets, drainage, and water supply) for Araban and Campoona
- Completed an urban profile for Jalalabad to be used by the municipality for planning purposes
- Developed and installed land-related information systems for Arazi (ALRMIS), Afghan Geodesy and Cartography Head Office Cadastral Data Management System (AGCHO CDMS), and the Supreme Court (DRACS).
- Conducted seven public consultation workshops for proposed amendments to the Land Management Law (LML) that resulted in the development of a revised law, currently with the Executive Committee of the Ministry of Justice for review
- Undertook a women’s land and inheritance rights public information campaign that led directly to a number of women making successful claims to their land and inheritance rights
- Conducted 33 capacity building and training activities across areas such as survey equipment, information technology systems use and management, and LML procedures.

COMPONENT 1. STRENGTHEN LAND TENURE SECURITY THROUGH FORMALIZATION AND UPGRADING OF INFORMAL SETTLEMENT

During the third year of the project, the following achievements were reported under Component One of the LARA project:

- Developed an *Informal Settlement Upgrading Handbook* in order to facilitate future planning and design of informal settlement upgrading relying on community participation and coordination with local stakeholders. The handbook (which is also a part of the *Formalization and Upgrading Manual*) was presented to counterparts and submitted to USAID in March 2013.

- Completed a *Land Rights Regularization Model Manual* with input from all project components. The document was updated with lessons learned at the end of the upgrading process. The LARA project delivered an initial presentation of the model at the Ministry of Urban Development Affairs in March 2013.
- Completed all upgrading activities (including roads upgrading) in the informal settlements of Araban and Campoona areas in Jalalabad.
- Worked closely with the Municipality of Jalalabad to draft maintenance plans for the upgrading works in the informal settlements of Araban and Campoona to ensure long-term sustainability of the urban upgrading by the communities. These maintenance plans were also submitted to the General Directorate of Municipal Affairs (GDMA) and the municipality.
- Completed the refurbishment of government offices in both Nangarhar and Kabul. These technical offices include the Jalalabad Municipal Engineering and Revenue departments, the Nangarhar Department of Urban Development Affairs (DUDA) office, the Nangarhar AGCHO office, the AGCHO Training Institute in Kabul, the Kabul Polytechnic University, and the Arazi Training Center in Kabul. The refurbishment of these technical offices is considered a major contribution toward building a sustainable and long-term capacity of the Government Islamic Republic of Afghanistan to provide land-related services (including map production, storage of land records, and urban planning and training).
- Completed a cadastral survey for all 26 clusters in Araban and Campoona through a local subcontractor, Geo Planning. This survey included a public display meeting where residents of both informal settlements were invited to check their land parcel information provided during the cadastral survey process and identify any discrepancies. The cadastral survey identified 2,780 parcels, gathered the land tenure information for these parcels, and tied this data to a geographic cadastral map for the two informal settlements.
- Installed DRACS (GRM Registry Backfile) software on all of the servers procured by Harakat under the Land Records Modernization Project II (LRMP II) project and court members of the provincial makhzans were trained to use the software.
- Engaged Thomson Reuters information technology specialists to work with specialists from the directorates for land inventory, land leasing, Tafsia, and dispute resolution at Arazi, as well as specialists at the ACGHO Cadastre Department that was merged into Arazi, to customize GRM Registry and GRM Cadastre to provide the appropriate functionality for ALRMIS and the CDMS. The software was installed at Arazi, and the Arazi staff was trained on its use.
- Based on a request from the USAID Economic Growth and Infrastructure Office, conducted an assessment of Hesar-e-Shahi Industrial Park in Jalalabad in February and March 2013. LARA assessed the overall economic viability for the idea and put forth recommendations and options for bringing it into practice.
- Conducted a “Project Lessons Learned Conference” at the Kabul Star hotel on December 10, 2013.

Gender

- Conducted five roundtables and one awareness-raising session. The Gender Unit trained 26 men and 183 women on matters related to women’s rights to inherit and own land and property, and conducted appropriate follow-up to monitor the impact of these training and PIA activities. The team identified five cases of women who had received their inheritance from their families as a result of these trainings and roundtables.

- Conducted an evaluation of the PIA campaign in collaboration with the Ministry of Women’s Affairs (MOWA) in order to assess the message impact for the PIA campaign. The final report with impact measurement findings and specific recommendations was submitted to USAID in February 2013.
- Identified a number of success stories (included in Annex B of the present report) outlining women’s successful attempts to obtain their land and inheritance rights as a direct result of Project interventions.
- Conducted a focus group discussion with 11 women in the informal settlement of Araban and determined that road widening by the Project allowed emergency vehicles access to their neighborhoods, making them safer and healthier.
- Conducted a gender needs assessment survey in the Ministry of Agriculture, Irrigation, and Livestock (MAIL)/Arazi and identified gender knowledge gaps in the institution. These gaps were addressed through a gender training to a total of 75 Arazi employees. The LARA Gender Unit also helped Arazi develop a Gender Strategy that has been included in the Arazi five-year Strategic Plan.
- Through LARA’s Deputy Chief of Party/Technical, gave a presentation on the LARA gender achievements at a Land and Conflict Course conducted in Washington, DC, in June 2013. The course brought together land specialists from USAID/Washington, the International Office for Migration (IOM), United Nations, Georgetown University, and civil society. The LARA gender work was praised by the participants and by the organizers.
- Hosted Women Land Rights Task Force meetings during 2013 to discuss the transfer of the task force to Arazi and strategize advocacy initiatives on women’s land and inheritance rights.

Community Participation

- In January 2013, assessed the community-based dispute resolution (CBDR) capabilities and the Tasfia process within Arazi. Based on the assessment and analysis of findings, the LARA project developed a CBDR-related capacity building plan for Arazi and local communities. The report “Land Clearance (Tasfia) and Dispute Resolution Functions of Arazi” was submitted to USAID in the second quarter of 2013. The report made recommendations regarding Tasfia processes (referred to as land clearance and/or land rights identification and/or land settlement), as managed and undertaken by Arazi.
- Developed a training manual for Arazi employees. The manual contains two major sections: 1) CBDR guidelines and 2) Tasfia procedures. The purpose of the manual is to build the capacity of Arazi staff in these two areas so they are able to apply the knowledge in their day-to-day tasks. In the last two quarters of 2013, the LARA CBDR team successfully delivered 10 training sessions on the CBDR manual and on-call dispute resolution. Trainings were attended by a total of 319 Arazi staff and tribal elders, including 39 women from Kabul and Nangarhar provinces. The main goal of the training was to explore methods for solving land-related disputes during the Tasfia process.
- In the third quarter of 2013, monitored the new disputes that have arisen during the upgrading of the Araban informal settlement. The team has designed strategies for resolving the disputes using CBDR techniques that have been developed by the project. One controversy involved the possible removal of part of an ice factory whose owner requested compensation. The CBDR team met first the owner of the factory and then with the wakil-e-gozar, who has suggested that the controversy be referred to the local Jirga for consideration.

COMPONENT 2. LEGAL FRAMEWORK

During the third year of the project, Component Two achieved the following.

- Conducted seven public consultation workshops for proposed amendments to the LML conducted in Herat, Kandahar, Jalalabad, Paktia, Kunduz, Mazar, and Kabul. Based on the feedback, modifications were incorporated into the law. The final draft was submitted through MAIL/Arazi to the Ministry of Justice in August 2013 and the draft was approved by the Taqneen of the Ministry of Justice. The draft was then submitted to the Executive Committee of the Ministry of Justice for review.
- Completed the training on the LML and procedures with a final event in Kabul for surrounding districts, attended by 117 participants. In closing remarks, the minister of MAIL thanked USAID and LARA for support and contributions to Arazi that have allowed it to become an independent directorate into which the Cadastre Department of AGCHO will be merged.
- Conducted regional technical training for Arazi provincial and capital center staff on the newly developed procedures under LML at the national level. The training hosted 558 participants, 29 from Kabul and the rest from 33 other provinces. Participants were trained in newly developed procedures on land lease, land clearance, land exchange, and land transfer. M&E evaluation indicates that participants thought that the training was very well done and retained the knowledge gained. These procedures were developed by LARA legal team in collaboration with Arazi.
- Worked with the AGCHO Technical Committee to draft AGCHO and Cadastral Survey Laws, which were officially submitted to AGCHO management in the first quarter of 2013. However, on May 27, 2013, the AGCHO Cadaster Department was merged into Arazi, necessitating a reconsideration of the drafts. Most of the provisions were reworked into the draft LML.
- Reviewed the Law on Grabbed Land that was passed by the Lower House of Parliament on September 2013 and sent to the Upper House for consideration. The LARA legal team recommended to the Ministry of Justice that the law be revised so as to cover all situations where “land grabbing” has taken place.
- Drafted a *Land Valuation Manual*, followed by a Workshop on Land Valuation at Arazi in July 2013. The workshop covered land rights to be valued, the importance of collecting accurate data, the various purposes of land valuation, qualifying or disqualifying sales as indicators of market value, and lease precedes methods of valuation. Nine participants took part in active discussions, including one person from GDMA.
- Worked with the Arazi Chief Executive Officer and Arazi department heads on a new Land Acquisition Law (LAL). This legislative task force, in collaboration with the World Bank, reviewed literature regarding prior land acquisition laws and regulations in Afghanistan and arrived at an initial structure for a the draft law. A key objective of the law is to provide an appropriate legal basis for large development projects, including New Kabul, the Copper Project in Logar Province, and the Steel Project of Bamyan Province. Proper compensation strategies for acquisitions by the government pursuant to the law and resettlement procedures are a priority.

COMPONENT 3. CAPACITY BUILDING

During the third year of the project, Component Three achieved the following.

- Provided support to the Legal Framework Component for the regional land law procedures training session’s throughout Afghanistan for the MAIL/Arazi staff.

- Completed a three-week program of gender training for Arazi staff in October 9, 2013. This was part of a larger effort to build the capacity of Arazi staff so that the institution and its programs can become more gender-balanced.
- Supported the training of more than 1,184 participants (out of which, 742 participants benefitted from technical training, 123 in organizational development and 319 in CBDR). The training included the World Bank Institute (WBI) online course on “Sustainable Urban Land Use Planning,” as well as a training of trainers on the LML in Kabul, LML procedures in six zones, Open Title (CDMS), GRM Cadastre, technical survey equipment, ALRMIS, DRACS, accounting, gender, CBDR, and on-call dispute resolution trainings.

MONITORING AND EVALUATION

In November 2013, the LARA Monitoring and Evaluation (M&E) Unit, with assistance from project components and under the coordination of LARA project Technical Adviser/Manager, conducted a performance evaluation to gather qualitative information about beneficiary satisfaction with services and progress on key project Performance Monitoring Plan (PMP) indicators. The evaluation involved mini-surveys and focus group discussions with both men and women in LARA project’s target informal settlements and key informant interviews with GIRoA officials.

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2.0 COMPONENT 1. STRENGTHEN LAND TENURE SECURITY THROUGH FORMALIZATION AND UPGRADING OF INFORMAL SETTLEMENT

2.1 ACTIVITY 1: UPGRADING OF INFORMAL SETTLEMENTS

Street upgrading in the informal settlement of Araban officially kicked off in June 2013 with an event attended by participants from the Provincial Governor's office, Municipality of Jalalabad, DUDA, ACGHO Cadastre Department, Arazi, the Municipal Water Supply Department, Afghanistan Subnational Governance Program/United Nations Development Programme (UNDP), Directorate of Agriculture, and Araban community elders. The Provincial Deputy Governor Mohammad Hanif Girdiwal commented on the importance of this project in Jalalabad and thanked USAID and LARA for the assistance. Mr. Lalagha Kakar, the mayor of Jalalabad, highlighted the excellent coordination over one and half years between city management, the community, and the LARA project.

H.E. Abdul Baqi Popal, Director General of Municipal Affairs, Independent Directorate of Local Governance (IDLG)/GDMA; H.E. Jalalabad Mayor; and other stakeholders visited the LARA upgrading projects in the informal settlement of Araban. The delegation was impressed by the community's commitment to move walls and other obstructions to make the upgrading more successful and respond to the needs of the settlement inhabitants.

The work in Araban started with grading and improvement of the ditches along the sides of the roads. The LARA technical team actively monitored the progress of the upgrading along with specialists from the

Jalalabad municipality and in collaboration with the wakil-e-gozars and Community Development Council (CDC) heads. All of the upgrading in Araban was completed in September 2013, and the subcontractors supplied drawings for the records of the municipality. The community in Araban was satisfied with the upgrading activities. One of the women noted that besides having improved streets in her community, her family income had increased, since her husband had been employed with one of the upgrading subcontractors.

Part of the Araban informal settlement upgrading involved improving the water supply network for the informal settlement. Pipes were laid and connections made to the city water system. New ditches were dug for additional connections. The Araban Water Supply Project was completed in September of 2013. All excavated trenches for the pipes were paved over with asphalt.

The physical upgrading of Araban also included improvements to the sanitation and drainage systems of Araban High School. In addition, a solar power system, fans in the classrooms, the installation of a water pump, and 50 cubic meters of crushed gravel improved the condition of the school yard. The improvements to the school addressed the needs of approximately 2,000 students attending the classes, some of whom attended classes in the school yard. Contributing to the community by refurbishing the school has shown the dedication of the USAID LARA project to the youth and the future of Afghanistan.

In response to a request by community leaders and wakil-e-gozar to open the school playground to the public when classes are not in session, the LARA project engineering team identified necessary measures to make the playground available to the whole community when school is not in session.

IDLG/GDMA requested a topographical survey for the informal settlement of Campoona; this was completed by Asia Geo Engineering and Ally Engineering Services. In contrast to the planning for Araban, this topographical survey was completed at the same time as the community upgrades. Designs and drawings based upon the topographical survey were submitted to the Municipality of Jalalabad and IDLG/GDMA for review to ensure that minimum urban standards required by MUDA/DUDA and municipalities were taken into account in the upgrading of Campoona. The topographical survey for approximately 73.32 hectares in Campoona met these planning needs.

USAID provided the LARA project with four large tents to give the schools of Araban and Campoona as part of the physical upgrading works in these two settlements. Both schools were in urgent need for tents for heavy rains in winter and hot weather in summer made it difficult for students to attend classes outdoors.

The LARA Gender Unit made a site visit to the Araban District of Jalalabad and conducted a focus group discussion with 11 women in the informal settlement. The women were glad that the roads had been widened, because this allowed police officers to enter the area for nightly checks. It is also now much easier for taxis to enter the community. (Before the streets were paved, taxi drivers were not able to enter the area because of potholes and mud.) The availability of taxi services is especially crucial in cases of medical emergencies. The paving of roads also has removed the dust and mud, and the cleaning of the ditches has reduced pollution and waste areas. This has created a healthier environment for the residents.

The upgrading activity provided other benefits. One of the women indicated that her husband was employed as a carpenter for the upgrading works, which increased the income to the family. In another situation, community residents came together to assist a poor woman who could not afford to remove walls around her dwelling that would have obstructed the widening of the road in front of her house. The community paid for the removal. In addition, one resident whose shop was in the middle of a planned road agreed to remove it and rebuild it where it would not obstruct the road. She is proud that she was the first to make a concession for the betterment of the community.

A formal event marking the completion of all upgrading activities in Jalalabad took place in the Jalalabad municipality in October 2013. The event was attended by high-ranking government officials including Mr. Abdul Baqi Popal, Director of General Directorate of Municipal Affairs of IDLG; Mrs. Sherzai, Directorate Head of MUDA Kabul; Girdiwal, Deputy Governor of Nangarhar Province; Lalagha Kakar, Jalalabad Mayor; Engineer Hakim, Deputy Mayor of Jalalabad; Engineer Shafiq, Deputy Director DUDA; and Engineer Shahabi Nangarhar, Head of ACGHO Cadastre Department. Community elders and CDC members from both settlements were also in attendance. The event adjourned with a ribbon-cutting ceremony with Mr. Popal and the mayor of Jalalabad. Mr. Popal stated that “The overall upgrading process went very well, with good participation by Governor, Mayor, Head of Municipal Advisory Board, Wakil-e Gozar, MUDA, and IDLG.” With this event the upgrading activities in the informal settlements of Araban and Campoona, and the physical refurbishment of technical offices in Jalalabad, were officially completed and accepted by the GIRoA.

Task 1.1.4: Develop a Handbook to Guide Upgrading Work

Two successive public requests for proposals that the LARA project had issued for development of the *Handbook to Guide Physical Upgrading Work* failed to identify a suitable Afghan subcontractor. It was decided then to develop the tool in-house. The objective of this handbook is to facilitate the planning and design of physical upgrading interventions in a manner that takes into account coordination with the local authorities and utility departments, and engages the community in decision-making. The handbook was finalized and presented to counterparts and stakeholders in March 2013.

2.2 ACTIVITY 2: URBAN PLANNING

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

The LARA project provided Jalalabad Municipality with a road maintenance plan that covers Araban and Campoona and informs the municipality regarding schedules and costing of routine site inspections, maintenance and repair of streets, drainage channels and culverts, and cleaning of ditches. The plan also suggests amounts per parcel to be placed in a trusted entity to allow for the regular maintenance of the upgrades. The maintenance plan was submitted to the residents of the informal settlements of Araban and Campoona, as well as to the engineers of the municipality of Jalalabad. This contributes to the long-term sustainability of USAID’s investments in urban upgrading.

A joint meeting between LARA and GDMA took place in December 2013 with the mayor and deputy mayor of Jalalabad to arrange for distribution of safayee tax books in the two upgraded informal settlements of Araban and Campoona in accordance with a directive letter from the Deputy Minister of IDLG. The safayee tax books were being distributed to the residents of the 2,780 parcels identified during the cadastral survey and on record in OpenTitle at the municipality. As a result, it is anticipated that municipal revenues will increase with the increased tax payer base.

Task 2.1.2: Support Appropriate Coordinating Mechanisms among Institutional Stakeholders

In Kabul, the LARA project team regularly took part in Technical Working Group (TWG) meetings organized by IDLG/GDMA starting in the fall of 2011. The National Urban Upgrading Policy for Informal Settlements became the focus for the TWG where the LARA project engaged Dr. Yohannes Gebremedhin, LARA’s Legal Policy Expert (STTA) to prepare a draft of the policy. Written and oral feedback and reviews from the working group members were incorporated in successive drafts of the document, which was finalized in March 2013. The draft of the National Urban Upgrading Policy for Informal Settlements sets forth a clearly defined set of issues and policy statements that serve as general guidance to inform administrative and legislative measures that need to be taken by the GIRoA to officially recognize, upgrade, and, as appropriate, regularize informal settlements. The draft policy focuses on integrated responses to problems of informal settlements, institutional responsibilities,

regularizing tenure security, land use planning, community participation, adjudication of property rights, dispute resolution, and selection of settlements for Regularization Schemes. MUDA, with technical support from LARA, finalized the policy in September 2013.

Task 2.1.3: Support the Physical Refurbishment of Selected Technical Offices

A functioning land market requires support from the relevant land administration institutions. These institutions require adequate technical spaces and equipment to properly provide land-related services within their jurisdiction and to produce and store land records, conduct mapping and urban planning activities, and train future technical staff. LARA has closely consulted with its counterparts to identify deficiencies in the physical infrastructure necessary to provide these services to the public and to craft specifications for mitigating the deficiencies. To accommodate the modern equipment and corresponding work flows and improve the existing physical infrastructure, the course agreed upon was to make improvements to the municipal engineering and revenue departments, the Nangarhar DUDA office, Jalalabad AGCHO facility, Kabul AGCHO Cadastre Department, AGCHO training institute in Kabul, Kabul Polytechnic, and Arazi training center in Kabul.

Jalalabad Municipality Engineering and Revenue Department. The engineering and revenue department buildings for Jalalabad Municipality were severely impaired and needed to be refurbished for ordinary office activities. An assessment determined to upgrade electrical cabling, filing cabinets, fire protection systems, repairs to windows and doors, and to repair and paint walls in these offices. This would improve security and the safekeeping of records and provide desirable space for normal office work. This refurbishment was completed in the fall of 2013. However, it was determined upon completion that these improvements would be insufficient without waterproofing of the engineering building roof, appropriate curtains, and exterior security fences for both the engineering build windows and property registration office. These additional improvements were completed in December 2013.

DUDA Nangarhar office. The Nangarhar DUDA office required a new bathroom and associated plumbing, new windows, construction of partitions, installation of a new door, construction of a septic tank, exterior and interior painting, concrete paving of the entrance and parking space, addition of a 2,000-liter water reservoir, supply and installation of a prefabricated guard shack, installation of a Local Area Network (LAN), and addition of a new photovoltaic (solar power) system on the roof to provide power for the whole building. The improvements were all completed in the summer of 2013.

AGCHO Jalalabad Office. The upgrading of the AGCHO provincial office in Jalalabad started in November 2012 and was completed by the end of February 2013. The improvements included repairs, interior and exterior wall painting, the construction of a security fence around the premises, upgrading of the electrical system, and installation of a new photovoltaic system on the roof as an auxiliary power source for the whole building.

AGCHO Cadastre Department in Kabul. Physical refurbishment to the AGCHO Cadastral Department was necessary to address the dire state of the archive storage space and in order to enhance the office working space in Kabul. The AGCHO refurbishment work consisted of repairs to windows and doors, installation of a wall partitions (wood and masonry), tiling of bathrooms and kitchen, plumbing upgrades, electrical wiring, LAN network upgrades, re-plastering, interior and exterior wall painting, roof installation, and parking area improvements.

The renovation of the AGCHO Cadastre Department in Kabul was completed, and its opening ceremony took place in mid-December 2012 in the presence of Mr. Yari, the Director of AGCHO, and Mr. Ghulam Eshan Sultani, the Head of Cadastre, and his staff. Mr. Sultani praised the assistance received from USAID.

AGCHO Training Institute. The LARA project provided refurbishments to classrooms, upgrades to the electrical systems, improvements to the kitchen facilities, installation of a new septic tank, and parking area improvements to the AGCHO Training Institute. The refurbishment was completed in the summer of 2013.

Kabul Polytechnic. Kabul Polytechnic refurbishment was completed during the summer of 2013. This included modernizing of the computer room, painting of the classroom, installation of electrical works, renovation of the bathrooms, and installation of wooden parquet floors. The improvements resulted in an environment conducive to learning (complemented by the provision of technical books by LARA). It is essential that the students be provided with facilities and learning tools so they are able to use modern technology for land management systems and be able to apply their education to the land reform issues in Afghanistan. The work was monitored by faculty members and the LARA engineers.

Arazi Training Center. For the Arazi Training Center, the project divided one large room at Arazi into smaller meeting rooms with proper lighting and lighting fixtures. New, large conference tables, chairs, and projectors enhanced meeting and training rooms. In addition, the better, more secure doors were added to the director's office. The work was completed in the summer of 2013.

Task 2.1.4: Create a Jalalabad Urban Profile

Based upon the studies and other available data from Jalalabad, the LARA project was able to develop an urban profile for the municipality. Up-to-date imagery provided the base upon which to develop new maps that characterize the urbanization process at the fringes of the city core and across the metropolitan region. The direct survey of critical nodes in the metropolitan region granted new data (for instance, on the impact of informal waste disposal arrangements). Structured interviews with relevant informants allowed the possibility to outline the role of local governance stakeholders, including the role of women leaders in a few peri-urban contexts. The review of documentation archived in provincial offices—e.g., at the Nangarhar Valley Development Authority—granted the opportunity to explore conflicting claims on land and water resources. The profile presented to MUDA and GDMA outlined the growth dynamics within and around the city of Jalalabad. Indicating the different scales at which urban growth has occurred, it might support the development of a coherent hierarchy of planning instruments. By exploring the footprint of Jalalabad, the city profile pinpoints a few issues that demand immediate action and multi-agency coordination. The final presentation of the study took place on March 27, 2013, at MUDA II, and the final report was officially submitted to USAID on April 9, 2013.

Task 2.1.10: Draft Urban Development Guidelines

Completed by the LARA project in February 2012, the *Criteria for the Selection of Informal Settlements Deemed Appropriate for Upgrading and Formalization in Jalalabad: Analytical Overview* summarized criteria for a more formal draft of urban development guidelines. An urban development guidelines report was finalized and on March 25, 2013. The LARA project presented the *Urban Development Guidelines for Informal Settlements: A Framework for the Scaling-Up of Physical Upgrading and Regularization Efforts* at the GDMA offices. The meeting was chaired by Abdul Baqi Popal, Director General of the General Directorate of Municipal Affairs, and attended by representatives of MUDA, GDMA, and the LARA project. The presentation introduced a “ladder” for categorizing informal settlements in the key areas of type of land, documentation of rights within an informal community, land use type, and spatial layout in relation to urban planning standards. Two contrasting case studies were offered to suggest the usefulness of the framework. Methods were suggested in each of these categories for ranking an informal settlement with reference to legal, procedural, economic, environmental, and social norms. These characteristics of an informal settlement can then be weighed according to access to basic services, available livelihoods, natural and man-made hazards, and the availability of knowledgeable community representation. The framework is meant to assist municipalities in prioritizing informal settlements for development and regularization. The framework was followed by

indicative suggestions on how to embrace planning incongruence's, relax zoning prescriptions, draft land use regulations, and simplify procedures for the application of building permits.

2.3 ACTIVITY 3: DEEDS REGISTRATION

Assistance to AGCHO Cadastre Department.

After LARA provided technical support and equipment to the AGCHO Cadastre Department, the former AGCHO department (now institutionally contained within Arazi) said that they are making use of the large-scale plotters provided by the project and on which staff have recently been trained. According to Mr. Haji Rasul, Head of the Digitized Map Department, "producing maps by hand used to take months, but with the new equipment it takes just minutes." The technology also allows maps to be produced at different scales much more efficiently than the hand drawings previously produced by the department.

A Dari Alpha version of DRACS was released in February 2013. This was completed after analyzing each of the land document types that would be archived in the DRACS system. User acceptance testing started with Harakat and members of the Supreme Court, followed by the LARA project legal team in February 2013. Thereafter, the LARA project specialists met quite regularly with the LRMP II Project Officer, because Harakat was experiencing delays completing a contract to digitize deeds in the provinces and at the Supreme Court Makhzan.

Though LRMP II was having trouble contracting for digitalization in the makhzans, the LARA systems analyst worked through the summer of 2013 to complete customization of DRACS for archiving deeds in Afghanistan. The final version of the software, with a module for importing legacy data from USAID LTERA and Land Records Modernization Program (LRMP), cleaning the data, and archiving it in the DRACS system was installed in September 2013.

In order to implement the Harakat LRMP II, LARA was asked to provide additional server specifications for the provinces. Harakat procured 11 servers for the provincial makhzans along with 15 desktop computers to be used for the digitalization of existing land documents at the court makhzans. The DRACS software was installed and tested on these servers and on the server at the Supreme Court Makhzan in Kabul in October 2013.

The LARA Capacity Building team, together with the information technology (IT) systems analysts and a short-term consultant (provided by LARA subcontractor Thomson Reuters) completed the DRACS training, which started on October 19 and ended on October 23, 2013. Court makhzan personnel from Kabul, Nangrahar, Balkh, Herat, Paktia, Parwan, Logar, Kunduz, Baghlan, Panjshir, and Laghman provinces and one IT specialist from Harakat attended the training.

The training consisted of theoretical and hands-on training sessions, and the participants were prepared to use the DRACS software for the registration of land title documents in the makhzans that are covered by the United Kingdom's Department for International Development LRPM 2 Project being implemented by Harakat. It was anticipated that the Harakat subcontractor that would be providing the digitization services in the makhzans would also attend the training. However, Harakat had not entered into a subcontract for those services, and consequently private sector employees did not attend the training. Six of the participants were instructed so as to be able to conduct the same training.

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

The LARA project subcontracted with a private land surveying company, Geo Planning, to carry out a cadastral survey during the summer of 2013. However, the laws of Afghanistan specify that cadastral

surveys can only be completed by the AGCHO Cadastre Department, so it was necessary to obtain a Presidential Decree authorizing this LARA project activity. President Karzai issued Presidential Decree No. 1063 dated 1392/2/6 (May 6, 2013) directing “a well-known company and surveyors from AGCHO” to survey the informal settlements of Araban and Campoona. The decree was directed to the Cadastre Department in Nangarhar Province by the General Director of AGCHO. This allowed the private surveying company, under the direction of AGCHO and its provincial department, to conduct the cadastral survey in Jalalabad.

During the on-site survey work, the subcontractor continued to educate the residents of Araban and Campoona through awareness activities while conducting the cadastral survey. The cadastral survey for both informal settlements was completed in September 2013, having identified 2,780 parcels and linked the cadastral coordinates of each parcel with current land tenure information. This data was recorded in an electronic property book at the municipality of Jalalabad. Much of this land tenure data is new data never before recorded with any government institution in Afghanistan.

The model has demonstrated an approach for municipalities in Afghanistan to rapidly advance land tenure formalization in informal settlements and provide a method for regularizing outdated or non-existent municipal land records. This is not only critical for organizing the local government records, but it is also extremely important for residents of informal settlements to make a public record of their rights. One person interviewed in the informal settlement of Araban stated, “No one can take our houses from us now since we have streets, municipality booklet (safayee booklet), and our names are registered with the municipality office.”

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

The LARA Cadastral Specialists held regular meetings with the Director of the AGCHO cadastral unit to discuss preliminary cadastral survey standards and procedures for AGCHO. The standards and procedures were tested during the cadastral survey activities in Araban and Campoona under the direction of the AGCHO Cadastre Department and the Nangarhar Department of AGCHO. It is expected that the standards and procedures will be used as a model for future cadastral work in informal settlements. They are now incorporated in the Formalization Manual.

Gender

In cooperation with MOWA, the LARA project launched a PIA campaign in late 2012. The campaign included 50 giant billboards displayed across Kabul and radio dramas and television public service announcements broadcast on stations nationwide for a 30-day period. In part as a result of the women’s land and inheritance rights campaign implemented in January 2013 (and followed up with ongoing PIA events), 55 cases have been filed by women with the MOWA to enforce women’s land rights. The cases were sent to relevant governmental departments by the MOWA or the Departments of the Women’s Affairs in the provinces, as follows:

- 39 cases referred to the Legal Department of Kabul Governor’s Office;
- Five cases referred to the Ministers Council administrator office;
- Two cases referred to Department of Women Affairs Parwan;
- One case referred to Department of Women Affairs Panjshir;
- Two cases referred to Department of Women Affairs Wardak;
- Three cases referred to Ministry of Justice (MOJ); and
- Three cases referred to the Supreme Court.

The LARA project gender team met with the Norwegian Refugee Council (NRC), as recommended by the Legal Department of the MOWA, since NRC is one of the international organizations in Afghanistan supporting women with legal services. The project team and NRC identified opportunities for working together on women land and inheritance cases, which were referred to the NRC by MOWA as a result of the women's land and inheritance PIA campaign organized in partnership between the LARA project and MOWA. Out of eight cases, one has been resolved by NRC and the other seven cases are under consideration.

The LARA project also hosted the first national Women's Inheritance and Land Rights Conference in Kabul to raise public awareness regarding women's inheritance, land, and property rights on May 8, 2013. The conference was kicked off by the Minister of Women's Affairs, Hussan Bano Ghazanfar, who thanked the USAID LARA project for hosting the event. Minister Ghazanfer said that promoting and protecting women's land, inheritance, and property rights is a crucial step toward strengthening women's rights in Afghanistan. This event was covered by more than 35 media organizations also attended representing television, radio, and print. These included Shamshad, Tolo, Radio Keled, Salam Watandar, and Arianna Television, as well as the BBC Pashto. At the conclusion of the conference, Lida Nadery, Deputy Chief of Party (DCOP) Technical and Team Leader for the LARA project's Gender Unit, conducted a phone interview with Voice of America's (VOA) Radio Ashna in Dari through the VOA Washington, DC, studio. Rona Taren and Aziz Rafiee were also guests on the show. In addition to this, the success of LARA's gender programming was recognized in a McClatchy DC Article, *"In Afghanistan, Women Denied Their Inheritance Now Have Their Champion"* (June 4, 2013). The article notes that the program is "aimed at educating not just women but also men, since those who don't know the law often assume women aren't allowed to inherit." This article is included in Annex B of the present report, along with the success stories generated during the reporting period.

On April 11, 2013, a Snapshot developed by LARA ("Brother Shares Land with Sisters") was featured on the USAID/Afghanistan website and Facebook page. The document told a story about a man who attended a USAID LARA roundtable on women's land and inheritance rights in one of the Kabul districts and recognized his sisters' inheritance rights. This marks a tangible outcome and illustrates the effectiveness of the campaign on women's land and inheritance rights conducted in partnership with MOWA.

Similarly, in June 2013, LARA project grantee the Women's Children Legal Research Foundation (WCLRF) recorded three radio dramas and public service announcements. The LARA project had contributed to the content of these radio dramas and public service announcements.

Ms. Nadery delivered a presentation regarding the LARA gender component at a course on land and conflict. Sponsored by the United States Institute for Peace (USIP), the Land and Conflict Course was conducted in Washington, DC, in June 2013. The course brought together land specialists from USAID/Washington, the IOM, United Nations, Georgetown University, and civil society. The LARA gender work was praised the participants and by the facilitators.

On August 22, 2013, the LARA Gender Unit conducted an inheritance training session for the Women's Land Rights Task Force with participants from Jalalabad and Kabul. The training session covered not only women's inheritance rights but also sources of inheritance rights, current national laws regarding women's inheritance rights, impediments to inheritance, determination of heirs, rights to patrimony, inheritance apportionment, relatives, and challenges and solutions facing women in exercising inheritance rights.

The first roundtable on women's inheritance and land rights ever conducted for Campoon and Araban CDC members took place in the first quarter of 2013. The event was part of the general PIA campaign on women's rights to own and inherit land, conducted by the LARA project in partnership with MOWA. The panelists featured high-level local officials such as Ms. Amin and Nelofar Aziz, Nangrahar Provincial

Council members; Mahtab Malikzai, Directorate of Women Affairs; and Ms. Shamaila, Member of Jalalabad Court. Participants talked about existing challenges in enforcing women's land rights and analyzed ways of addressing these challenges.

The LARA project gender team, in coordination with the Department of Women's Affairs (DOWA) in Nangarhar Province, conducted a roundtable on women's land and inheritance rights in May 2013 in the DOWA office in Jalalabad. The panelists included Ms. Anisa Emrani (the head of DOWA), two members of the Nangrahar Provincial Council, and one representative from the Jalalabad Court. The focus of this roundtable was the community from the Sourkh Road District, Nangarhar Province. The roundtable panelists included members of the Nangrahar Provincial Council and the Jalalabad Court, who outlined existing challenges women face claiming their land rights and analyzed ways of addressing these challenges. The Jalalabad Court representative, Ms. Zuhul Wahidi, gave an overview of women's land rights according to the Constitutional Law and the Civil Code and Elimination of Violence against Women Law, and focused on how to divide land between inheritors and what procedures should be followed. The Provincial Council representative, Nelofar Aziz, highlighted the importance of public information awareness throughout Afghan society so that women and men are able to understand and enforce women's rights to inherit and own property. The participants agreed to involve religious and local leaders in increasing this awareness, as well as using media to educate people on the importance of enforcing women's rights to land and promoting male role models who have successfully granted family land to female relatives.

The LARA Gender Unit interviewed Ms. Sima Makay Saadat, a school teacher in Kabul Province, who claimed a share of land in Kalakan District of Kabul from her brothers that she should have received 15 years previously based upon her inheritance rights. Over the 15-year period, her brothers appropriated all the income from the property for themselves and did not include Ms. Saadat in any income distribution. Claiming her land inheritance land was not an easy step for her, since her brothers said that the family would be ridiculed. Nevertheless, Ms. Saadat called upon Gul Jan Bakhsh (a member of LARA-supported WLRTF) who helped her present the issue to tribal elders. After more than a month of negotiation, her brothers agreed to pay her 300,000 Afs.

2.5 ACTIVITY 5: COMMUNITY PARTICIPATION

Provide Dispute Resolution Training Supporting the Tasfia Process and Public Information Awareness

The CBDR Unit has successfully conducted the CBDR manual training at Arazi Kabul and provincial field office staff. At the end of the training, Mr. Peikar, the CEO of Arazi, noted LARA's efforts to strengthen the capacity of Arazi staff in solving disputes. The training was attended by 119 staff members from different departments of Arazi, including Kabul Tasfia teams, provincial Arazi directors, and Tasfia managers. The main training materials were the CBDR guidelines and Tasfia procedures developed with assistance from the LARA project through a grant with The Liaison Office (TLO).

3.0. COMPONENT 2: LEGAL FRAMEWORK

In the past year the LARA project worked with Arazi to develop training in the land law procedures for Arazi staff around the country, to enable them to understand, implement, and enforce the LML once adopted. The LARA project, with Arazi, conducted training of trainers (TOT) session in Kabul and five events in the provinces (for the hub and regional provinces). The training sessions focused on the newly revised and developed specific procedures under the draft LML, including procedures for land transfer, land exchange, land rights identification and clearance, and land lease. The result of this training was an improved, more transparent, and more accountable land management team at the national level able to provide better land related services to Afghan citizens.

From March 2–May 29, 2013, the LARA legal team conducted the regional technical training on newly developed procedures under the draft LML at the national level. The LML training was provided to 558 participants, 29 from Kabul, and the others from 32 provinces throughout Afghanistan. There were 16 women trained in total. All training participants were trained in the newly developed procedures with respect to land lease, land clearance, land exchange, and land transfer. These procedures have been developed by Arazi in collaboration with the LARA legal team. The M&E team conducted pre- and post-training evaluations by canvassing the participants regarding the effectiveness of the training. The evaluations showed that the knowledge of the participants regarding new procedures was retained and that the participants thought that the training was very well done.

From May 26–29, 2013, the LARA project completed the training on the draft LML and procedures with a final program in Kabul for surrounding districts, attended by 117 participants. The Minister of MAIL made closing remarks in which he thanked USAID and LARA for providing support and contributing to the effectiveness of Arazi assisting it in becoming an independent directorate into which the Cadastre Department of AGCHO had been merged.

Regional consultation workshops on the draft LML was conducted in seven provinces: Herat (March 31–April 3), Kandahar (May 12–15), Jalalabad (April 21–24), Kunduz (April 14–17), Mazar (April 7–10), and Kabul (Training of Trainers, May 26–29) by the LARA legal team and Arazi.

Comments from interested professionals were collected and analyzed, and modifications to the proposed amendments were made where appropriate. In September 2013, the LARA legal team and the legislative drafting department of the Ministry of Justice finalized the draft of the LML for the Ministry of Justice Executive Committee. The chapters regarding “grabbed” and illegally occupied private and state-owned properties were removed from the draft LML, for a Law on Grabbed Land was passed by the Lower House of Parliament on September 23, 2013, and sent to Upper House for consideration. That law contains much of what was provided for in the draft LML and should not be duplicated in the LML. However, the law passed by the Lower House is not as comprehensive as the proposed amendments to LML were. For example, the law does not properly account for vacant land that was taken and then developed with improvements. In such cases, negotiated solutions might be appropriate with payment of money rather than destruction of the improvements. The law also provides for different penalties for persons who grabbed large or very valuable tracts of land, where as it may be more equitable to treat all those who confiscated land in a similar manner. Finally, the law gives discretion to courts to impose

penalties, opening avenues for graft and corruption. Therefore, the LARA legal team has proposed to the MOJ that the law be strengthened by provisions that were part of the draft LML.

AGCHO and Cadastral Survey Laws

The LARA legal team, as part of support for legislative and regulatory reforms, took part in weekly meetings with AGCHO and advocated for modernization of the laws governing the surveying of land parcels. A joint technical committee was established to review the current surveying laws and suggest changes where necessary. The LARA legal team engaged an Afghan expert in modern technical standards and procedures for surveying to assist with the drafts. The team reviewed all of the surveying legislation and identified articles to be incorporated in the revised AGCHO and cadastral survey laws. A major accomplishment was that the draft allows for the private sector to engage in cadastral surveying under AGCHO supervision. Moreover, the draft laws set standards in accordance with the use of modern surveying equipment, such as GPS units, and guide the preparation of maps using GIS software. First drafts of the AGCHO and Cadastre laws were officially submitted to AGCHO management in March 2013 to be shared with respective AGCHO officials and departments for further comment. They were also shared with relevant institutions such as Polytechnic University, Kabul University, and the faculty of Geodesy and Cadastre Institute for further assessment and proposals. However, the AGCHO Cadastre Department was merged into the new independent land agency, Arazi, in May 2013, which necessitated revision of the laws to cover the institutional change. Many of the provisions became part of a separate chapter of draft amendments to the LML.

Land Acquisition Law

The LARA legal team and Arazi started to work on the Land Acquisition Law (eminent domain) and procedures and associated procedures. The Arazi CEO attended regular meetings, as he had taken a special interest in this law. The history of expropriation laws in Afghanistan were studied beginning with the Usul Nama of 1329 (1950 in the Gregorian calendar) through the Land Acquisition Law of 1388 (2009) as amended. There had been expropriation laws enacted in 1314 (1935), 1357 (1978), and 1366 (1987). A survey of international expropriation laws was also completed with the help of a World Bank consultant. The initial structure of the law was set to take into account expropriation of residential property, expropriation of agricultural land and crops, and expropriation of arid land.

The drafting of individual articles of a proposed Land Acquisition Law began in December 2013. A key objective of the law is to provide an appropriate legal basis for large development projects, including New Kabul, the Copper Project in Logar Province, and the Steel Project of Bamyan Province. The two main issues in drafting laws for the exercise of eminent domain are tightly drafted definitions of “public purpose” and land valuation for the sake of compensation. Proper compensation strategies for the government takings of private property pursuant to the law and resettlement procedures are a priority and will likely include a land exchange program.

Law on Land Grabbing

In July 2013, the Cabinet of Ministers approved a policy on restitution of grabbed land prepared by Arazi entitled “Draft Proposal for Restitution of Illegally Occupied Government-Owned and Private Lands across the Country.” The draft amendment to the LML contained provisions dealing with grabbed land. However, in September 2013, a Law on Grabbed Land was passed by the Lower House of Parliament and sent to the Upper House for consideration. The LARA legal team proposed to the MOJ that the law be strengthened by provisions that were part of the draft LML, but omitted from the version passed by the Lower House of Parliament. The Upper House of Parliament has not yet convened a session to consider the provisions of the Law on Land Grabbing.

Legislation Booklet

On November 22, 2013, the LARA legal team finalized a comprehensive booklet regarding land legislation intended to promote awareness of the current state of land reform for interested parties from both the public and private sectors. It represents the first comprehensive guide to land issues in the country, covering current land legislation and containing an historical overview intended to provide context to the current laws.

Gender neutrality was a key consideration for the LARA project in all of its legislative development work.

4.0 COMPONENT 3: CAPACITY BUILDING

The LARA legal and capacity building teams completed a trainer’s manual of LML procedure training for Arazi to guide instructors in the TOT with the key objectives to improve land management mechanisms in the country, contribute to gender neutrality in terms of women’s investing in land leasing, and most importantly, to assist and mitigate land disputes during the land clearance process and simplify the leasing of state-owned land. The manual contains different methodologies formulated during actual trainings. In the first two quarters of 2013, 543 Arazi provincial staff from 34 provinces including 12 women were trained in six training sessions conducted in all six regions (Herat, Balkh, Kunduz, Nangarhar, Kandahar, and Kabul). The Director of the Department of Agriculture, Irrigation, and Livestock (DAIL) in Kunduz and the DAIL director in Nangarhar thanked USAID and the LARA project for supporting and facilitating these trainings and covering essential topics. They emphasized the importance of these trainings for Arazi activities and they called these trainings as first of their kind in the history of Arazi.

To improve technical capacity in urban planning and city management, the LARA project sponsored MUDA and GDMA staff to take part in the WBI online courses regarding “Sustainable Urban Land Use Planning.” There were 10 participants from MUDA and GDMA. The course was to ensure that participants have a functional and integrated understanding of the dynamics of urban land use, and can demonstrate how to effectively apply policies and planning instruments to manage urban growth and achieve sustainable, equitable, and efficient development.

In March 2013, the Capacity Building Component team successfully completed its basic in-house accounting training for 15 public and private sector partners’ employees working in finance departments. The training raised the level of finance management accuracy of the participants. The pre- and post-training evaluations show that the skills transfer was above 70%. The team also conducted in-house training on procurement for the project’s public and private sector employees (out of the total 15 participants, one was female).

Training was also extended to 15 participants from Jalalabad Municipality and AGCHO providing on-the-job skills using the OpenTitle software package. This training was conducted by the LARA capacity building team and software specialists from Thomson Reuters.

The LARA capacity building team provided assistance to the Business System Analyst in delivering CDMS training in Kabul for 30 AGCHO staff (12 from the AGCHO provincial departments and 18 from the main office). The training took place over four days from June 22–26 with the objective of providing land administration practitioners a sufficient level of understanding of OpenTitle to record and document land and property rights in a variety of settings (urban and rural, formal and informal) and extend the use of the tools it delivers into wider resource inventory processes including linking the data to cadastral information.

ALRMIS training for ARAZI staff was conducted starting on September 5 and finished on September 23, 2013. The training extended to 28 participants from the ARAZI main office. The training covered the basics of GRM Registry and specific processes needed by each directorate of Arazi. Additionally, there was training on the use of the GRM Registry software development kit (SDK) for Arazi IT specialists so that Arazi will be able to change the software as processes, work flows, landforms change over time.

The second round of technical survey equipment training started on September 3, 2013, and was successfully completed on September 18, 2013, for 15 AGCHO staff. The training covered use of Topcon total station survey equipment. Participants also learned the proper use of GPS equipment to transition data from manual survey systems to digital systems. Of the 15 trainees, eight were invited from Parwan, Faryab, Herat, Kunduz, and Paktia provinces.

CDMS training using GRM Cadastre for AGCHO took place from September 7–18, 2013. This training covered editor basics, parcel creation/loading data, generalized workflow, creating a deed plan, mutation tasks, using conflation tools, and working with topology. The trainees consisted of 25 AGCHO staff.

The OpenTitle training in the municipality of Jalalabad, from September 7–12, 2013, was attended by 10 persons, four from Jalalabad municipality and six from Nahia. The training covered indexing parcels and persons, searching, imaging, mapping, generating reports, and configuring the software.

The LARA Gender Unit completed the gender training for 75 Arazi employees. The Gender Unit also helped Arazi draft and finalize a gender strategy to possibly be included in the Arazi five-year Strategic Plan. The inclusion of gender into Arazi's overall strategy should ensure that gender is mainstreamed into Arazi's programs and activities and that the organization in itself is more gender-responsive.

Five days of training for DRACS took place from October 19–23, 2013, and was attended by court Makhzan personnel from Kabul, Nangarhar, Balkh, Herat, Paktia, Parwan, Logar, Kunduz, Baghlan, Panjshir, and Laghman provinces.

ALRMIS training for Arazi employees started on October 5, 2013, and continued through October 23, 2013. The training for GRM Registry was completed on October 20, 2013, and training for GRM Cadastre and its integration with GRM Registry ended on October 23, 2013. The SDK training for two Arazi IT Specialists took place over 11 days during the month of November.

Community-based Dispute Resolution (CBDR)

The LARA project conducted seven series of CBDR and three series of on-call dispute resolution trainings, for a total of 319 persons including 39 women from Arazi, the court, MOWA, Ministry of Education, Ministry of Higher Education, Provincial Council, and Jalalabad residents.

The main goals of the training were to improve solving disputes during the Tasfia process and inform how to build cooperation between Arazi staff and local leaders. The training also provided tribal elders with tools to solve the land disputes through Jirgas and to formalize decisions in the courts.

5.0 CROSS-CUTTING ACTIVITIES

5.1 LESSONS LEARNED CONFERENCE

The LARA project organized a lessons learned conference in Kabul at the Kabul Star hotel for 82 attendees. During the conference, the Minister Husan Banu Ghazanfar, MOWA; USAID Director of the Office of Economic Growth and Infrastructure; Arazi CEO Jawad Peikar; and IDLG Deputy Minister Farid Moumnadzai presented their thoughts on the project's main achievements and their impact in Afghanistan.

Minister Ghazanfar gave thanks to USAID and the LARA project for its activities in establishing the WLRTF and the associated PIA activities. She noted that despite the existence of land and inheritance rights for women under Afghan law, many women struggle to claim these rights after the death of their fathers or husbands. The LARA project, in partnership with the MOWA, launched the first campaign in Afghanistan to create awareness about these rights to both men and women. As a result, several women were able to exercise their rights and 55 women's inheritance cases were referred to the MOWA (some of which have already been solved). The CEO of Arazi thanked USAID for the technical support provided by the LARA project. He said that based upon his two years as the head of Arazi, and his experience working with international development projects, he regards the LARA project as a success. He hoped that USAID would not end its support to the Afghanistan land sector as the country is in need of more technical support to encourage the development of a real, formal land market. Mr. Peikar noted that if the only achievement of the LARA project was the amendments to the Land Management Law, LARA would have been a successful project. In his closing remarks, Mr. Peikar noted that concrete results of land reform projects cannot be achieved overnight. He recommended that USAID continue to build on the momentum created by the LARA project: *"The project was unique in the history of Afghanistan. If there is a time for further support, this is the time for it."*

5.2 MONITORING AND EVALUATION

The M&E Unit, with support from all technical components as well as the project home office team, conducted a series of focus group discussions and key informant interviews with project beneficiaries in order to evaluate project performance around LARA project's key performance indicators and obtain feedback and lessons learned from community members. From November 18–21, the M&E team, Gender Specialist, and Communications Specialist conducted four focus groups with project beneficiaries (two for men and two for women, in both Araban and Campoona, involving 46 people in total), and three key informant interviews with government officials in Jalalabad—the Jalalabad Deputy Mayor, the municipality engineering team, and the DOWA.

Preliminary findings from the mini-surveys and focus group discussions show that 73.9% of respondents are satisfied with services related to streets and roads, and 50% of respondents are also satisfied with water services. In both Araban and Campoona settlements a general dissatisfaction with sanitation and shortage of bins was reported, and more than 65% of respondents report that there have been no drainage or water upgrades in their area in the past 22 months.

On November 24, the team facilitated an additional focus group discussion for 15 staff members of Arazi that have been exposed to various LARA project training throughout project life. From November 25–December 3, the team conducted key informant interviews with key government counterpart representatives, such as Arazi, GDMA, AGCHO, and MOWA. Currently, the team is conducting a qualitative data analysis by indicator. The

findings will be augmented by a more detailed end-line evaluation analysis in Jalalabad, to be undertaken in May–June 2014 through a subcontractor. The results will be reported in the project’s final report and incorporated into the project’s final performance evaluation.



Jalalabad Water Supply Department Engineer is interviewed by the LARA M&E Specialist.

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6.0 LARA NO-COST EXTENSION PHASE

Task 7.1.1: Support Arazi through the Land Acquisition Task Force in the development of Land Acquisition Law

The Land Acquisition Law Task Force (LAL-TF) has completed four chapters of the draft LAL. The LARA project Legal Specialist has taken an active part in the drafting. The draft states that Arazi will be responsible for the implementation of the law, the objective of which is:

[T]o lay down the framework by which private land may be acquired in the larger public interest and prescribe a mechanism for arriving at prior, fair and just compensation. This Law further provides for Rehabilitation and Resettlement of owners, affected persons, occupants and settlers who may be required to relinquish their private or public land for the larger public interest.



An ALRMIS staff member undergoes on-the-job-training.

On Thursday February 28, 2014, the LARA Senior Legal Specialist and LAL-TF members took part in a day-long video conference with Mr. Sanjay, Indian Expert for the World Bank. Mr. Noori and Mr. Durani from the World Bank also took part. The purpose of video conference was to discuss Mr. Sanjay's comments on the LAL. The Senior Legal Specialist from LARA will continue to take part in video conferences scheduled every two weeks to discuss individual articles of the draft LAL.

Task 3.1.1: Support the Development of a System of Land rights Registration within Arazi

The LARA project has assisted specialists at Arazi with on-the-job ALRMIS training and mentoring on data entry and receiving maintenance support from Thomson Reuters. This support will continue into the next quarter.

Task 7.1.2: Train Arazi Regional Staff concerning Laws and Procedures

From March 15 to 19, 2014, the LARA project in coordination with Arazi trainers conducted a training session for Arazi regional officials. Nine attendees, three each from Nangarhar, Kunduz, and Balkh provinces, represented the local Directorates of Land Lease and Enforcement, Directorate of Land Rights Identification, Tasfia and Planning, and Directorate of Land Inventory and Survey. The curriculum was divided among administrative steps for the leasing of government land, including preparing lists of available government land and prioritizing the parcels to generate government revenues, preparing the necessary documents, and conducting media announcements of the property available for lease, the bidding process, and finalization of the leasing procedure. Concerning Tasfia, the emphasis was on the make up and role of the Land Rights Identification Delegation, completing the proper forms and submission to the Land Rights Identification Delegation, preparing the Land Rights Identification Delegation opinion, and monthly and annual reporting. Training regarding the land inventory and survey focused on the measurement of land parcel boundaries, calculating area, preparing survey drawings, analyzing available documents applying anti-corruption concepts, entering land rights and survey data in the appropriate records, and reporting.



An ALRMIS staff member undergoes on-the-job-training.

Task 8.1.1: Provide Support to the Institutional Merger of the AGCHO Cadastre Department into Arazi

On March 26, 2014, LARA Senior Legal Specialist Habibullah Hotak met with Ghulam Eashan Sultani, formerly Head of the AGCHO Cadastre Department and now Head of the Directorate of Land Inventory and Survey of Arazi, to strategize the physical merge of the AGCHO Cadastre Department with the Arazi Land Inventory and Survey Department at the Arazi main office. Both the Arazi CEO and Mr. Sultani have requested assistance from LARA in moving the surveying equipment procured under the LARA project to a secure room at

the Arazi site. The project has agreed to do the physical movement, which will take place during the month of May 2014.

Task 10.3: Support Development of Women’s Land Rights Task Force Advocacy Strategy

The LARA project organized a one-day roundtable on Women’s Inheritance and Land Rights for Arazi on March 9, 2014. The roundtable was attended by 118 participants (30 female and 88 male)—Arazi, MOWA, and civil society representatives. Mr. Jawad Peikar recognized the support that the LARA project has provided to the WLRTF and its activities with Arazi and specifically singled out Lida Nadery, LARA’s DCOP/Technical, for her exceptional contributions to the promotion of women’s rights in Afghanistan.

Mr. Peikar further directed Arazi to be a pioneer in promoting women's rights and tasked each Arazi directorate by recruiting more women in the work place, provide favorable terms to women for the lease of land (for which he would get the approval of the President), and by recruiting and training more women in the Arazi provincial offices.

Furthermore, Mr. Peikar committed Arazi to find funds to continue to support the future activities of the Women's Land Rights Task Force.

7.0 LARA NO-COST EXTENSION PHASE FINANCIAL REPORT

Contract Number 306-C-00-11-00514-00-LARA Project							
Budget Line Items	Approved Budget for Base Period	Jan-14	Feb-14	Mar-14	Total Quarter 2	Total Invoiced To Date	% Budget Spent
Salaries & Wages	\$5,456,390	\$96,382	\$58,444	\$51,688	\$206,514	\$5,437,164	100%
Fringe Benefits	\$951,130	\$19,731	\$15,293	\$12,736	\$47,760	\$952,237	100%
Travel, Transportation & Per diem	\$661,793	\$5,100	\$10,915	\$7,158	\$23,172	\$599,533	91%
Procurement Equipment and supplies	\$560,356	\$0	-\$3,646	\$1,198	-\$2,448	\$503,527	90%
Communications	\$361,264	\$10,982	\$89	\$1,164	\$12,235	\$349,960	97%
Subcontracts/Consultants	\$12,784,656	\$35,632	\$0	\$0	\$35,632	\$11,605,548	91%
Allowances	\$1,496,808	\$31,517	\$16,067	\$15,606	\$63,189	\$1,517,529	101%
Direct Facilities Costs	\$350,027	\$136	\$0	\$2,837	\$2,974	\$340,803	97%
Other Direct Costs	\$6,873,666	\$253,099	\$17,455	\$49,720	\$320,275	\$6,194,078	90%
Security	\$4,791,077	\$146,654	\$125,666	\$32,085	\$304,405	\$4,727,394	99%
Grants Under Contract	\$110,191	\$0	\$0	\$0	\$0	\$110,191	100%
Indirect Costs	\$4,666,805	\$98,336	\$42,251	\$39,831	\$180,419	\$4,527,666	97%
Indirect Rate Adjustment	\$0	\$0	\$0	\$0	\$0	-\$169,312	0%
Sadat & Saifi Credit	\$0				\$0	-\$19,574	0%
Total Estimated Costs	\$39,064,163	\$697,569	\$282,534	\$214,023	\$1,194,126	\$36,676,746	94%
Fixed Fee	\$2,735,837	\$48,832	\$19,778	\$14,983	\$83,593	\$2,580,556	94%
Total Estimated Costs + Fixed Fee	\$41,800,000	\$746,401	\$302,312	\$229,006	\$1,277,719	\$39,257,303	94%

8.0 PERFORMANCE MONITORING REPORT

Indicator No.	Indicator	Baseline Value (April 2011) ¹	January 2013–March 2014 ²		Target NCE (August 2014)	LOP Actual
			Target Option (December 2013)	Actual		
LARA Project Objective: Improve land tenure security of Afghans by Strengthening and supporting GIRoA institutions dealing with land, and create Afghan capacity to successfully design, manage, and implement land reform						
1	% of surveyed Afghan community members that report satisfaction with land tenure security in targeted informal settlement communities	58.1% ³	15% above baseline	TBD ⁴	20% above baseline	TBD
IR 1: Management of Government-Owned Property Improved						
1.0.1	Revenues to GIRoA from leases of government land [% increased]	235 Million AFS	10% above baseline	TBD ⁵	10% above baseline	TBD

¹ The Socio-Economic and Housing Baseline Survey (SES) for Jalalabad was conducted by Peace Humanitarian Organization (PHO). It covered approximately 25 informal settlements within an 8-km radius of the city of Jalalabad. The survey findings are based on data collected in the field between December 15, 2011, and January 15, 2012, through quantitative survey research complemented by qualitative interviews.

² The actuals reported here are an aggregate of the annual total (January–December 2013) and the second quarter totals (January–March 2014)

³ Source: SES, p.36. The raw data for Araban and Campoona (including “Araban 2”) indicates that the average percentage of residents being “very satisfied” is 58.1% (revised due to a previous error mentioning 56%). For the entire sample group (25 informal settlements), this value was 73%

⁴ While anecdotal evidence is positive in terms of improved feelings about land tenure security, the data collected as part of the performance evaluation process conducted in November 2013 are not conclusive enough to report a percentage of satisfied persons at this time. This indicator will be revisited during the NCE phase of the project.

⁵ This indicator will be revisited during the NCE phase of the project. The revenues from government leased land have decreased as a result of Arazi becoming an independent agency, which caused delays in signing over 500 lease contracts during 2013. It is expected that these lease contracts will be signed in 2014 and that the revenues to the GIRoA will increase as a result. LARA will continue to monitor this indicator.

Indicator No.	Indicator	Baseline Value (April 2011) ¹	January 2013–March 2014 ²		Target NCE (August 2014)	LOP Actual
			Target Option (December 2013)	Actual		
1.0.2	# of policy and procedural reforms improving tenure security for informal settlers, and enhancing revenue collection capabilities	0 ⁶	1	1	2 ⁷	9 ⁸
Sub-IR 1.1: Institutional Capacity of MAIL/Arazi Enhanced						
1.1.1	Milestone index based on a competency framework for MAIL/Arazi to fulfill its mandate, based on negotiated phased performance standards (milestone index is to be determined, and number of milestones is to be assessed during the baseline survey)	N/A	10%	0% ⁹	TBD ¹⁰	0%
1.1.2	Service delivery management and monitoring systems established and operational	No ¹¹	Yes	Yes	Yes	Yes
Sub-IR 1.2: Land Dispute Resolution Mechanisms between MAIL/Arazi and Private Individuals/Businesses Augmented						

⁶ Poor existing policies and procedure for land revenue were in place.

⁷ It is anticipated that this target will incorporate policy and/or legislative changes/drafts in respect of the proposed Land Acquisition Law and Valuation Policy.

⁸ These policy and procedural reforms are: land lease, land transfer, Grabbed Land Restitution Procedure, Land Exchange, Land Clearance, and Upgrading Policy of informal settlements.

⁹ During the last 12 months, there have been significant institutional and role changes within the organization. This started with Arazi's removal from MAIL institutional structure and, starting in June 2013, its establishment as an Independent Land Authority. As part of this process, the Cadastral Department of AGCHO (along with that organization's responsibilities) was incorporated within Arazi. Institutional roles are still being clarified and staffing structures are still being determined by Arazi senior management. As a result, Arazi's improved level of institutional capacity is yet to be determined. During the LARA NCE phase, institutional strengthening of Arazi is a main priority. Therefore, this indicator will be revisited for the determination for appropriate standards for the newly created institution. In terms of Arazi's most recent competency perception by the population; however, it is noteworthy that Arazi has developed a measure of confidence: a recent survey by The Asia Foundation mentions Arazi as one of the top trustworthy institutions by the Afghan population, rated at a 71% confidence level (*"A Survey of the Afghan People"*, 2003, p.77)

¹⁰ The index has not been established at this time but will be reviewed during the NCE phase of the project. This is because from the project's inception, Arazi's institutional status has been in a state of flux. This was reflected in the loss of key Arazi staff after the cessation of DFID funding and the transition of institutional leadership to Mr. Jawad Peikar.

¹¹ MAIL/Arazi lacked a professional system for land management and monitoring.

Indicator No.	Indicator	Baseline Value (April 2011) ¹	January 2013–March 2014 ²		Target NCE (August 2014)	LOP Actual
			Target Option (December 2013)	Actual		
1.2.1	Government/private land dispute mechanism developed and refined ¹²	No ¹³	Yes	Yes	--	Yes ¹⁴
1.2.2	# of training courses provided to government and private sector on use of land dispute mechanism	0	7	10	--	10
1.2.3	% of private sector indicating satisfaction with the dispute mechanism	43% ¹⁵	80%	85%	--	85%
IR 2: Municipal Land Management and Planning Capacity Strengthened						
2.0.1	# of properties paying sanitation/property tax revenues at the municipal level for targeted communities increased	38% (2,057) ¹⁶	25% above baseline	83% (4,532) ¹⁷	--	83%
2.0.2	# of properties registered/recorded with municipal registration offices	0	1,800	2,780 ¹⁸	--	2,885 ¹⁹
Sub-IR 2.1: Core Urban Planning and Management Skills of Key Municipal Property Stakeholders Strengthened						

¹² ALRMIS

¹³ Government (MAIL/Arazi) lacked specific procedures for land case management.

¹⁴ CBDR guidelines were developed by LARA and approved by USAID in 2013 and have been distributed to community and public institutions.

¹⁵ Source: SES, p. 44.

¹⁶ Source: SES, p. 64. Note this figure is based on a sample size of 13,960 across 25 informal settlements in Jalalabad.

¹⁷ This information was collected on November 20, 2013, by the M&E Specialist from the Jalalabad Municipal Property Registration records and municipality financial records on sanitation and property tax.

¹⁸ This is the number of properties surveyed by LARA, and the data entered into the municipality database. GDMA printed Safayee Notebooks and distributed them together with the Jalalabad Municipality to property owners (the 2,780 parcels identified during the cadastral survey) in the two target informal settlements. This should, in turn, allow the municipality to provide services to these communities, thus increasing the confidence that the people have in their public institutions as well as increase municipal revenues.

¹⁹ Source: Jalalabad Municipal Property Registration records and municipality financial records on sanitation and property tax, as of November 20, 2013.

Indicator No.	Indicator	Baseline Value (April 2011) ¹	January 2013–March 2014 ²		Target NCE (August 2014)	LOP Actual
			Target Option (December 2013)	Actual		
2.1.1	# of persons trained observed to be using skills gained through training	0	762	355 ²⁰	--	786
2.1.2	# of persons trained in key technical land management skills	0	375	714 (697M, 17F)	--	964 (932M & 32F)
2.1.3	# of urban development guidelines approved	0	1	1 ²¹	--	1
Sub-IR 2.2: Urban Formalization and Upgrading Procedures for Informal Settlements Established and Implemented						
2.2.1	# of community upgrade development plans approved	0	3 ²²	0	--	2
2.2.2	# of informal settlements upgraded	0	2	2	--	2
2.2.3	Urban Steering Committee reestablished and functioning	No	Yes	Yes ²³	--	Yes

²⁰ The data was collected by direct observation of skills used both through workplace observation and through key informant interviews with supervisors at Arazi, MUDA, GDMA, and the Jalalabad Municipality

²¹ Where prepared, presented to, and approved by the Technical Working Group (TWG), the guidelines need to be submitted to and approved by the Cabinet of Ministers.

²² If MAIL/Arazi eventually issues a land clearance certification (Tasfia) for Campoona, the most likely number of CAPs approved by MUDA and the Municipality of Jalalabad by the end of 2013 will be three. Since this did not happen by the end of 2012, a CAP for an additional area could not be developed before the end of operational activities for the project.

²³ Routine meetings are taking place and minutes were recorded both for the committee and the TWG, which is responsible to develop the urban upgrading policy. This shows the functionality of both the committee and the TWG.

Indicator No.	Indicator	Baseline Value (April 2011) ¹	January 2013–March 2014 ²		Target NCE (August 2014)	LOP Actual
			Target Option (December 2013)	Actual		
2.2.4 (F) 4.7.4-5	Number of households who have obtained documented property rights as a result of USG assistance	0	1,800 (1,746M, 54F)	2,780 ²⁴ (2,723M, 57F) ²⁵	--	2,780 (2,723M, 57F)
Sub-IR 2.3: Private and Public Sector Management of Key Land Management Areas Enhanced						
2.3.1	# of private sector firms and public institutions receiving institutional capacity building training (related to business functions) ²⁶	0	14	11 (6 public, 5 private)	1 ²⁷	39 (26 public, 13 private sector)
2.3.2	# of private sector firms/public institutions receiving capacity training in land reform-related programs (technical) ²⁸	0	8	9	1 ²⁹	22
2.3.3	# of private sector/public sector employees trained in GIS and Land Records for formalization support activities	0	60	130 (123M, 7F)	40	295 (274M, 21F)

²⁴ This number is based on data collected during the cadastral survey and officially included in the municipal database. The cadastral survey final report indicates, “1,478 of the properties able to provide variety of evidence to support their ownership claims to the property. Based on the survey data about 190 of the property owners were able to provide Legal Deed (*Sharayee Qabala*), about 445 of the properties were able to provide Customary Deed (*Urfi Qabala*), and 843 of the properties were able to provide other documents (Tarif/Bank Awiz). Furthermore, owners of 210 properties claimed that they have documents but were not able to provide them during the survey...In addition; there were 1,092 of the property owners who still had no ownership documents.” New ownership documents, however, will not be issued under the LARA project. This is because the legal and administrative mechanisms were not available during the project period. Arazi plans to develop this capability in the future. It will also require additional coordination with the Supreme Court Makhzans. Nevertheless, as noted above, the occupation of the surveyed properties has been recorded by the municipality and will form the basis of possible ownership documentation in the future. Furthermore, a key new provision of the draft LML developed with LARA support is the registration of customary deeds at Arazi noting that, with the lapse of time (after proper notice and no objections), the rights will be formalized and data submitted to the proper court makhzan as a formal title. The expected results are: (1) 85% of rural and urban parcels will be registered at Arazi following a simple procedure; (2) registration will be nationwide, but the procedure can be completed locally; (3) after five years title deeds will be issued by Arazi for those registered properties via specific verification processes; and (4) the title deeds will provide tenure security.

²⁵ Out of the 57 properties owned by women, 28 could not present any evidence to support ownership. Owners of 2 properties were able to provide a Legal Deed (*Sharayee Qabala*), five were able to provide the Customary Deed (*Urfi Qabala*), three were able to provide the Safayee Book, and 19 could present “Sanad Khareed” (purchase documents without witnesses).

²⁶ Private sector capacity building activities were phased down in 2011 at the request of USAID

²⁷ This target relates only to Arazi (including the newly merged former AGCHO Cadastral Department).

²⁸ Private sector capacity building activities were phased down in 2011 at the request of USAID.

²⁹ This target relates only to Arazi (including the newly merged former AGCHO Cadastral Department).

Indicator No.	Indicator	Baseline Value (April 2011) ¹	January 2013–March 2014 ²		Target NCE (August 2014)	LOP Actual
			Target Option (December 2013)	Actual		
2.3.4	# of private sector firms bidding on donor-funded requests for application ³⁰	0	3	0	--	2
2.3.5	# of people employed by private sector partners as a result of project activities	0	20% above baseline	37	--	90
2.3.6	# of people trained in organizational development disaggregated by gender	0	350	356 (68M, 14F)	20	470 (424M, 46F)
2.3.7 (F) 4.7.4-6	Number of land governance actors receiving USG-funded training or upgraded facilities/equipment	0	700 (625M, 75F)	846 (816M, 30F)	--	1,918 (1,791M, 127 F)
Sub-IR 2.4: Essential Urban Planning Legislation and Regulations Identified, Revised, and Adopted						
2.4.1	Land Management Law (LML) improvements agreed and drafted by government (BizCLIR)	No ³¹	Yes by 2012	Pending ³²	LML before Parliament	Pending
IR 3: Legal and Procedural Environment for Afghan Land Issues, Especially for Women, Improved						
3.0.1	% increase of surveyed Afghans that report satisfactory land service delivery by the Makhzan	40% ³³	30% above baseline	TBD ³⁴	--	TBD

³⁰ Capacity-building activities focusing on proposal development skill building for private sector were phased out in 2011 at the request of USAID.

³¹ LML has multiple gaps (BizCLIR Report).

³² The amendments to the LML have been drafted and are currently with the Ministry of Justice before being moved through to Parliament.

³³ This figure represents the baseline conducted in Jalalabad across 25 informal settlements. Note this percentage comprises respondents who indicated that they were “very satisfied” with the *makhzan*. It is important to note that only 18% of people surveyed were even aware of the makhzan services (SES, pp. 74-75).

³⁴ A LARA performance evaluation basic study was conducted in November 2013 and participants in the four focus groups conducted in the settlements of Araban and Campoona were surveyed about their level of satisfaction with makhzan services. The results of the survey are not conclusive, as they could not be correlated with the results of project interventions. Given the delays in installing DRACS in the makhzans (because of a delay with Harakat to select a subcontractor to undertake the records archiving work), there has not yet been time to implement the systems in the makhzans so that change could not be measured at the time. During the NCE phase of the project, LARA will revisit this indicator and will work with the Supreme Court to collect the data pertaining to satisfaction with its services from users directly.

Indicator No.	Indicator	Baseline Value (April 2011) ¹	January 2013–March 2014 ²		Target NCE (August 2014)	LOP Actual
			Target Option (December 2013)	Actual		
3.0.2	% increase of surveyed Afghans that report satisfactory service delivery by municipality	22% ³⁵	25% above baseline	47.8% ³⁶	--	TBD
3.0.3	% increase in women's inclusion in new deed registrations and leases/Occupancy Certificates	0%	15% above baseline	TBD ³⁷	--	TBD
Sub-IR 3.1: Land Registration and Record-Keeping Systems Streamlined						
3.1.1	Reduction in average time in days from submission of paperwork to issuance of registration/certification documents related to private land and property rights ³⁸	250	15 working days	TBD ³⁹	--	TBD
3.1.2	Reduction in number of land transaction steps from the LRMD implemented to streamline operations ⁴⁰	59	6	9	--	9 ⁴¹

³⁵ The baseline survey identified four categories as to the level of satisfaction expressed by the sample about municipal services: very satisfied, 6%; almost satisfied, 16%; not satisfied at all, 70%; no answer, 8%. Combining those who responded “very satisfied” and “almost satisfied,” 22% of those surveyed between December 2011 and January 2012 expressed some degree of satisfaction with municipal service delivery.

³⁶ Based on a mini-survey conducted in Jalalabad in November 2013 (46 people in total from both Araban and Campoona settlements). 47.8% of respondents expressed satisfaction with municipal services. 73% of those surveyed were most satisfied with services to improve streets and roads. A comprehensive follow-up survey will be conducted during the final evaluation stage during the NCE project phase to verify municipal service satisfaction

³⁷ A comprehensive follow-up survey will be conducted during the final evaluation stage during the NCE project phase to determine women’s inclusion in new deed registrations.

³⁸ Measures are based on the USAID Biz-CLIR Property Assessment Report issued in September 2011 and the Registering Property Working Group Interim Report issued in April 2011.

³⁹ The LARA project was not able to work with the formal Supreme Court process for the reduction of time for the registration of documents. However, the trial process undertaken in Campoona and Araban for the registration of data for “first registration” of claims on the municipal database and the issuance of safayee tax booklets took approximately 15 days from the start of data collection until the delivery of the safayee books. Additionally, the project has provided and installed GRM Registry Backfile – Enterprise version in the Supreme Court makhzan and GRM Registry Backfile – Workgroup version in the Supreme Court makhzan and on servers to be delivered to each of the provincial makhzans under the DFID-funded LRMP 2 being implemented by Harakat. The software was user tested by the Supreme Court in February 2013 and custom configured in response to recommendations by the court. Under LRMP 2, Harakat expects to digitize 740,000 in the makhzans. The software as installed fully supports the design of LRMP 2.

⁴⁰ Measures are based on the World Bank’s Doing Business Registering Property Indicator.

⁴¹ The original contract called for the LARA project to assist the Appeals Court to develop a simplified procedure for deed registry. Plans were made to implement a Computerized Deeds Registry Transaction System (CDRTS). However, the option period reduced the activity with the courts to assistance with a DRACS, which would digitize existing documents rather than work with the court with work flows for current transactions. A Project Implementation Letter (PIL) between USAID and the Supreme Court was not issued until September 23, 2012, which made it difficult to work with the courts until that date. LARA did assist Arazi, which became its main counterpart after the Option Period restructuring of the project to reduce the number of steps for the registration of leases on government land in the Arazi lease registry from 59 to 9 steps.

Indicator No.	Indicator	Baseline Value (April 2011) ¹	January 2013–March 2014 ²		Target NCE (August 2014)	LOP Actual
			Target Option (December 2013)	Actual		
Sub-IR 3.2: Inheritance Laws Reviewed and Revised to Support Women’s Access to Land						
3.2.1	# of proposed improvements in laws and regulations affecting property rights of the urban and rural poor enacted with USG assistance	0 ⁴²	3 ⁴³	7 ⁴⁴	2 ⁴⁵	7
Sub-IR 3.3: Awareness of Afghan Property Rights and Formal Transactions Processes Improved						
3.3.1	# of public information campaigns/messages promoting women’s rights to land	0	3	3	--	8
3.3.2	# of public information campaigns targeting Afghan property rights and procedures	0	3	1	--	3
3.3.3	% of public in targeted areas aware of public information messages related to land management improvements	0	50%	64% ⁴⁶	--	64%
3.3.4	# student clubs established	0	3	--	--	N/A ⁴⁷

⁴² The existing property rights related laws and its procedures have gaps.

⁴³ Proposed improvements in laws and regulations *ready for approval* by December 2013 include: Supreme Court Procedures on Land Registration (presented through Harakat), proposed draft law on AGCHO and Cadastre, and regulation on the operation of Central Department of Deeds and documents Registration of the Supreme Court. Proposed improvements in laws and regulations enacted by December 2013 include Law on Land Registration, Law on Land Management, and Regulation on the Operation of Central Department of Deeds and Documents Registration of the Supreme Court.

⁴⁴ This number includes: two laws – Land Management Law (first quarter, 2013) and the AGCHO Law, “Law on Survey and Cadastre was included into AGCHO Law” (second quarter, 2013) and five regulations – AGCHO Regulation (January–June 2013), Meta Data (an AGCHO document that covers the archive and documentation of the maps, sketches, type of maps and size of maps; January–June 2013), Supplementary #1 and Supplementary #2 (both containing improvements to the AGCHO regulation, both in January–June, 2013), and Spatial Data Infrastructure (SDI) (January–June 2013).

⁴⁵ It is anticipated that this target will incorporate policy and/or legislative changes/drafts in respect of the proposed Land Acquisition Law and Valuation Policy as noted above.

⁴⁶ Source: *Provision of Monitoring & Evaluation Services for LARA Public Information and Awareness Activities*, submitted on February 9, 2013, by Eureka Research (subcontractor hired to conduct research on the overall women’s land and inheritance rights campaign impact).

⁴⁷ An RFP was issued for this activity at the beginning of 2013, and bids were collected and have undergone a technical review. The project management team determined that none of the bids proposed a sound strategy within the budget available for the activity and within the timeframe envisaged. The funds were reallocated to capacity building activities for the WLRTF.

Indicator No.	Indicator	Target Option (December 2013)	Actual (January 2013– December 30, 2013)	Actual (January 2014– March 2014)	LOP Total
AE2	# of Afghan personnel employed	20 (15M, 5F) by 2012	4M, 1 F	2 M, 1 F	87 (69M, 18 F) ⁴⁸
AE4	# of American personnel employed	0	1F	0	20 (13M, 7F)
AE5	# of local firms under subcontract	25	17	1	36
AE8	# of TCN personnel employed	0	2	0	23 (16M, 7F)
AE9	\$ value of local procurements (subcontracts, goods, services)	11,508,592	8,855,779	456,710	18,385,673
AE10	\$ value of non-local procurements (subcontracts, goods, services)	3,634,292	6,024,222	731,503	18,852,626
AE11	\$ value of procurements (subcontracts, goods, services)	15,142,884	14,880,001	1,188,213	37,238,299
AE12	# of Afghan personnel employed providing security functions	0	0	3 M	53 (52 M, 1F)
AE13	# of American personnel employed providing security functions	0	0	0	0
AE14	# of TCN personnel employed providing security functions	0	6	1 M	11 (10M, 0F)
	\$ value of all security costs		1,864,193	194,186	3,944,434 ⁴⁹ (rounded)
	\$ value of local salaries		1,270,245	191,063	4,639,239
	\$ value of all Afghan security staff salaries		547,372	40,374	3,951,876 (rounded) ⁵⁰

⁴⁸ The cumulative figure for the second quarter of 2012 was mistakenly reported (158). The fourth quarter of 2012 two male and two female was also less reported. The correct figure is 80 (62M; 18F).

⁴⁹ Includes security and logistics

⁵⁰ Includes security and logistics

ANNEX A. YEAR IN PICTURES

JANUARY 2013



MAIL/Arazi representatives attend a women's land rights task force meeting in January 2013.

FEBRUARY 2013



MAIL/Arazi management present the USAID's LARA project Legal Framework Component with appreciation certificates.

APRIL 2013



The LARA project conducts a public information awareness campaign on the mapping process in the Araban settlement.

MAY 2013



The LARA project undertakes road and street upgrading in Araban.



The project conducted Land Management Law and Procedures Training in Kandahar Province.



Lida Nadery, LARA's DCOP Technical, addresses the meeting in a WLRTF gathering at Arazi.

JUNE 2013



As part of the public information awareness campaign in Araban settlement, wakil-e-gozars and nahia members learned about the importance of the cadastral survey in the upgrading and formalization process.

JULY 2013



Workers refurbish the AGCHO Training Institute.

SEPTEMBER 2013



Cadastral survey results are verified by the public in Campoona.

SEPTEMBER 2013



AGCHO staff members receive practical training on surveying equipment.

OCTOBER 2013



The LARA project upgraded streets in Araban.

NOVEMBER 2013



LARA's M&E Specialist facilitates a focus group discussion in Jalalabad to evaluate project impact.

DECEMBER 2013



LARA's DCOP Technical Lida Nadery is interviewed by an Afghan television station about the project's work on women's land and inheritance rights.



LARA's COP and Arazi' CEO address questions from the floor during the project's lessons learned conference.

ANNEX B. SUCCESS STORIES



USAID
FROM THE AMERICAN PEOPLE

AFGHANISTAN

LARA Conducts Geographical Information System (GIS) Training Impact Assessment

USAID empowers Afghanistan by building the capacity of GIRoA's land-related Institutions in their mission to bring stability in the nation by land reform



The purpose of LARA is to develop a robust set of policies and laws to provide a framework for Afghanistan's land market; this framework will support in investment and productivity growth, mitigate land-dispute conflicts and built confidence in the government's legitimacy, thereby enhancing overall stability in Afghanistan society. The Geographical Information System (GIS) is one of the most crucial and needed skills for the technical staff of land administration/affairs institutions

In 2012, the USAID-funded Land Reform in Afghanistan (LARA) Project has successfully concluded a series of three, twenty-one day Geographical Information System (GIS) Training Courses in Kabul and Jalalabad. At the time, USAID's LARA Project offered GIS trainings to 45 technical staff members from LARA counterparts, 9 of whom were women. The participants were from MUDA, GDMA, Institute of Construction and Geodesy (ICG), Arazi, AGCHO, Jalalabad Municipality and DUDA.

In 2013, the Project conducted a follow-up assessment to the 2012 training to see how participants are using the skills acquired in their day-to-day jobs. The Institution of Construction and Geodesy integrated GIS into its curriculum. By doing this, ICG will continually educate more technicians who will become experts in this key land-related skill. Additionally, this training opportunity has provided women participants leverage in their jobs, as stated by one female engineer from MUDA: "with these newly gained skills, I can now work as a field engineer and get a salary increase".

Such technologically advanced training skills and capacity building contribute to job creation and revenue generation. As a result of this contract for example, numerous jobs were created in multiple layers by the subcontractor who hired staff to implement the training. Furthermore, the participants gained advanced knowledge and skills that advances their careers, opening their positions, consequently leading to revenue generation. Approximately \$7,600 was transferred to the GIRoA treasury as a result of this single contract, which is an excellent indicator of revenue generation, one of the key objectives of USAID.

LARA Project's Monitoring and Evaluation team also assessed the long-term impact of this training regarding anti-corruption practices. A participant from GDMA related that GIS trainings enable this Institution to identify the number of residents within each district and compare those numbers to number votes in the ballot boxes. Thus, geographic information systems trainings will prevent voting discrepancies during the 2014 national presidential elections; hence USAID/ LARA Project also tackles anti-corruption with its land reform efforts.



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AFGHANISTAN

SUCCESS STORY

NEW AFGHAN LAND LAW UNDERWAY

USAID empowers the Afghan government by assisting the Afghanistan Land Authority (Arazi) and other stakeholders finalize the Land Management Law.



Land Management Law (LML) is the most crucial law for a war-beaten country such as Afghanistan, where millions of acres of land, which either used to be personal or public property have been illegally grasped, seized or confiscated by the government or individuals. USAID's LARA Project has provided tremendous technical assistance to make it happen.

The USAID-funded Land Reform in Afghanistan (LARA) Project has successfully concluded a two-day Public Consultation Workshop on Land Management Law (LML) in Kabul. LARA's legal team in conjunction with the Afghanistan Land Authority (Arazi) fanned out across the country and visited every region in the nation. For more than a year, together they hosted numerous workshops, town hall meetings and other gatherings. They met with as many decision makers, municipal and provincial authorities and the general public as possible. That portion of the mission is complete, now comes the task of revamping the country's antiquated land laws.

The new Land Management Law will be one of the most important laws in the Afghan Constitution. It will answer many of the questions raised by people on their land rights. For example, it will protect citizens from having their property confiscated or seized by illegal means. The law will seek to clarify some misunderstandings and nullify legislation or bills or decrees that enabled previous governments to illegally confiscate property. This Law will also assist USAID's LARA project to implement its formalization activities of informal settlements in Jalalabad and will be a useful asset to ARAZI, Ministry of Agriculture, Irrigation and Livestock in addition to the Ministry of Justice, the Afghan Government and to all Afghan people.

The job of drafting the new legislation is daunting. But with the hard work and dedication of the LARA teams and Arazi to seek the opinions and ideas from as many public stakeholders as possible, all parties are optimistic that their mission will be successful. Collectively the Ministries of Justice, Agriculture, Arazi, Taqneen, Parliamentary affairs among others will review the law article by article and provide recommendations. Once it is ratified by Parliament it will be signed into a law by a Presidential Decree.



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SUCCESS STORY

Woman receives her inheritance in Jalalabad



Photo credit: USAID's LARA Project

Ms. Mahtab Malikzai of the Dept. of Women's Affairs assisted Toorpekai, a participant of the Women's Land & Inheritance Rights Workshop to receive her portion of inheritance.

"It took Toorpekai 4 months to receive her inheritance. We had to call her brothers several times to give her the portion she was entitled to." Ms. Mahtab Malikzai.

For more information on the USAID/LARA project and its gender programs please contact:
Lida Nadery (lida.nadery@lara-af.com)

Toorpekai's father died many years ago, before the Soviet invasion. Her inheritance rights (which were ignored by her brothers) were unknown to her at the time. In any event, she was married and it was not customary for women to acquire property from the estate. But when Toorpekai's husband died in 1982, she struggled to raise her two sons and one daughter. She could not find a job because she was illiterate. She asked her husband's family for help but they would only help if she agreed to re-marry her husband's brother. When she refused she was expelled from the family home with her children. She then turned to her brothers who agreed to help her and her children only if she agreed to act as their servant. She felt that she had no alternative and agreed.

It would be many years, however, before her difficult circumstances changed. Early in 2013 she attended two Women's Land and Inheritance Rights Workshops funded by USAID's Land Reform in Afghanistan (LARA) Project. Only then did Toorpekai learn that she had the right to claim an inheritance from her father's estate. "After I attended the second workshop, I finally built up the courage to get my inheritance," Toorpekai said. With the support of the LARA Project, Ms. Mahtab Malikzai of the Department of Women's Affairs, and the Provincial Council of Jalalabad, she pursued her inheritance rights. But she had to fight for them. Her brothers claimed that she had no entitlement because they had given her food and board over the years; ignoring the work done in return. It took her almost 4 months but she was finally successful; receiving a small garden plot of land.

However, because the land was far from her home, Toorpekai sold it back to one of her brothers. She then decided to become a small business entrepreneur! She bought a minivan to be used as a taxi, and hired a driver to drive it. This earns her a steady income that allows her to pay for her day-to-day expenses and gives her extra for savings. With the remaining cash from her land sale, she paid off some debts and also granted her former landlord a loan in return for rent-free occupation of the home in which she is currently living (a common arrangement in Afghanistan). Toorpekai now lives happily in Behsud, Jalalabad, and feels thankful for the advice and support she received through USAID's LARA Project.

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Woman's Success with Land Inheritance



Photo credit: USAID's LARA Project

LARA Project's Gender Specialist and Mrs. Gul Jan Bakhsh, Razia's mentor and a member of USAID-supported Women's Land Rights Task Force, discuss about the best ways to enforce women's rights to own and inherit land.

"When women participating in our awareness sessions are empowered, it gives me a great feeling. It proves how much we need to raise awareness about women's land and property rights", Ms. Gul states

"When I learned that, as a human being, I have a right to claim land by inheritance, I was encouraged to push for my inheritance rights."

– Razia

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When her father died, Razia's brother took over all the family land despite laws guaranteeing her an inheritance. She was excluded from managing the family's gardens which were a source of food and income. Sadly, her story is a common one in the rich, fertile Panjsher Valley in Afghanistan where rural land for agricultural production is at a premium, and strong local customs discourage the recognition of women's inheritance and land rights.

Through a local school teacher, however, Razia heard about an information session on women's inheritance rights to be given with the support of USAID's Land Reform in Afghanistan (LARA) project, and she decided to attend. The session was a revelation. "When I learned through the awareness session that, as a human being, I have a right to claim land by inheritance, and that the claim is supported by Afghan law. I was encouraged to push for my inheritance rights," Razia said.

After the session, Razia successfully worked with the help of Mrs. Gul Jan Bakhsh, a member of the USAID LARA-supported Women's Land Rights Task Force, the Panjsher Provincial Council and Community Elders to receive a garden plot and a parcel of additional land as her inheritance share. There are those who still do not approve of her actions but, as Razia says, "The most difficult step to make was the decision [to seek my rights] and to believe in it." Now Razia is working the garden plot and has food for her family. She sells extra produce which provides additional income.

Razia's situation is like that of so many women in Afghanistan. Lack of information about the law, along with discriminatory customs, means that many women cannot make crucial contributions to their families' food security and economic well-being. Despite this, USAID's LARA project shows how targeted information campaigns and community support measures can make a critical impact for food security and economic improvement for poor Afghan women and their families.

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In Afghanistan, women denied their inheritance now have a champion

By Jay Price

McClatchy Foreign Staff June 4, 2013

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Burka-clad Afghani women

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KABUL, Afghanistan — A modest campaign sponsored by the U.S. government has begun tackling one of the most basic problems on the long list that women face here: being robbed of property that they have rightfully inherited.

A 30-day pilot program of television and radio ads and billboards in Kabul province, coupled with an ongoing series of workshops in three Kabul districts and around the city of Jalalabad in the northeast, have begun spreading the word that under Afghan and Islamic law, women are entitled to a share of the property when their parents or husband dies.

That was news to many, and dozens of women have been pouring in to the Ministry of Women's Affairs over the last few months for help getting their inheritance. Those taking the even riskier step of filing a legal grievance against male relatives jumped from little more than half a dozen a year nationally to nearly 50 in Kabul and almost 40 elsewhere in Afghanistan in the first few months of 2013, said Fawzia Amiri, head of the ministry's legal rights department.

"This program has had a huge effect," she said. "I get two or three cases each day now of women and families seeking legal advice on inheritance."

For the full article, please visit <http://www.mcclatchydc.com/2013/06/04/192962/in-afghanistan-woman-denied-their.html>.

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