



**USAID** | **TAJIKISTAN**  
FROM THE AMERICAN PEOPLE

# USAID Land Reform and Farm Restructuring Project

**YEAR 1 ANNUAL REPORT**  
**October 2013-September 2014**



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## ACRONYMS

CBA	Cost-benefit analysis
DCC	Donor Coordination Council
Dekhkan Farm	Farms that underwent preliminary reorganization, ranging in size from a single member to several hundred members
EOP	Executive Office of the President of the Republic of Tajikistan
FOG	Fixed obligation grant
FTF/T	Feed the Future Tajikistan
GoT	Government of Tajikistan
Hukumat	Local government authority of region (oblast) or district (rayon)
IFC	International Finance Corporation
Jamoat	Body of local self-government at sub-district level
LAC	Legal Aid Center
Land Center	State Unitary Enterprise “Markazi-Zamin”
LRFRP	USAID Land Reform and Farm Restructuring Project
M&E	Monitoring and evaluation
NGO	Non-governmental organization
PMCG	Policy and Management Consulting Group
PMEP	Performance Monitoring and Evaluation Plan
RCO	Regional Contracting Officer
RFA	Request for Applications
RFP	Request for Proposals
RNO	Regional Notary Office
SAE	State Affiliated Enterprise Registration of Immovable Property system
SECO	State Secretariat for Economic Affairs
State Committee	State Committee on Land Management, Geodesy, and Cartography
Tashabuskor	Rural land activist or initiator
ToT	Training of trainers
USAID	United States Agency for International Development
USAID/CAR	United States. Agency for International Development/Central Asia Region
USG	United States Government
VAT	Value-Added Tax
WB	World Bank
WG	Working Group on Land Reform Management
WUA	Water Users Association

## EXECUTIVE SUMMARY

Building upon the successful initiatives implemented by the USAID Land Reform Project in Tajikistan (2010-2013), USAID awarded the three-year Tajikistan Land Reform and Farm Restructuring Project (LRFRP) on October 1, 2013. Chemonics International and its partners initiated project implementation in Dushanbe on November 15, 2013 and in Qurghonteppa on January 29, 2014.

LRFRP focuses on building the capacity of Government of Tajikistan (GoT) stakeholders to take ownership of the land tenure reform process. Specifically, the project strengthens the capacity of the GoT to introduce progressive land legislation and policies based on “freedom to farm” principles; enhance farmers’ awareness of land-related rights through training, legal assistance, and public outreach efforts; and provide technical training on land rights issues to local government officials, judges, public prosecutors, and defense advocates to promote fair administration of land tenure laws. The project also works with legal aid centers (LACs), *tashabuskors* (legal activists), and local farmers to enhance their awareness of land-related rights through technical training, legal assistance, and public outreach efforts.

During LRFRP’s first year, the project achieved the following key results:

### Land policy reform strategy development

- Created the inter-ministerial working group (WG) on land reform management
- Hosted and facilitated 9 WG meetings on Land reform management to draft land legislative documents
- Conducted analysis of current land legislation in Tajikistan
- Facilitated development and provided recommendations and legal opinion of the July 2014 approved rules and procedures for registration, forms of registration, registration books, petition/application book and serialization of cadastre number of immovable property by the Ministry of Justice,
- Drafted the Law on *Dekhkan* Farms, including recommendations on gender equality
- Drafted five resolutions for the GoT, specifically:
  - Draft resolution on order of compensated and uncompensated rights to use land plots
  - Draft rules on transacting with land use rights in the land use rights market
  - Draft resolution and regulations on use rights to lands located within coastal lines and public territories
  - Draft resolution and regulations on establishing public (involuntary) easements
  - Draft resolution on granting citizens the right of life-long inheritable land use with the right of alienation
- Developed and finalized a 15-year long-term land strategy
- Developed and finalized a five-year land policy program (implementation plan)
- Established a check list on gender aspects for legislation drafting

### Capacity development

- Organized a study tour to Georgia for 13 GoT officials to demonstrate effective policy and land-tenure governance

- Organized a study tour to the Sughd region for 13 local officials, representatives of LACs, and *tashabuskors* from Khatlon Province to exchange information and experience
- Launched activities (consultations, legal support services, trainings) of 12 LACs in 12 Feed the Future/Tajikistan (FTF/T) districts
- Launched activities and work of 67 *tashabuskors* in each *jamoat*
- Produced internal manuals and instructions for LACs and *tashabuskors*
- Developed training modules for LACs, *tashabuskors* and local authorities on the: a) Legal Basis for Land Use Relations; b) Procedure for the State Registration of Immovable Property and Rights to It (for local authorities); c) Procedure for the State Registration of Immovable Property and Rights to It (for farmers); d) Procedures for Restructuring and Creation of *Dekhkan* Farms; e) Competence of Local Authorities and Land Committees on Land Legislation; and, f) Women’s Rights to Land
- Conducted a cost-benefit analysis to evaluate existing models of delivering information and legal assistance and based on the results of the analysis developed viable cost-benefit models for providing fee-based legal assistance

### **Public awareness**

- Prepared five monthly newsletters, eight radio and television programs, and 67 “information corner” CDs to raise awareness of land issues and land rights in target LRFRP populations
- Conducted a survey to measure results and impact (per PMEP indicators) on target beneficiaries
- Developed a leaflet and conducted 12 extracurricular classes on land reform for 240 high school students in six districts of Khatlon Province
- Conducted an analysis of informational materials on women’s participation in, and access to, land rights
- Administered a training for LACs and *tashabuskors* on gender issues in Qurghonteppa
- Conducted 12 trainings on land use rights for women in 12 FTF/T districts
- 22,176 people participated in 1,077 project educational events

Year 2 planned activities can be found in Annex III.

## SECTION I: PROJECT BACKGROUND AND DESCRIPTION

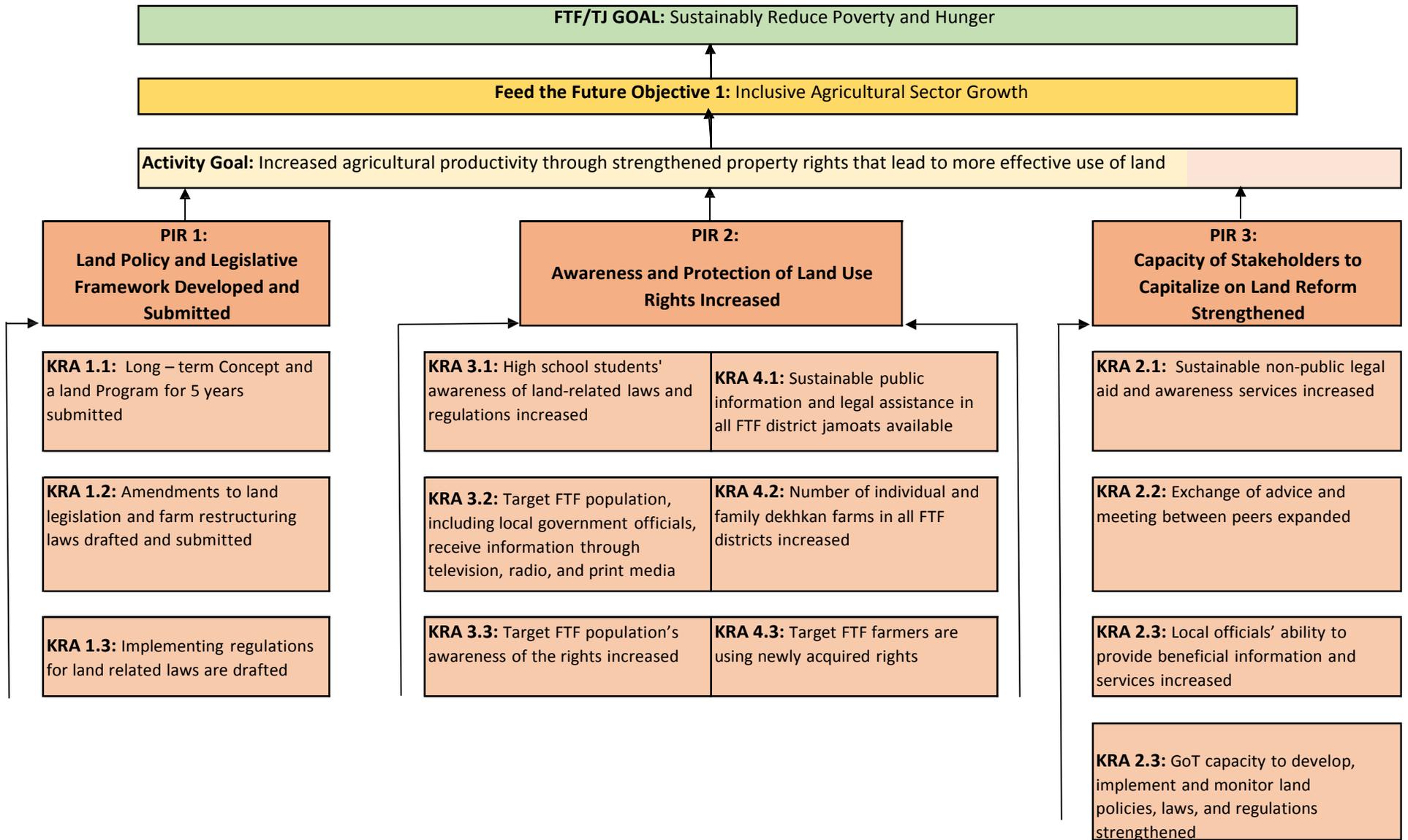
Reflecting the importance of agriculture to the Tajik economy, Tajikistan has been selected as one of 20 focus countries of the U.S. Government's Feed the Future (FTF) initiative. FTF has three pillars, specifically: 1) assistance to household and small commercial farms to increase income and the production of food for home consumption; 2) building the capacity of local institutions and community-based organizations and; 3) completion of effective agrarian reform, including changes in land and water rights, institutions, policies and incentives.

Within the framework of the Feed the Future/Tajikistan (FTF/T), LRFRP supports the continuing progress of *dekhkan* farm restructuring and recognition of property rights leading to a market in land-use rights. In accordance with the FTF/T strategy, LRFRP will focus on expanding land rights for rural citizens living in the 12 districts of Khatlon Province (see Exhibit 1). Though this area has the highest rates of malnutrition and the largest proportion of the population living below the poverty line in Tajikistan, it possesses great potential for increasing agricultural production and incomes.

LRFRP conducted an analysis of the current land reform situation in Tajikistan and focused on achieving the results attained under each component in order to contribute to the overall program goal of "increasing agricultural sector productivity through strengthened property rights that lead to more efficient use of land." These results will then ultimately contribute to the U.S. Government's Feed the Future Objective 1: Inclusive Agriculture Sector Growth. For each of the LRFRP's Project Intermediate Results (PIRs), the project has focused on Key Result Areas (KRAs) that are representative of the overall strategies for achieving the PIRs. Exhibit 2 provides a detailed results framework which graphically illustrates how project results support the FTF/T goal to sustainably reduce poverty and hunger.



## Exhibit 2. LRFRP Results Framework



## **Approach to Program Implementation**

*Focus on results.* Project activities are developed in the manner to achieve the project's goal - agricultural productivity through strengthened property right that lead to more effective use of land increase and performance monitoring plan.

*Link between policy advocacy and public information.* The designed and developed activities link legal and policy activities to grassroots outreach, public awareness, and inclusion. The project supports policy positions with public information activities through print and broadcast media, workshops, seminars, and educational materials to bring more public input into policy debates.

*Cooperate with donors, other donor projects, and local organizations.* The Project cooperates closely with other donors to fix functions and responsibilities, as well as define and approve joint actions.

*Empower local people, organizations, and local governments.* Project activities aim to increase transparency and efficiency in land use and management, and to provide citizens with practical information and training on land-related issues. This is done by transferring tools and methodologies to citizens, local organizations, and local governments.

*Design training and outreach activities on a demand-driven basis.* Capitalizing on local knowledge drawn from the LAC/*tashabuskor* network, project staff designed suitable training and outreach activities and materials for farmers, land users, and local government officials that are tailored to address specific problems and gaps in knowledge.

*Gender inequality.* The project's activities aim to reduce corruption by promoting simplicity and transparency in procedures to provide access to land. Policy and legal drafting work, complimented by mass public information activities and legal aid, support this objective. Gender is of paramount concern as women suffer most from inequitable access to land. The project's approach uses public education, legal aid, and rural activism to identify abuses of women's rights to land and remedy inequalities in land allocation and farm reorganization.

## SECTION II. Accomplishments by Project Component

This section provides information on the achievements of each project component during Year 1.

### Component I: Land Policy and Legislation Drafting

Implementation of the land policy and legislation drafting component requires cooperation with the key state ministries and agencies such as Ministry of Agriculture, Ministry of Justice, State Committee on Land Management and Geodesy, as well as the Presidential Apparatus and Parliament. LRFPR approached these government institutions to summarize the project goals, outlining the framework for collaboration and requesting support from the government in the following areas:

- Participation and support in drafting, adopting, and amending existing legislation and other bylaws, including the development and adoption of the Law on *Dekhkan* Farms
- Participation and support to monitor the implementation process of land legislation
- Participation in the Working Group on Land Reform Management, which is tasked with leading policy reform initiatives for land reform and farm restructuring
- Support for the development of sound policies and laws that protect women's rights, promote equality, and represent the interests of smallholder farms

As a result of meetings in January 2014, Deputy Prime Minister, Mr. Alimardon, approved the list of members of the inter-ministerial Working Group (WG) on Land Reform Management, which includes senior-level GoT representatives responsible for leading policy reform initiatives for land reform and farm restructuring.

Since January 2014, the project has hosted and facilitated eight meetings of the inter-ministerial Working Group. The WG developed its six-month work plan focusing on the following activities that were reviewed and discussed at monthly meetings and during a three-day retreat in May 2014:

- Draft implementation regulations outlining the anticipated changes to the Land Code
- Draft amendments to the Law on *Dekhkan* Farms
- Develop a 15-year long-term land strategy and a five-year reform implementation program

To identify gaps or additional amendments, the LRFPR land policy development specialist, Robert Cemovich, conducted a legal/regulatory assessment to evaluate the impact of current Tajik legislation, decrees, government resolutions and regulations on individual and family *dekhkan* farmers' land tenure security. The results of the assessment were presented to WG members during the retreat, which aimed to gather GoT officials and technical experts to reach a consensus on legislative reforms and establish next steps on land policy reform. The members of the group also discussed a consolidated matrix of recommendations on the

#### Inter-Ministerial Working Group Members

- Khursandmurod Mirzoyev, Senior Advisor of the Legal Department, Executive Office of the President (EOP)
- Abdumanon Holikov, First Deputy, Ministry of Justice
- Idibek Safarov, Leading Specialist of the Department of Agriculture (EOP)
- Akram Kakhorov, Head of Registry of Immovable Property
- Abdurasul Kurbonov, Leading Specialist of Agrarian Policy Management and Food Security Monitoring, Ministry of Agriculture
- Jamila Saidova, Deputy Minister of Agriculture
- Nasrullo Makhmudov, Member of Parliament
- Makhmadamin Khisoriev, Member of Parliament

Ministry of Agriculture, Ministry of Justice, and State Land Committee on the draft Law of *Dekhkan* Farms.

### Implementation Regulations

The draft amended Land Code states that the land use rights should be able to be bought, sold, mortgaged, leased, exchanged or donated (collectively referred to as “rights of alienation”) as well as passed on to others through inheritance.

In order to make these amendments work, there is a need to develop implementation



regulations, which consider development of the land market and land use rights with the rights of alienation (transaction). Together with the WG members, LRFPR reviewed and developed the implementation regulations. On a monthly basis the project gathered and consolidated comments and proposals developed by the group and presented the revised matrix of recommendations on draft resolutions to the WG members.

The WG members discussed and agreed upon project recommendations for the following regulations:

- 1) Draft resolution on transacting with land use rights in the land use rights market.
- 2) Draft resolution and regulations on use rights to lands located within coastal lines and public territories.
- 3) Draft resolution and regulations on establishing public (involuntary) easements.

However, the WG and LRFPR opinions differed on the remaining fourth resolution on compensated and uncompensated rights to use land plots. LRFPR submitted that:

- a) *Dekhkan* farmers who have lifelong-inheritable use rights should automatically, and at no cost, be endowed with rights of alienation that in turn will result the development of a land market in Tajikistan. This will encourage farmers to put the land to its highest and best use; or, farmers will be able lease, sell, or transfer their land rights to people who are more willing and able to farm the land for a profit. This option will likely result in more economically feasible land consolidations, determined by the private market, not by the state. Also, by automatically giving farmers rights of alienation, farmers would gain greater access to credit markets (with more reasonable credit terms), by mortgaging (or using as collateral) their land rights for credit to buy fuel, fertilizers, seeds or other inputs.
- b) The registration of 150,000 farmers’ land use rights, in practice, has been limited to “lifelong-inheritable use”–rights that do not include rights of alienation. This limited-rights registration, and the narrow application of the term “lifelong-inheritable use,” precludes farmers’ from transacting with their land rights. Government officials currently are considering whether to require all *dekhkan* farmers to register, re-register and/or purchase rights of alienation. Some officials are advocating to give farmers rights of alienation a portion of their lands in lifelong-inheritable use, but requiring them to pay for the rights of alienation for the remaining portion and to re-apply

and/or re-register the rights. Other officials have advocated a more disturbing policy, which would allow the state to take away and re-distribute portions of the land to which the farmers do not acquire rights of alienation within a certain deadline – notwithstanding the fact that the lifelong-inheritable use rights have been already registered and certified by the state.

- c) Land rights registered and guaranteed by the state should remain as such, and not be subjected to termination or re-appropriation by the state.

As “lifelong-inheritable use” rights have been already given to more than 150,000 *dehkan* farms, the project proposes to split the current draft of the fourth resolution into two separate resolutions (and/or decree): 1) resolution to grant (free of charge) rights of alienation (transaction rights) to citizens holding lifetime inheritable land use rights; and, 2) resolution on rights of alienation to persons holding use rights of unlimited duration.

To discuss the project’s position, LRFPR conducted official meetings with the USAID/Tajikistan Deputy Country Director Jenna Tajchman-Trofim, and Food Security Team Leader Aviva Kutnick. LRFPR presented its rationale and discussed justifications on why the right of alienation should be automatically granted at no cost to *dehkan* farmers. The project received full support from USAID/Tajikistan on the above mentioned issues and on the steps to promote this objective among the donor community.

USAID and LRFPR’s official position on the issue of alienation was then discussed with representatives from the World Bank, GIZ, the Asian Development Bank, and others. Having gained their support, the project intends to discuss these points in more detail at the Development Coordination Council on Land Reform scheduled for early October, 2014.

### **The Law on *Dekhkan* Farms**

Under the previous USAID Land Reform Project, a draft version of the Law on *Dekhkan* Farms was submitted to the Ministry of Agriculture for review and approval. However, in Year 1, when the LRFPR team met with the Ministry to discuss this draft, the project team learned that the current version was substantially different from the previously proposed version. The amendments did not include a definition or establish the legal status of *dekhkan* farms and members of *dekhkan* farms, nor did it explain property relations and property rights between *dekhkan* farms and members of *dekhkan* farms. Further, the draft failed to mention the free right to use land plots, nor did the Ministry’s version incorporate recent amendments to the Land Code. The WG decided it would return to the original draft version of the Law on *Dekhkan* Farms, rather than attempting to amend the Ministry’s existing draft.

During Year 1, WG members analyzed and discussed recommendations provided by relevant ministries and agencies, as well as the LRFPR land policy development specialist. All these recommendations were taken into account and the draft law is now in the final stages of preparation by the WG.

As the project applies a gender integration approach to guarantee legal equality, LRFPR gender expert Angelika Brustinow conducted a training on gender issues in legislative drafting for WG members. Based on Ms. Brustinow’s recommendations and feedback from WG members, a checklist-toolkit was developed, which the WG is using to ensure that current land legislation is more gender sensitive, and helps guarantee equal access to land. The Tajik lawmakers used the checklist and took into consideration the submitted recommendations from UN Women, and checked the Law on *Dekhkan* Farms and regulations

of the GoT on gender equality.

#	PMEP Indicator	Target	Result Year 1	Status
1	Percentage of laws targeted laws that include gender considerations	50%	100%	Achieved

### Identifying Long-term Land Reform Policy

During the WG retreat, members were tasked to create a unified document for a long-term land reform policy. With the assistance of the land policy development specialist, the WG drafted a 15 year long-term policy document (2015-2030) that reflects a common vision for land management reform and tenure policies, regulations, and administration, and a 5 year land policy program (implementation plan).

### Project Support in Development of other Legislation Documents

In addition, the LRFPP provided support to the State Committee of Land Management and Geodesy in developing and publishing the rules and procedures for registration, registration forms, registration books, petition/application books, and serialization of cadastre numbers of immovable property. This document was approved by the Ministry of Justice on July 7, 2014 and entered into force on July 14, 2014. The new rules and procedure will strengthen the land use market as land users now have the right to buy, sell, mortgage, and otherwise transfer the rights associated with land, providing the foundation for developing a land market.

During the first year, the project worked on nine legislation documents. The progress and the status is described in the Table 2.

	Laws and regulations	Analyzed	Drafted and presented to public/stakeholders, consultations	Presented to GoT	Approved by GoT	Implemented
1	Rules, procedure of registration, maintenance and types of registration files, registration books, applications books and awarding of individual cadastral number of real estate	√	√	√	√	√
2	Resolution on "the order of compensated and uncompensated rights to use land plots to natural and legal entities"	√	√			
3	Resolution on "the right of acquisition to use land plots in the land market"	√	√			
4	Resolution on "features of alienation of land use right within the foreshore, and also the land plots on public territories"	√	√			
5	Resolution on the "order on establishment of public (compulsory) servitudes on land plots and contract forms on private (voluntary) servitudes"	√	√			
6	Resolution on the "On granting citizens the right of lifetime inheritable land use with the right of alienation"	√	√			
7	Law on "Dekhkan farm"	√	√			
8	Government's decree on "Land policy concept"	√	√			
9	Resolution on "On approval of the State program of development of the land policy of the Republic of Tajikistan for 2015-2020 years"	√	√			

**Table 2. Land policy and legislation drafting results by indicator**



- *Rules and Procedures for Registration, Forms of Registration, Registration Books, Petition/ Application Book and Serialization of Cadastre Number of Immovable Property.* This document presents issues of the state registration of immovable property including transactions of land plots.

More than 19,200 brochures were printed in Tajik and Russian and distributed among LACs, *tashabuskors*, *jamoats*, local counterparts, NGOs, national governmental authorities, and farmers. These brochures were also used and distributed during educational trainings, seminars, round-tables, and other forums.

### **Building capacity of counterparts, local and national authorities**

In February 2014, project staff met with Provincial Chairman Davlatsho Gulmamadov, First Deputy Chairman Kurbonboj Karimov, and Head of the Economic and Finance Department Makhmadsaid Zukhurov to present LRFPR's aims and activities in the 12 target FTF/T districts. Specifically, LRFPR staff described proposed trainings for local government officials in Khatlon Province and the role of LACs in settling disputes through roundtables and mediation.

From February-April 2014, LRFPR successfully completed seven trainings for national and local government officials on the state registration process. As a result of these trainings, 242 government officials (21 women) improved knowledge and skills in order to streamline the land registration process. Attendees received the new uniform and nationally recognized property registration documentation. They also received training on procedural formalities and rules and regulations related to property rights and registration.

From May-September 2014, LRFPR provided 604 government officials with trainings on different topics, such as competence of state authorities in land relations, organization and reorganization of *dekhkan* farms, freedom to farm, through 54 LAC seminars.

As progress in land reform differs across regions, LRFPR organized an internal study tour to the Sughd region for 10 heads of *dekhkan* farms and three *tashabuskors* of the Khatlon Province in June 2014. The participants of the study tour were chosen based on the following criteria: were heads of newly created *dekhkan* farms; were heads of *dekhkan* farms at the



Farmers from Dekhkan Farm "Kattaev" in Isfara obtaining land certificates, during in-country study tour to Sughd region, June 26, 2014.



Members of the study tour to Georgia, August 17- 23, 2014

stage of restructuring; were heads of *dekhkan* farms aiming to increase productivity of their farms; or, were members of *dekhkan* farms facing problems with obtaining land certificates.

Participants became familiar with the Sughd region’s experience with the land reform and farm restructuring process as well as the creation of new *dekhkan* farms. The success of land reform in Sughd is based on the progressive farm restructuring and certification process (in the first six months of 2014, more than 3,000 *dekhkan* farms were restructured) and effective use of land by farmers, as there is less land in the northern region and is highly valued. LRFPRP organized site visits to successful *dekhkan* farms to visually demonstrate the successful implementation of land reform in the north of Tajikistan.

A second study tour to the Republic of Georgia was conducted in August 2014. Thirteen Working Group members participated in order to witness effective government-led policy and land tenure governance in Georgia. The study tour demonstrated to the WG members the process of developing and realizing a long-term land strategy, presented experience in the allocation of agricultural land registration, land mortgage, sizes of land parcels for individuals and legal entities, as well as restrictions for ownership and the use of agricultural land. After the arrival, the WG members consolidated and finalized a 15 years long-term strategy and a five year program (implementation plan). In particular, the working group members understood that there is no necessity in certificates in future.

#### **Farmer to Farmer Learning**

On June 26, 2014, farmers from Khatlon Province participated in the LRFPRP study tour in Sughd. Farmers visited *dekhkan* farms and witnessed the distribution of land certificates to the farmers.

One of these farmers, Ms. Gulbakhori Aziz, head of the *dekhkan* farm “Gulbakhor” in Spitamen rayon had been fighting for four years for the right to obtain a land share and create her own *dekhkan* farm. Her experience inspired and motivated the study tour participants to improve their knowledge of land use rights and fight for them.

#### **Legal Aid Centers and *Tashabuskors***

One of the main achievements of LRFPRP in Year 1 was the opening of 12 legal aid centers (LAC) in each target district and the launch of activities of 67 *tashabuskors* (community legal advisors) in each *jamoat*. The work of the LACs and *tashabuskors* is very important, especially in providing legal consultations, defending farmers in court, organizing seminars, round tables, and workshops and facilitating a private-public dialogue on land related issues.

In Year 1, LRFPRP trained LACs and *tashabuskors* on the services to provide to target beneficiaries. These educational events included:

- A one-day training of trainers (ToT) for 12 LACs in April 2014 and a two-day ToT for 67 *tashabuskors* in May 2014 in Qurghonteppe. The ToTs were designed to increase knowledge and meet USAID requirements in planning and implementing LRFPRP activities, monitoring and evaluation of indicators, as well as narrative and financial reporting.
- A one-day training for LAC in August 2014, and a two-day training for 67 *tashabuskors* in August 2014 on the rule of state registration of immovable property and rights to it and the competence of local government, providing them with the new uniform and nationally recognized property registration documentation.
- Gender training for LACs was conducted in September 2014. The aim of the training was to familiarize LAC staff with gender issues related to women’s access to land, so that

LAC lawyers are better equipped to provide information to target beneficiaries and appropriate legal aid.

### Public-Private Dialogues and Roundtables

To strengthen a platform for open dialogue between the farmers and local authorities, the project facilitated 278 public-private dialogues and roundtables on taxation, rights and obligations of shareholders, organization and restructuring of *dekhkan* farms, certificate obtaining, and other land-related issues for 3,346 participants.

The sustainable provision of legal aid and consultation through the LACs is one of the main priorities of LRFRP. In this regard, LRFRP worked in June 2014 with LAC sustainability expert Tiernan Mennen to conduct a cost-benefit analysis (CBA) to evaluate existing fee structures for providing legal assistance, and assess the advantages and disadvantages of various models. To inform the CBA, a trip to the Sughd region was organized to study existing cost recovery model(s) for the delivery of legal aid services region and the feasibility of introducing them (or other Khatlon-specific models) in Khatlon Province. As a result of the assessment, the project developed two models for the LACs that will be introduced during the second project year.

#	PMEP Indicator	Target	Result Year 1	Status
1	Number of consensus- building forums held with project support	100	278	Achieved
2	Number of local government officials supported by USG assistant related to land-tenure and property right in FTF area	200	846	Achieved

## Component III: Public Awareness

Before the project started its information campaigns, a majority of the population of Khatlon Province suffered from a lack of information on land reform in Tajikistan and how to protect



Ms. Gulchekhra Sattorova, First Channel journalist, and Bakhridin Zoirov, operator, during the training on “Your Rights to Land” in Julikul, June 2014.

individual land rights. During the first project year, LRFPR conducted an analysis in order to assess the available media outlets in Khatlon to plan the project’s information campaigns in FTF/T districts. Based on the results of the analysis, it was revealed that the main sources of information for Tajiks include radio, television, and newspaper, particularly for residents of rural areas where more than 80 percent of the population lives. In these areas, internet access is minimal to non-existent.

During this analysis, the project learned that Khatlon regional television airs 8 hours per day and covers only

Qurghonteppa city and subordinate rayons such as Bokhtar, Vahsh, and Sarband. There is no regional television coverage in Kabadiyan, Shaartuz, and Nosiri Khisrav where LRFPR works. Radio coverage is limited to Bokhtar, Vahsh, Sarband, and Qurghonteppa. Radio air time lasts 1.5 hour per day. In terms of media uses by men and women, men generally rely on newspapers and television sources, while women rely more on radio and television sources; however, in the winter when electricity is in short supply, both men and women rely more on print media sources.

### Television and Radio

Taking into account that the regional television and radio station’s coverage gaps in Khatlon, LRFPR entered into a local subcontract with the State Committee on Radio and Television, which covers 99.7 percent of the population, to deliver public information campaigns. The State Committee is responsible for dissemination of information among LRFPR’s target region to increase public awareness of land reform, farm restructuring, and land use rights. The subcontractor produced and broadcasted a series of programs entitled “*Your Rights to Land*” on First Radio channel and First TV channel twice a month.

During the first project year, the project broadcasted eight ten-minute TV programs, shown on the first and third Thursday of each month with a repeat on the next Friday morning. The main topics the programs highlights were dedicated the work of the legal aid centers and *tahsabuskors*, the problems farmers face during farm restructuring and creation of *dekhkan* farms, labor relations, taxation, access to water, relations with the local authorities, etc.

In addition, the project produced eight fifteen-minute radio programs, which were broadcast twice a month. During the programs, farmers were interviewed and shared their opinions on the farm restructuring process and benefits from the creation of *dekhkan* farms. Some of the programs were dedicated to the topic of labor relations in *dekhkan* farms, growing cotton, and efficient use of land. Based on the contract, all topics of the television and radio programs

were discussed and approved by the project before broadcasting.

### Newspaper

As one of the main and most reliable sources of information in rural areas is print media, LRFRP hired the local subcontractor *Agroinform* to produce, publish, and disseminate five monthly newsletters in the target regions. The four-page newsletter emphasizes information on LRFRP's main goals, tasks, and activities. Articles are dedicated to *tashabuskor* activities, including detailed contact information for target beneficiaries. Based on previously conducted research and a survey by LRFRP's outreach specialist on urgent issues and problems farmers face, articles highlighted procedures on obtaining land shares, procedures on the creation of *dekhkan* farms, and acquisition of land use rights certificates. Through the LAC and *tashabuskor* network, 15,000 copies of the newsletter were distributed to farmers, local authorities, tax bodies, and land committees.

### Information Corners

Another activity on raising awareness of the target population on land reform issues in the target areas is information corners that the project produced and distributed in 67 *jamoats*. This activity helps to spread information on land laws, the process of land reform and farm restructuring, land use rights, and gender issues. These information corners is a constant, regularly updated source of information for LRFRP beneficiaries.

Legal aid centers and the project team sent TV and radio recordings, as well as electronic versions of land laws to *jamoat* chairmen, land surveyors, land committees (in each district) and farmers. Each CD included radio and TV programs, and copies of the project's published brochures.

By the end of the first year, the project distributed 200 CDs among partners, such as rayon *hukumats*, local land committees, 67 *jamoats* and 67 *tashabuskors*, NGOs and 12 LACs.

As LACs and *tashabuskors* are direct providers of information on land reform in Tajikistan, LRFRP launched a public awareness campaign on LACs and *tashabuskor* activities via public service announcements twice daily on the state

First TV channel and First Radio channel in May 2014. As a result of the campaign, LACs received 30 phone calls from farmers and rural residents requesting assistance on a variety of issues, such as reorganization and creation of *dekhkan* farms, withdrawal from a *dekhkan* farm, obtaining land certificates, taxation, labor, and property relations in *dekhkan* farms.

### Legal Aid: LACs and *Tashabuskors*

The project continued to help resolve land related legal problems, defend farmers' land use rights, and provide legal advice to farmers through a network of five local NGOs that serve twelve LACs. In order to ensure productive partnerships with the most suitable organizations,



the project conducted a competitive tender for LAC grants in early 2014 (see table below).

NGO	# of LACs	Target Geographic Area
Ilhom	4	Sarband A.Jomi; Vakhsh; Bokhtar
Zanoni Dehot	2	Jilikul; Qabodiyon
Bonuvoni Fardo	2	Shahrituz; Nosiri Khusrav
Navzamin	2	Kumsangir; J. Rumi
Arbitrazh	2	Khuroson; Yovon

LAC lawyers provide legal consultations to farmers following training events and roundtables to help them better understand their rights and defend their interests. These legal consultations have been provided in the field and in the LAC offices, typically located in rayons, where the lawyers can assist farmers in the preparation of contracts and other legal documents in addition to providing legal advice. In the first year, LAC lawyers and *tashabuskors* have provided 2, 246 legal consultations, out of which 1,333 were office consultations, and 913 field consultations.

During Year 1, 12 LACs and 67 *tashabuskors* conducted 221 farmer trainings, 53 local government seminars, 278 roundtables, and 803 focus groups for 26,968 participants, out of which 10,101 were women. Of the topics covered at these events, land use rights (23.4 percent), registration (19.1 percent) and farm restructuring (12.6 percent) were the most popular.

When consultation alone is insufficient to help farmers resolve their land use related problems, the project provides mediation services through its network of LACs and *tashabuskors*. LAC lawyers typically serve as third party mediators and help both sides of a dispute find agreement and resolve issues without initiating legal action in court. By the end of the first year, the LACs had successfully resolved five out of 15 mediation cases. In addition, LACs successfully defended farmers' land-related rights in eight out of eight court cases during Year 1.

## Farmer Training

Following award of the LAC grants for Year 1, the project facilitated an intensive start up workshop to strengthen the LAC/*tashabuskor* skills necessary to provide high-quality training with accurate information to farmers. The project finalized training modules and distributed them to LACs for use during their trainings. During the first year, the project participated in and monitored training sessions conducted by LACs on farm restructuring procedures and creation of a *dekhkan* farm in the FTF/T districts. For example, the project's regional coordinator participated in a set of trainings organized by LACs in Jilikul, focus group discussion in Qumsangir, roundtables in Yovon, and observed consultations in Sarband and Jomi. During Year 1, LACs conducted 221 trainings for 3,637 participants, of which 1,857 were women.

## Gender and Youth

Increased awareness of land reform among the target population in the Khatlon Province is another key component of LRFPR. Young people in rural areas often contribute to their household farming activities; therefore, there is a crucial need to inform young people (future shareholders) about the main steps and achievements in the land reform process in Tajikistan.

LRFPR grantee Navzamin conducted an analysis and poll among teaching staff and 10<sup>th</sup>-11<sup>th</sup> grade students to define relevant land and legal urgent issues. Based on these results,

Navzamin developed a brochure to enhance the younger generation's knowledge of land reform issues in Tajikistan. The brochure provided information and answers to frequently asked questions on land issues such as, when land reform in Tajikistan started, what is the meaning of *dekhkan* farm, etc. Five hundred copies were printed, with 100 copies printed in Russian and 400 copies in Tajik.

Navzamin also conducted extracurricular classes in 12 schools in the FTF/T districts of Nosiri Khisrav, Jilikul, Qumsangur, Rumi, Bokhtar and Khuroson. Through this activity, LRFPR increased awareness on issues in land reform among 300 people (34 teachers, 240 high school students and 26 parents).

In line with the project's integrated gender approach to address the role of women in agriculture. LRFPR's gender specialist undertook an assessment of the specific needs and problems women face in the agricultural sector in the Khatlon Province. Based on meetings with key stakeholders and a literature review of gender issues related to land reform in



“Navzamin” conducts an extracurricular class for 11<sup>th</sup> grade pupils at School # 1 in N. Khisrav district in September 2014.



Presentation of the brochure “Women in Land Reform” in September 2014 (Qurghonteppa).

Tajikistan, the project and its grantee, the NGO Sabzbahor, developed an informational brochure on women in land rights. In September 2014, LRFRP conducted a press conference in Qurghonteppa on "women's rights to land" to increase female awareness in the Khatlon Province on their rights to land in order to ensure access to land and increase their standard of living. The information, summarized in 2,000 brochures for distribution, presented crucial issues and problems that women face in rural areas and suggestions for women who want to create their own *dekhkan* farm or withdraw from larger *dekhkan* farms, in order to increase their income.

Table 5: Public Awareness results by indicator				
#	PMEP Indicator	Target	Result	Status
1	Number individuals that have obtained documented property rights as a result of the USG assistant.	20000	40005	Achieved
2	Number of previously existing land and natural resource-based conflicts resolved in areas receiving USG assistance for land conflict mitigation	1	14	Achieved
3	Number of schools teaching land-tenure classes	12	12	Achieved
4	Number of people attending USG-assisted facilitated events that are geared toward strengthening understanding and awareness of property right and resource governance-related issues	8000	22176	Achieved
5	Percentage of disputes resolved to the benefit of the farmers supported by the project	50%	100%	Achieved
6	Percentage of individuals in FTF areas that indicate they know how to access legal information and service	5%	5%	Achieved
7	Person hours of training completed by government officials, traditional authority or individuals related to land tenure and property right supported by USG assistant	12135	26842	Achieved
8	Increase awareness on land rights in the target region	2.56	2.50	Achieved
9	Number of individuals that receive legal aid on land issues in the FTF target districts supported by USAID assistance	3000	2278	Achieved partially
10	Number of collective <i>dekhkan</i> farm reorganized with USAID assistance	150	10	Achieved partially

## SECTION III: Administrative Summary

*Start-up.* LRFRP conducted the first annual work planning workshop in November 2013 and opened its main office in Dushanbe, as well as the regional office in Qurghonteppa, in January 2014. At this workshop, LRFRP staff and representatives of the home office project management unit (PMU) gathered for a week-long workshop to review the contract scope of work and collectively develop the Year 1 work plan and performance monitoring and evaluation plan (PMEP). The team reached a consensus on work plan objectives, tasks, and resources for Year 1 implementation; reviewed accomplishments and lessons learned from the previous project and other land reform initiatives; and, brainstormed ideas for integrating gender issues into all project activities. The team also developed a framework for the PMEP, including data collection forms, annual report templates, noting deviations in implementation and reports from the predecessor project. The group shared key findings from the most recent Feed the Future reports, new skills in planning for results, tips for dealing with difficult partners and effective business communications.

Three key project planning documents were approved by USAID: the Year 1 Work Plan (January 22, 2014), the PMEP (January 22, 2014 and updated on June 26, 2014), the grants manual (January 29, 2014), and the Year 2 Work Plan (September 18, 2014). In line with these planning documents, the project focused on land legislation activities, preparation of training materials, and the release of the first RFA under the LRFRP grants program to establish LACs and support *tashabuskors*.

*International experts.* To implement project tasks and activities and achieve project goals, LRFRP involved short-term experts on gender, land policy legislation, communications strategy development, and LAC sustainability through Chemonics and LRFRP international subcontractors, Thomson Reuters and Overseas Strategic Consulting.

### Year 1 Challenges

*Statistics and data sourcing.* LRFRP faced difficulties in obtaining 2013 statistical information from the relevant Tajik ministries and state agencies for the PMEP. Some state agencies required official requests from LRFRP before sharing data. In addition, there is no gender disaggregated data and information on reorganized and restructured *dekhkan* farms differs from the data received from LACs and from the State Commission on Land (GosKomZem). Moreover, some of the data on farm restructuring will be obtained only in the fourth quarter of 2014, as government officials approve reorganization of *dekhkan* farms after the harvest season. The LRFRP monitoring and evaluation (M&E) specialist closely collaborated with the relevant ministries and agencies to address data availability challenges, and worked to establish alternative methods for capturing program impact.

*Tender process.* During the announcement of grants and subcontracts for service provision, the project received many applications from different public organizations but the quality of the tender/bidding applications was poor and didn't meet project requirements. This resulted in a tender re-announcement and thus a postponement of some project activities, such as engaging universities in the legislation drafting process.

*Vat exemption.* During the project administrative start up in November 2013, the project was not able to receive official VAT exemption from the GoT and therefore, has been obliged to pay VAT on all procurements and project expenses. To address this situation, project leadership submitted a formal letter to appropriate parties within the GoT and USAID

requesting assistance to resolve the situation. At present, the project is cooperating with the Ministry of Economic Development and drafted a resolution authorizing the project's VAT exemption that should be included by the end of 2014 in the state program on investment, grants and basic construction for the period of 2015-2017.

*Administrative start up processes.* During the LRFPR administrative start up, the project faced difficulties in recruitment for the field office in Qurghonteppa as suitable candidates were not able or willing to relocate. However, the project was eventually able to overcome these problems and mitigated the impediments to project activities.



## SUCCESS STORY

### Legal aid centers protect farmers' rights to land



Mr. Abdurahmon Safarov, a member of the Dekhkan Farm "Bakhtiyor-1", Jaloliddin Rumi district.

***"My family is very thankful to the USAID Land Reform and Farm Restructuring Project and the great efforts the project makes to protect our land rights, inform us about our land rights, especially through educational events. If my wife didn't participate in that training, I and another six people had no chance to restore our land rights and return to our share – the source of employment, food and income of many rural men in Tajikistan."***

***Abdurakhmon Safarov,***  
*Shareholder in the dekhkan farm "Bakhtiyor-1"*

Many Tajik farmers who have a share in *dekhkan* farms, are compelled to find work in Russia to increase their incomes. But if the land is not being used, the head of a farm might independently seek to terminate that person's land rights and distribute his share among other members of the farm.

Abdurakhmon Safarov, a shareholder of the *dekhkan* farm "Bakhtiyor-1" in Jaloliddin Rumi district faced this problem. For many years he had been working on this farm but because of dwindling profits, Abdurakhmon decided to leave for Russia to earn money and provide for his family members.

When the head of his *dekhkan* farm learned that Mr. Safarov left for Russia, he illegally terminated his land rights and confiscated the land share, adopting an illegal decision made by the collective *dekhkan* farm "Bakhtiyor-1". Since 2010, Mr. Safarov unsuccessfully tried to reclaim his land rights and have his property returned to him. In June 2014, his wife, Gulnora Safarova, participated in a training on land use rights organized by the USAID-supported legal aid center (LAC) "Navzamin", based in Jaloliddin Rumi organized by the Tajikistan Land Reform and Farm Restructuring Project (LRFPR). Together with her husband, they went to the Navzamin LAC to seek legal counsel on their land dispute. The lawyers provided free legal advice, assisted in writing and submitting the claim and proposed to defend the family's interests and rights in the Jaloliddin Rumi district court. The lawyer advocated for Mr. Safarov's land use rights by proving that the general council never took place and that the decision was fabricated. Moreover, it was revealed that based on the falsified decision, the rights of another six farmers had been violated.

As a result of this case, the LAC lawyer protected seven farmers from illegal termination of their land use rights. Based on the Decision of the Regional Economical Court of Khatlon region as of August 12, 2014, the earlier decision was canceled and the land use rights of the seven shareholders of *dekhkan* farm "Bakhtiyor-1" were restored. Abdurahmon Safarov and another six shareholders returned to their 7.14 ha of irrigated land.

## Annex II. Year 1 Performance Monitoring and Evaluation

To track the project’s progress and manage it successfully, LRFRP developed and updated life-of-project indicators for impact and outcome levels that measure achievements and expected results. There are indicators for each component objective, as well as indicators that respond to the program goal. The PMEP is essential to constantly refining interventions to ensure the project has the desired impact.

From May until June, 2014 the project’s technical staff in collaboration with USAID colleagues Titiana Pulido and Daler Asrorov, and short-term LAC Sustainability Expert Tiernan Mennen, worked to improve LRFRP’s PMEP to include indicators within the manageable interest of the project. The adopted indicators reflect the Feed the Future Indicators. The project set aggressive but realistic targets for the indicators based on project team’s prior experience and data that are currently available. Overlapping indicators have been consolidated to avoid duplication and redundancy; the number of indicators has reduced from 31 to 17. The updated PMEP also includes changes in how the indicators are measured (from percentages to number of units). All changes were discussed with Project stakeholders and beneficiaries. This approach allows the project to measure impacts that can be directly attributed to the project. LRFRP’s updated PMEP was approved by USAID on June 26, 2014.

LRFRP’s 17 indicators are divided into 3 groups: 1) indicator target achieved, 2) indicator target still work in progress, and, 3) indicator results not requested for the first year. Each indicator is described below narratively including figures that show the comparison between what have been achieved (status – in yellow) and what was planned (target – in blue) for the first project year.

### Indicator Target Achieved

**0.1 Number of individuals that have obtained documented property rights as result of USG assistance.** *Measures the number of individuals in the FtF zone of influence receiving documented property rights as a result of the project’s land reform assistance.*



As it is challenging to measure directly LRFRP’s influence on the number of individuals receiving documented property rights, this

indicator is measured through a calculation of indirect this indicator, indirect assistance is calculated based on project trainings for government registry office officials in the FTF area.

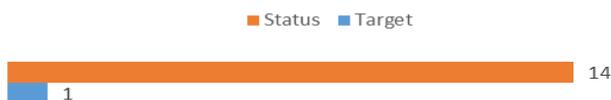
Table 6: Number of total property rights received as a result of USG assistance			
	Individual	Family	Total
Documented property rights received	27,314	44,695	72,009
Number attributable to USG assistance			40,005

From January—September 2014, 72,009 total certificates were issued. In this case, as there are no official statistics desegregated by month (from which to draw project impact), starting from May till September, and the average of individuals received property

rights for one month is 8001. As the project considers its assistance from May, total project

support resulted in 5 months or 40,005 individuals. LRFPR’s Year 1 PMEP performance target for this indicator was 20,000.

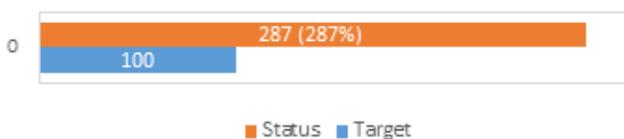
**0.4 Number of previously existing land and natural resource-based conflicts resolved in areas receiving USG assistance for land conflict mitigation.** *Number of natural resource-based conflicts existed before project implementation e.g. land, water, road conflicts and disputes and resolved in results of project assistance.*



LRFPR’s Year 1 PMEP performance target for this indicator was set at one previously existing conflict to be resolved with project assistance. Project-supported LACs registered a total of 14 conflicts that were resolved during this reporting period (see table below).

District	Type of Conflict	Number of Conflicts
J. Rumi	Lease	2
J. Rumi	Water issue	1
J. Rumi	Illegal tree felling	1
J. Rumi	Land issue	1
J. Rumi	Water issue	1
Nosiri Khisrav	Land issue	1
Jomi	Land issue	1
Khuroson	Land issue	1
Jilikul	Land issue	2
Qumsangir	Land tax	2
<b>Total</b>		<b>14</b>

**1.2 Number of consensus-building forums (working groups, public-private dialogues, roundtables, etc.) held with project support.** *The number of meetings, roundtables, forums, and other venues, in which civil sector actors (i.e. legal advocacy representatives, farmers, and others) interact with government officials regarding specific, demand-driven provisions of land policy and legislation.*



LRFPR’s Year 1 PMEP performance target for this indicator was 100. Project-supported LACs organized 278 roundtables in 12 target regions and the project facilitated 9 working group meetings on land legislative

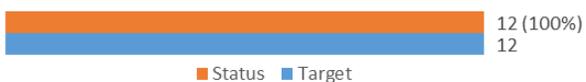
drafting, for a total of 287 events (see table below).

Table 8: Number of consensus-building forums (working groups, public-private dialogues, roundtables, etc.) held with project support												
District	Type	Taxation	Org. of DF	Receiving land parcel	Loan planning	Reorg. of dekhkan farms	Water use	Land users rights and responsibilities	Land legislation of RT	Inheritance	Responsibilities of LGO on land tenure	Subtotal
Bokhtar	Round table	3	5	12	2	2	0	3	0	0	0	27
Jomi	Round table	2	13	1	0	5	1	0	2	2	4	30
Vakhsh	Round table	3	14	2	0	1	0	3	0	0	0	23
Yovon	Round table	5	3	0	2	1	6	16	0	0	0	33
Qabodiyon	Round table	0	6	0	0	5	0	9	2	6	0	28
Qumsangir	Round table	5	0	0	0	8	0	2	4	0	8	27
Nosiri Khisrav	Round table	0	0	3	0	4	3	3	0	1	0	14
Sarband	Round table	1	3	4	0	0	0	2	0	0	0	10
Khuroson	Round table	2	2	0	3	0	1	9	0	3	0	20
J. Rumi	Round table	6	2	1	0	2	0	7	2	0	7	27
Jilikul	Round table	1	4	0	0	7	0	6	1	0	0	19
Shahrituz	Round table	1	1	2	0	0	11	5	0	0	0	20
	Legislative WGs	0	0	0	0	0	0	0	9	0	0	9
<b>Total</b>		<b>11</b>	<b>12</b>	<b>7</b>	<b>3</b>	<b>9</b>	<b>12</b>	<b>29</b>	<b>12</b>	<b>3</b>	<b>7</b>	<b>287</b>

**1.3 Percentage of laws targeted laws that include gender considerations.** *Percentage of all policies/laws/regulations LFRP lawyers and other Working Group members worked on that take into account gender.*

Gender Expert. Angelika Brustinow, developed a “gender checklist”—a tool used to ensure that women have equal representation in new land legislation. It was employed by the WG in drafting land reform legislation. LFRP’s Year 1 PMEP performance target for this indicator was 50 percent. All nine (100 percent) laws and regulations that the project is working on were checked against the developed checklist.

**2.2 Number of schools teaching land-tenure classes.** *Represents the number of schools where the project organized teaching land-tenure classes.*



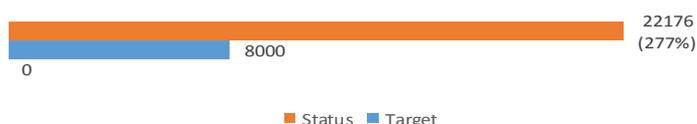
LFRP’s Year 1 PMEP performance target for this indicator was 12. A total of 12 schools in 6 target regions received land-tenure classes with LFRP support (see table

below).

Table 9: Schools receiving land-tenure education		
Region	Jamoat	Number of Schools Receiving Land Tenure Classes
Nosiri Khisrav	Firuz	1
	Komsomol	1
Jilikul	Navzamin	1
	Navzamin	1
Qumsangir	Vahdati Milli	1
	Istiklol	1
J. Rumi	Tugalang	1
	Kalinin	1
Bokhtar	Zargar	1
	Bokhtariyon	1
Khuroson	Kizil-kal'a	1
	Ayni	1
<b>Total</b>		<b>12</b>

**2.3 Number of people attending USG-assisted facilitated events that are geared toward strengthening understanding and awareness of property rights and resource governance-related issues (STARR, FTF).** *Number of participants of project-facilitated educational events including short-term trainings, school trainings, university courses, roundtables, and other awareness-raising events.*

LRFRP facilitated educational and land rights awareness-raising events including trainings and seminars for more than 22,000

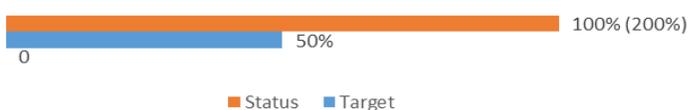


government officials, farmers, and students (see table below). Seven trainings were held for government officials by project specialists; 10,77 trainings, focus groups and seminars were organized for *dekhkan* farmers and local government officials by LACs, 12 focus groups were held for female *dekhkan* farmers by NGO “Sabzbahor”; and, 12 classes were held for schoolchildren by NGO “Navzamin” (see table below). LRFRP’s Year 1 PMEP performance target for this indicator was 8000.

Table 10: Number of people attending USG-assisted facilitated events that are geared toward strengthening understanding and awareness of property rights									
#	District	Trainings for DF		Focus groups for DF		Seminar for gov officials		Classes for school children	
		Total	Female	Total	Female	Total	Female	Total	Female
1	Shahrirus	196	96	996	255	67	50		
2	Qabodiyon	184	286	1581	944	45	23		
3	N. Khisrav	330	86	1188	384	48	11	40	23
4	Jilikul	273	151	1249	643	70	16	40	16
5	Jomi	438	213	1794	984	69	10		
6	Qumsangir	492	130	1584	428	36	6	39	15
7	Vahsh	115	199	1730	806	47	11		
8	Khusoron	405	70	1609	233	60	11	43	23

9	Bokhtar	248	133	1288	742	143	40	38	16
10	Sarband	137	330	583	271	89	25		
11	Yovon	422	29	2379	139	79	7		
12	J. Rumi	397	134	1472	547	62	8	40	16
13	Qurghonteppe					31	3		
	TOTAL:	3637	1857	17453	6376	846	221	240	109
	<b>GRAND TOTAL:</b>								<b>22176</b>

**2.6 Percent of disputes resolved to the benefit of the farmers supported by the project.** *The project will measure the percent of resolved disputes to the benefit of farmers from the total number of disputes that were registered at LACs*

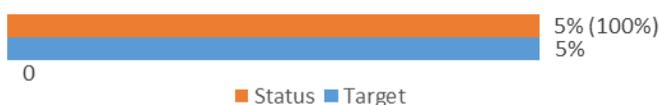


LRFRP’s Year 1 PMEP performance target for this indicator was 50 percent. All (100 percent) disputes including court cases registered by project-supported LACs were resolved to the

benefit of the farmer (see table below).

Table 11: Type of land conflict and resolution supported by LRFRP			
LAC	District	Type of Conflict	Type of Resolution
Navzamin	J.Rumi	Land dispute	court case
Ilhom	Vakhsh	Land dispute	court case
Arbitrage	Yovon	Land dispute	court case
Navzamin	J. Rumi	Illegal tree felling	agreement of parties
Navzamin	J. Rumi	Land dispute	mediation
Zanoni Dehot	Nosiri Khisrav	Land dispute	mediation
Ilhom	Jomi	Land dispute	mediation
Arbitrage	Khuroson	Land dispute	court case
Arbitrage	Khuroson	Land dispute	court case
Ilhom	Jilikul	Land dispute	agreement of parties
Navzamin	Qumsangir	Tax payments	mediation
Navzamin	Qumsangir	Tax payments	mediation
Zanoni Dehot	Qabodiyon	Land dispute	court case
Bonuvoni Fardo	Shahrutus	Land dispute	court case
Zanoni Dehot	Qabodiyon	Land dispute	court case

**3.2 Percentage of individuals in FTF areas that indicate they know how to access legal information and services.** *This is the percentage of land users who know how to access legal information and services.*



The baseline for this indicator was identified by a survey company M-Vektor in non-targeted (control) districts of Khatlon Province. The baseline was set at 78 percent. LRFRP’s Year 1 PMEP performance target for this indicator was 5 percent over the baseline. A survey conducted in target districts revealed that 83 percent (5 percent above the baseline) of surveyed respondents indicated that they know how to access legal services (see table below).

Table 12: Individuals indicating knowledge of legal services				
Target Districts	Indicated that they know how to access legal information and services			Total Asked
	Male	Female	Total	
Yovon	31	9	40	42
Bokhtar	13	14	27	36
Vakhsh	7	1	8	42
J. Rumi	31	9	40	43
Qabodiyon	16	7	23	23
Qumsangir	33	6	39	39
N. Khisrav	22	7	29	29
Sarband	14	3	17	23
Khuroson	11	2	13	20
A. Jomi	29	5	34	40
Sharituz	24	9	33	33
Jilikul	28	2	30	33
<b>Total respondents</b>	259	74	333	403
<b>Percentage</b>	78	22	<b>83</b>	

**3.3 Number of local government officials supported by USG assistance related to land tenure and property rights in FTF zone of influence.** *Tracks number of local government officials in the targeted FTF districts that participated in educational and consensus-building events.*

The project conducted seminars for 846 government officials during this reporting period (see table below).

LRFRP’s Year 1 PMEP performance target for this indicator was 200.

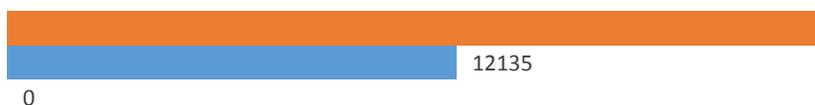


Table 13: Number of local government officials supported by USG assistance related to land tenure and property rights		
District	Seminars for Gov’t Officials	
	Total Participants	Female
Sharituz	67	50
Qubodiyon	45	23
N. Khisrav	48	11
Jilikul	70	16

A. Jomi	69	10
Qumsangir	36	6
Vakhsh	47	11
Khusoron	60	11
Bokhtar	143	40
Sarband	89	25
Yovon	79	7
J. Rumi	62	8
Qurgonteppa	31	3
<b>Total</b>	<b>846</b>	<b>221</b>

**3.4 Person hours of training completed by government officials, traditional authority or individuals related to land tenure and property rights supported by USG assistance (STARR).** Represents hours spent by all participants (government officials or land users) in educational events. Calculated by multiplying the duration of training by number of participants.

The project conducted training related to land tenure and property rights for farmers, government authorities, and students resulting in nearly 27,000 person hours (see table below). LRRFP's Year 1 PMEP performance target for this indicator was 12,135 person hours.



#	District	Trainings for DF		Focus groups for DF		Seminar for gov officials		Classes for school children	
		Total	Female	Total	Female	Total	Female	Total	Female
1	Shartuz	196	96	996	255	67	50		
2	Qubodiyon	184	286	1581	944	45	23		
3	N. Khisrav	330	86	1188	384	48	11	40	23
4	Jilikul	273	151	1249	643	70	16	40	16
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7	Vakhsh	115	199	1730	806	47	11		
8	Khusoron	405	70	1609	233	60	11	43	23
9	Bokhtar	248	133	1288	742	143	40	38	16
10	Sarband	137	330	583	271	89	25		

11	Yovon	422	29	2379	139	79	7		
12	J. Rumi	397	134	1472	547	62	8	40	16
13	Qurgonteppa					31	3		
	<b>TOTAL:</b>	3637	1857	17453	6376	846	221	240	109
	Duration (hours)	2		1		2.5		0.75	
	<b>TOTAL HOURS:</b>	7274		17453		2115		180	<b>26842</b>

## Indicator Targets In-Progress

**1.1 Number of improvements in laws and regulations affecting property rights of the urban and rural poor as a result of USG assistance, by stage (STARR, FTF).** *Measures the number of laws, policies, regulations, and administrative procedures improved through project assistance.*

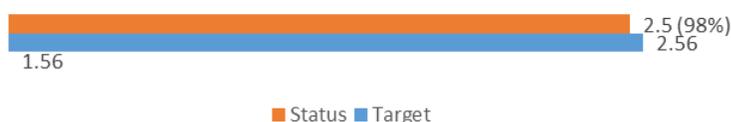
This indicator was adapted to the FTF indicators, which allow tracking of the number of improvements at different stages. Results are tracked for each stage of the law and regulation drafting/improvement process:

- Stage 1: Analyzed
- Stage 2: Drafted and presented for public/stakeholder consultation
- Stage 3: Presented for legislation/decreed
- Stage 4: Passed/approved
- Stage 5: Passed/implementation has begun

LRFRP's Year 1 PMEP performance target for this indicator was that five policies/regulations reach stage five. Currently nine laws and regulations which LRFRP is supporting are at the second stage, and one regulation (number 1) has passed all five stages (see table below).

Table 15: Status of improvements to laws and regulations		Stages				
Number	Laws and regulations	1	2	3	4	5
1	Rules, procedure of registration, maintenance and types of registration files, registration books, applications books and awarding of individual cadastral number of real estate					
2	Rules on the order of compensated and uncompensated rights to use land plots to natural and legal entities					
3	Rules on the right of acquisition to use land plots in the land market					
4	Law on <i>Dekhkan</i> Farms					
5	Resolution on the "establishment of public (compulsory) servitudes on land plots and contract forms on private (voluntary) servitudes					
6	Resolution on "features of alienation of land use right within the alongshore, and also the land plots on public territories"					
7	Resolution on "granting citizens the right of lifetime inheritable land use with the right of alienation"					
8	Government's decree on "land policy concept"					
9	Resolution on "approval of the state program of development of the land policy of the Republic of Tajikistan for 2015-2020"					

**2.1 Increased awareness on land rights in the target region.** *An index score from project survey that measures the knowledge of farmers on the rights accorded by the land reform process.*



Baseline for this indicator was obtained from the research conducted by a subcontractor. The survey was conducted via

telephone interviews of 255 respondents in May, 2014. The question “What is your level of awareness on the process of land reform?” was asked. Respondents could answer: "none", "a little", "medium", "good" or "very good." These responses were transferred to the following values: "none = 0," "little = 1", "medium = 2", "good = 3" and "very good = 4". An average score was calculated for the analysis.

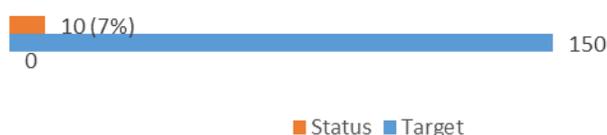
Respondents rated their awareness on the process of land reform at average of 1.56 points out of 4 maximum possible. The same question was asked during face-to-face interview of 403 *dekhkan* farmers in target districts, from 5-15<sup>th</sup> of September 2014. LRFPR’s Year 1 PMEP performance target for this indicator was 2.56. The results of the survey show that the average score was 2.5.

**2.4 Number of individuals that receive legal aid on land issues in the FTF target districts supported by USAID assistance.** *This is a count of all occurrences of individuals directly consulted by project-supported legal aid centers and tashabuskors, and also individuals who receive court representation and other paid services.*

During this reporting period, the project supported 2278 individuals on legal aid issues. LRFPR’s Year 1 PMEP performance target for this indicator was 3000.

District	Consultations	Dispute Resolutions	Court Cases
Shahrituz	475	2	1
Qabodiyon	357	0	2
N. Khisrav	270	2	0
Jilikul	233	2	0
Jomi	43	3	0
Qumsangir	119	3	0
Vakhsh	79	0	1
Khusoron	159	1	2
Bokhtar	96	0	0
Sarband	167	1	0
Yovon	98	0	1
J. Rumi	150	10	1
Subtotal	2246	24	8
<b>Total</b>			<b>2278</b>

**2.5 Number of collective *dekhkan* farms reorganized with USAID assistance.** *Number of collective *dekhkan* farms reorganized with USAID assistance in the FTF target districts.*



As the regulation on “Farm Reorganization” (clause 31) states, land assignment for new *dekhkan* farms will be done after the end of the harvest season, since farmers are busy during growing season and tend to do reorganization after the harvest season (starting from October). LRFRP’s Year 1 PMP performance target for this indicator was 150 farms.

Table 17: Number of collective <i>dekhkan</i> farms reorganized with USAID assistance					
District	Reorganized <i>Dekhan</i> Farm Type and Number	New <i>Dekhan</i> Farms Formed	Number of newly organized <i>Dekhan</i> Farms	Gender (Head of <i>Dekhan</i> Farm)	
				Male	Female
J. Rumi	Collective	Family	4	2	2
J. Rumi	Collective	Family	2	2	0
J. Rumi	Family	Family	2	1	1
J. Rumi	Collective	Family	5	5	0
J. Rumi	Collective	Family	3	3	0
J. Rumi	Collective	Family	4	4	0
J. Rumi	Collective	Family	4	4	0
Qabodiyon	Collective	Family	2	2	0
Qabodiyon	Family	Family	2	1	1
Qabodiyon	Collective	Family	2	1	1
Total	10		30	25	5

LRFRP-supported LACs began working in May 2014; to date, only 10 *dekhkan* farms have been reorganized with the project’s assistance. As per LACs reports, 245 *dekhkan* farms have been consulted on reorganization, and land arrangement files for 106 of them have been prepared. By late 2014, farmers should receive the decision by local government on their reorganization.

### Indicators not Requested to Report on in Year 1

**0.2 Number of recorded land transactions facilitated by the project.** *This is a count of land transactions involving a purchase/sale, lease, or exchange, facilitated by project LACs. Inheritance is not included, as it occurs independent of the land market.*

Measurement of this indicator depends on when the “mechanism of implementation of land transactions” will be approved by the GoT (rights of alienation and identification of land parcel per person).

**0.3 Total number of recorded land transactions formally registered in the targeted region.** *This is a count of land transactions, whether involving a purchase/sale, lease, or exchange, formally registered in the targeted FTF region. Inheritance is not included as it occurs independent of the land market.*

Measurement of this indicator depends on when the “mechanism of implementation of land transactions” will be approved by the GoT (rights of alienation and identification of land parcel per person).

**3.1 Percent of cost of LAC services which are covered through fees.** *Tracks the services provided by legal aid centers for fees as a percentage of overall operating budget in order to measure sustainability progress.*

In order to attract farmers to their services, LACs provided free services for the first year of the project. They will begin providing paid services in the second year of the project.

## ANNEX III. Planned Activities for Year 2

This annex provides a brief overview of planned activities for the Year 2 (October 2014-September 2015).

### Task 1. Land Policy and Legislative Drafting

- Collaborate with the inter-governmental Working Group
- Finalize and promote land legislation strategy
- Draft and submit amendments to land legislation and farm restructuring laws
- Promote the Law on *Dekhkan* Farms
- Discuss and submit for approval regulations required to implement the Land Code and develop land market
- Support the State Register *Markaz Zamin* in establishing at least 2 pilot registry offices
- Develop necessary amendments to the Mortgage Law
- Promote gender aspects on legislation drafting.

### Task 2. Build capacity of counterparts, stakeholders, and beneficiaries to capitalize on land reform

- Develop and deliver ToT models for LACs and *tashabuskors*, government officials and others about land laws, regulations and procedures
- Develop/facilitate roundtables and other forums promoting dialogue between farmers and government officials
- Cooperate with other projects
- Increase capacity building of local authorities
- Increase ability to provide effective services of young lawyers and local government officials
- Provide effective services to farm restructuring and land use rights among judges increased.
- Conduct multi-level training program for responsible communication government persons from agencies and ministries involved in the land reform process in Tajikistan
- Facilitate study tours for GoT officials to demonstrate effective government led policy and land-tenure governance

### Task 3. Raising awareness of land rights and farm restructuring

- Identify opportunities to include curricula on a trial basis in select schools
- Conduct information campaigns for the target FTF population, including local government officials receive information through television, radio, print media, information corners and electronic formats
- Conduct training session for print, television and radio journalists (including Khatlon journalists)
- Produce theatrical performances on land issues
- Develop the website on LACs activities

### Task 4. Support of legal advice and other assistance to promote farm restructuring and the development of a market in land-use rights

- Introduction of the sustainable cost benefit models in 12 LACs
- Increase potential of women leaders in the FTF/T target area
- Support farmers to protect their right to land through mediations or court