

GOVERNMENT OF LIBERIA

MINISTRY OF YOUTH & SPORTS

**ADDITIONAL FINANCING FOR SCALING UP
RECOVERY OF ECONOMIC ACTIVITY FOR LIBERIAN INFORMAL
SECTOR EMPLOYMENT (REALISE) PROJECT**

(P179035)



Resettlement Framework (RF)

November 2022

ABBREVIATIONS AND ACRONYMS

AF	Additional Financing
AFD	Agence Française De Developpement
CBO	Community-Based Organization
CERC	Contingency Emergency Response Component
COC	Community Oversight Committee
COVID-19	Corona Virus Disease 2019
CSC	County Steering Committee
EPA	Environmental Protection Agency
EPML	Environment Protection and Management Law
E&S	Environmental and Social
ESF	Environmental Social Framework
ESS	Environment and Social Standard
ESCP	Environmental and Social Commitment Plan
ESMF	Environment and Social Management Framework
FGD	Focus Group Discussion
FMC	Farm Management Committees
GBV	Gender-Based Violence
GM	Grievance Mechanism
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
IA	Implementing Institution
LACE	Liberia Agency for Community Empowerment
LIPW	Labor intensive public works

LMA	Liberia Marketing Association
LMP	Labor Management Procedure
LRA	Liberia Revenue Authority
M&E	Monitoring and Evaluation
MFDP	Ministry of Finance & Development Planning
MLS	Market Linkage Support
MLME	Ministry of Mines & Energy
MIA	Ministry of Internal Affairs
MIS	Management Information System
MPW	Ministry of Public Works
MYS	Ministry of Youth and Sports
NCD	National Commission on Disability
NGO	Non-Governmental Organization
PAD	Project Appraisal Document
PF	Process Framework
PIEs	Project Implementing Entities
PIU	Project Implementation Unit
PMT	Project Management Team
PSC	Project Steering Committee
RAP	Resettlement Action Plan
PAPs	Project Affected Persons
RCCE	Risk Communication and Community Engagement
REALISE	Recovery of Economic Activity for Liberian Informal Sector Employment
RF	Resettlement Framework

SEA	Sexual Exploitation and Abuse
SEP	Stakeholder Engagement Plan
SGBV	Sexual and Gender-Based Violence
YOP	Youth Opportunities Project
WB	World Bank

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BACKGROUND

This Resettlement Framework (RF) establishes resettlement objectives and principles, organizational arrangements, and funding mechanisms for resettlement operation that may be associated with construction activities. The RF also estimates the probable number of affected persons and resettlements and assesses the institutional capability to design, implement, and oversee resettlement operations during the preparation and implementation phases of the relevant activities under the for *Recovery of Economic Activity for Liberian Informal Sector Employment* Project Additional Financing. It provides guidance for examining the extent of impacts of construction activities on properties and livelihoods. It will guide the preparation and implementation of RAP or ARAP, depending on the scale and severity of impacts.

The Recovery of Economic Activity for Liberian Informal Sector Employment - REALISE parent project (P174417) is financed through a US\$5 million IDA credit and a US\$5 million grant. The project aims to increase income earning opportunities for vulnerable households in the informal sector whose livelihoods have been negatively impacted by the COVID-19 pandemic. Interventions under the project target to benefit 19,000 households and vulnerable workers in the informal sector in urban Montserrado County (Greater Monrovia). The project has the following four components: (i) grant support to vulnerable households to revive or start small businesses; (ii) temporary employment support and employability development for vulnerable workers; (iii) capacity building and project implementation and coordination; (iv) Contingency Emergency Response Component – CERC.

Faced with multiple challenges, the government requested the World Bank's financial and technical support to coordinate with development partners an increase of safety nets intervention coverage through an additional financing to REALISE in the amount of US\$20 million. The government recognizes the Bank's convening power and international expertise as key to a coordinated approach in establishing a national social protection platform for supporting the recovery of the poor and scaling up immediate support in both urban and rural areas. The AF draws support from the Crisis Response Window, for which Liberia became eligible in July 2022. It will also mobilize support from the Window for Host Communities and Refugees and the Swedish International Development Agency Corporation (Sida). Lastly, a parallel co-financing will also be solicited from the French Development Agency (AFD). The AF presents an opportunity for the Government of Liberia to leverage lessons learned and capacities developed under implementation of previous and current social protection projects such as the Youth Opportunities Project (YOP), Liberia Social Safety Nets Project (LSSNP), and the REALISE Project, for further in developing a national social protection system in Liberia. Given that the REALISE project already operates in this space and is well within the first half of its duration, a rapid scale-up of the project's scope and coverage through an AF would present lower transaction costs. Finally, the AF also addresses a funding shortfall that is currently anticipated under the parent project due to the rise in costs of goods and services in the local market that followed the global supply chain disruption. The project will have the following six components: (i) grant support to vulnerable households to revive or start small businesses; (ii) temporary employment support and employability development for vulnerable workers; (iii) capacity building and project implementation and coordination;

(iv) Contingency Emergency Response Component – CERC; (v) Community Livelihood and Agriculture Support (CLAS) and (vi) Social Cash Transfer and Strengthening of the National Social Protection System.

PROJECT DESCRIPTION

Component 1: Grant Support to Vulnerable Households to Revive or Start Small Businesses

The overall purpose of this component is to counter the effects of COVID-19 on these enterprises by preserving and if possible, scaling up operations. Specifically, it will provide: i) business maintenance and recovery/development grants, and ii) business skills training to existing informal non-farm enterprises. The AF will maintain the original target of 4,000 beneficiaries under this component but will seek to address the anticipated funding shortfall of US\$600,000 to cover the benefits package for beneficiaries and cost of service providers under the component owing to higher implementation costs than originally anticipated. Also, based on current demands for the intervention in other urban areas in Montserrado County, the geographic coverage of the component will be expanded from the Greater Monrovia area under the current project design, to urban areas in Montserrado County.

Component 2. Temporary Employment Support and Employability Development for Vulnerable Workers

Component 2 will provide temporary employment and employability development for vulnerable workers struggling to find gainful employment and opportunities during and after the COVID-19 crisis through community-based public works activities. It will seek to: i) sustain consumption levels of vulnerable households; ii) build employability and life skills of individuals from vulnerable households to improve economic inclusion and increase wellbeing, and iii) increase economic, environmental, and social benefits for communities by strengthening community assets. The AF will maintain the original target of 15,000 beneficiaries under this component but will seek to expand geographic coverage from the Greater Monrovia area under the parent project, to cover urban areas in Montserrado and Margibi Counties based on requests from key stakeholders in these counties. Therefore, as in the case of Component 1, the distribution of beneficiaries among targeted counties as well as targeting criteria will be revised to support the expansion.

Component 3: Capacity building and project implementation and coordination

The AF will increase scope and funding allocation to enable implementing agencies to expand technical support for the implementation of additional activities. As such, the component will support the recruitment of county level consultants to supervise implementation of activities as deemed necessary. Moreover, a stronger emphasis on rigorous evaluation and monitoring will be introduced under this component, with a focus on use of technology to enhance remote monitoring.

Component 4: Contingency Emergency Response Component (CERC)

Upon activation of the CERC, funds allocated for activities that are the responsibility of MGCSP cannot be reallocated to activities implemented by the MYS or LACE without the express consent of Minister of Gender, Children and Social Protection.

Component 5: Community Livelihood and Agriculture Support (CLAS)

This component will provide support to vulnerable youth and other community members in rural areas of five counties in Liberia. The counties will include Grand Cape Mount, Gbarpolu, Grand Gedeh, Nimba and Sinoe Counties. Interventions under the component will focus on providing income earning opportunities to

rural community dwellers who are struggling to find gainful livelihood opportunities as the result of the negative impact of COVID-19 on their livelihoods. The component will support up to 13,000 vulnerable youth and local farmers living in rural communities through community level farm interventions. Activities under this component will be like those under the predecessor project (YOP), and will be implemented in phases, with additional communities and beneficiaries covered under each phase. Following methodology used under the YOP, CLAS will adopt a Community-Driven Development (CDD) approach to engage beneficiaries in gainful agricultural activities with an emphasis on community-level farm production and management of local/community resources.

Component 6: Social Cash Transfer and Strengthening of the National Social Protection System

The SCT program will be implemented by the MGCSP. This proposed new component will include two sub-components and aim to provide income support to extremely poor and food insecure households through regular cash transfers. This proposed component will expand coverage of the existing SCT program being implemented under the LSSNP by the Ministry of Gender, Children, and Social Protection (MGCSP). Consistent with recent commitment made by the government to strengthen support to refugees and their host communities in Nimba and Maryland Counties, the SCT will support former refugees who have recently lost their refugee status owing to invocation of the cessation clause by the United Nations High Commissioner for Refugees. Such expansion will contribute to countering the effects of COVID-19 on livelihoods of the poor and help them cope with the impact of increasing food prices in Liberia. Following the approach under the LSSNP in communities that are targeted to receive the SCT program, all households will be enrolled to receive the transfers, with preference given to females to serve as the cash recipient on behalf of their households.

RATIONALE OF THE RESETTLEMENT FRAMEWORK

This Resettlement Framework (RF) has been prepared for the AF, building on the RFP prepared for the Youth Opportunity Project, to reflect the changes as per the ESF requirements of the ESCP; project activities, location, component activities, and implementing agencies. The updated RF provides the overall principles and objectives of ESS5 and provides guidance on how to manage land acquisition or potential restriction of access and the process to be followed in the case of voluntary land donation. Generally, involuntary loss of assets and properties are expected to be limited. The project will follow the mitigation procedures, i.e., avoid, minimize, mitigate and/or compensate potential impacts from the design to the implementation. Sub project sites will be selected with a view to avoid private land take and, where unavoidable, to minimize and compensate adverse impacts on local communities and households. The assessment for the current project has indicated some project activities such as agriculture and public works activities have the potential to lead to land restriction, relocation, land acquisition or impact to economic livelihood. This RF has been updated to reflect activities for the proposed project and provides guidance on the overall principles and objectives of ESS5 on how to manage land acquisition or potential restriction of access, as well as the process to be followed in the case of voluntary land donation.

PURPOSE OF THE RESETTLEMENT FRAMEWORK

The RF is primarily intended to meet the legal requirements of the Government of Liberia, the Ministry of Youth & Sports, the Liberia Agency for Community Empowerment (LACE), and the Ministry of Gender

Children and Social Protection (MGCSP) in addressing the concerns of people that maybe affected by the activities under components 1 and 5 of the additional financing for the Recovery of Economic Activity for Liberian Informal Sector Employment (AF-REALISE) project.

OBJECTIVES OF THE RESETTLEMENT FRAMEWORK

This RF is prepared to provide general guidance to program implementers of the participating communities on the implementation of social standard requirements and associated procedures that should be accomplished prior to the commencement of the REALISE-AF sub-projects and implementation. The RF aims to ensure that adverse social impacts (issues of land acquisition resulting from implementation of Component I & III subprojects that may or will result in loss of property or disturbance affecting livelihoods) of the REALISE are addressed through appropriate mitigation measures, particularly against potential impoverishment risks. Specific objectives of this RF are to:

- a. Describe the legal and institutional framework highlighting the Liberian approaches for resettlement, compensation and rehabilitation.
- b. Establish the REALISE-AF resettlement and compensation principles and implementation arrangements.
 - a. Define the eligibility criteria for identification of PAPs and entitlement.
 - b. Describe the consultation procedures and participatory approaches involving PAPs and other key stakeholders.
- c. Describe implementation and monitoring arrangements.
- d. Provide procedures for filing grievances and resolving disputes.

GUIDING PRINCIPLES ON RESETTLEMENT ISSUES

The overall policy guidance on execution of REALISE-AF is to avoid, minimize or mitigate resettlement related cases at the earliest opportunity. Implementation of subprojects to be funded from the REALISE-AF will be based on a set of principles to minimize or avoid resettlement risks altogether. The principles are in consonance with Page 10 the World Bank ESF Environment and social standard (ESS-5) as well as the existing policies and legislation of the Government of Liberia. At early stage social and economic impacts/risks can be minimized through implementing the following key principles, among others:

- a. As far as possible ensure that involuntary resettlement and land acquisition is avoided or where it is necessary, is minimized, by exploring all alternatives.
- b. Where involuntary resettlement and land acquisition is unavoidable, resettlement and compensation activities are prepared and implemented by providing sufficient investment resources according to GoL Proclamation and Regulations.
- c. Avoiding displacement of people without a well-designed compensation and relocation process
- d. Minimizing the number of PAPs, to the extent possible
- e. Compensating for losses incurred and displaced incomes and livelihoods.

- f. Ensuring resettlement assistance or rehabilitation, as needed, to address impacts on PAPs livelihoods and their well-being.
- g. Ensure that REALISE-AF subprojects do not result in reduced access to resources.
- h. Not operating or causing restriction of access to legally designed parks and protected areas.

In addition, PAPs should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.

METHODOLOGY

The parent REALISE Project Management Team reviewed various related project documents and the new ESF for the World Bank. Additionally, stakeholder and public consultation are being conducted to ascertain suggestions for AF-REALISE implementation.

OPERATIONAL PROCEDURES

The Sub-projects to be undertaken under Component (Community Livelihood and Agricultural Support) of the REALISE-AF project may involve land use implications making ESS5 relevant. This RF applies to any Sub-projects which may have implications of loss of assets or access, and the loss of income sources or means of livelihood.

POSSIBLE TYPES OF RESETTLEMENTS

As a result of project-related land acquisition, involuntary resettlement refers to both physical (relocation or loss of shelter) and economic (loss of assets or access to assets that leads to loss of revenue sources or means of living) displacement. When affected individuals or communities do not have the right to resist land acquisition that results in displacement, resettlement is called involuntary. This occurs in the following situations:

- a. legally expropriation or limits on land use based on the eminent domain; and
- b. negotiated settlements in which the buyer has the option of expropriating the land or imposing legal restrictions on land use if discussions with the seller fail.

This resettlement framework covers the Project's direct economic and social impacts, which are caused by the involuntary taking of land, which results in: relocation or loss of shelter; loss of assets or access to assets; or loss of income sources or means of livelihood, whether the affected persons must relocate.

PROCESS FOR PREPARING AND APPROVING RESETTLEMENT PLANS

The AF-REALISE project, while carrying out resettlement tasks, will put in place a systematic process and procedures to guide the preparation and implementation of the Resettlement Plans. The scope of the RAP will be determined by the magnitude of each subproject's impacts and the complexity of mitigation measures. A census of affected properties, persons, and activities to be affected by subproject activities will determine the scope and complexity of resettlement and livelihood impacts.

- To address the issues identified in the census, REALISE will prepare a plan proportionate to the risks and impacts associated with the project.

- The RAP must contain or cover all minimum key elements of RAP/ARAP stated.
- The RAP shall be approved by the World Bank, prior to disclosure and finalization.

LEGAL FRAMEWORK

The World Bank's operated to prevent and mitigate potential adverse impacts associated with the Bank's lending operation to people and their environment. The Government of Liberia (GoL) Land Rights Policy defines Public Land, Government Land, Customary Land and Private Land as well as Protected Areas that will be conserved for the benefits of all Liberians.

INSTITUTIONAL FRAMEWORK

Preparation of RAPs, the institutional framework for the implementation of the RF will involve other government ministries and agencies as well as private institutions, but the overall responsibility would be that of the MYS, MGCSP and LACE.

The Resettlement Framework will ensure that where land acquisition is unavoidable, all project affected persons (PAPs) will be compensated for their lost assets at full replacement costs, and in the event of resettlement, be provided with supplementary assistance to help them improve, or at least restore, their livelihoods and standards of living to pre-displacement levels. In all cases after the compensation or resettlement has taken place the PAPs will be "no worse-off if not better off". LACE, MGCSP and MYS will screen all activities under the REALISE and whenever sub-projects or activities are expected to lead to the taking of land and involuntary resettlement, will prepare a Resettlement Action Plan based on the principles included in this RF, submit it to the World Bank for prior approval, and thereafter implement approved RAPs to ensure that economically or physically displaced people are properly compensated and made no worse off than they were before the resettlement.

VALUATIONS, ELIGIBILITY AND ENTITLEMENTS

The goal of the asset valuation exercise is to calculate the current market worth of the impacted asset, including transaction fees so that the compensation amount is sufficient to allow the affected persons to replace the asset at its current full replacement cost.

Attempts should be undertaken to provide access to equal and culturally acceptable resources and earning possibilities for losses that cannot readily be evaluated or paid in monetary terms (e.g., access to public services, consumers, and suppliers; or to fishing). This is distinct from the resettlement aid that must be provided under ESS5 regulations.

GRIEVANCE REDRESS MECHANISMS

In practice, grievances and disputes that arise during the course of implementation of a resettlement and compensation program may be related to the following issues (i) mistakes in inventorying or valuing properties, (ii) disagreement on plot boundaries, either between the affected person and the expropriation agency, (iii) disputed ownership of a given asset (two or more affected people claiming that the affected asset is theirs), (iv) disagreement on plot/asset valuation, (v) where affected person opt for a resettlement-

based option, disagreement on the resettlement package (the location of the resettlement site does not suit them and/ or proposed housing or resettlement plot characteristics are not favorable to them) and (vi) administrative complaints-relative to procedural and practical challenges during the project implementation.

Proposed Grievance Redress Mechanism for affected people is established under the local government structure. LACE, MGCSP and MYS will establish a register of resettlement/ compensation related grievances and disputes at all levels. The receipt of complaints will include its logging and registration, and establishment of Grievance Redress Committee to timely resolve grievances as this will help with monitoring the status of the grievances and ease reporting on them. The existence and conditions of access to this register (where, when, how) will be widely disseminated within the project areas as part of the consultation undertaken for the project in general. Consistent with the parent and REALISE-AF Project, LACE/MYS/MGCSP will establish three levels of Grievance Redress, the Community Oversight Committees (COCs) at the community, County Steering Committee (CSC) and National level.

BUDGET AND IMPLEMENTATION LINKAGES TO CONSTRUCTION

The MYS/LACE/MGCSP will develop a Resettlement Action Plans (RAP) that includes a detailed budget for compensation and other rehabilitation entitlements. It will also include information on how funds will flow as well as provide a compensation schedule. The Government of Liberia is obligated and shall carry out its official responsibility for meeting the terms of this framework, including financial obligations associated with land acquisition and livelihood restoration measures. The total cost of implementing this RF is **One Hundred, Fifty-Five Thousand United States Dollars (US\$155,000.00)**.

CONSULTATION AND PARTICIPATION

The project affected persons (PAPs) of the AF-REALISE will be consulted and involved in all resettlement activities, planning, implementation, and monitoring. Their involvement provides them with a greater understanding of the project, the resettlement issues and gives them opportunities to voice their concerns about the project, and they may offer alternatives and compromises that tend to promote implementation.

MONITORING AND EVALUATION

Monitoring and Evaluation (M&E) shall constitute key components of the RF implementation. As such, the MYS/LACE/MGCSP shall take the responsibility to ensure that an M&E system is in place and effectively functioning. Monitoring is an integral part of the RAP implementation activities under REALISE and will continue throughout the project period. Regular monitoring enables the MYS/LACE/MGCSP to assess resettlement implementation progress and challenges, take corrective action where and when necessary to keep the project on course, and ensure achievement of the stated resettlement objectives as well as compliance with the ESS5.

The evaluation exercise is aimed at ensuring that the RAP is fully implemented by this RF and in line with ESS5 objectives and requirements. The evaluation shall provide the feedback needed for adjusting the plan and for taking corrective action.

DISCLOSURE OF SOCIAL SAFEGUARDS INSTRUMENTS

LACE and MYS will disclose this Resettlement Framework and subsequent RAPs by making copies available at its head office and the communities in which the sub-projects are being undertaken. The Government of Liberia will also agree with the World Bank to disclose this RF electronically through its E-Mansion website.

INSTITUTIONAL ARRANGEMENTS FOR REALISE IMPLEMENTATION

Implementation of REALISE will be the responsibility of The Ministry of Youth & Sports (MYS), Liberia Agency for Community Development (LACE) and Ministry of Gender, Children and Social Protection (MGCSP), but MYS will bear the overall responsibility of ensuring effective implementation of this project. Each of the implementing partners is responsible for implementation of specific sub-components. Specifically, MYS will be responsible for implementing Temporary Employment Support and Employability Development for Vulnerable Workers as well as Capacity Building and Project Implementation and Coordination; LACE will be responsible for the implementation of Grant Support to Vulnerable Households to Revive or Start Small Businesses, Community Livelihood & Agriculture Support and Capacity Building and Project Implementation and Coordination and MGCSP will implement the Social Cash Transfer and Strengthening of the National Social Protection System. Additionally, there will be other line Ministries & Agencies that will be involved in the implementation of AF-REALISE.

Liberia continues to grapple with challenges that threatens development, ranging from the COVID-19 pandemic to the current food and fuel price increases, emanating from the supply chain disruption because of the war in Ukraine. The rising cost of food and other basic commodities is contributing to increased food insecurity and hardship for extremely poor households due to Liberia's high dependence on imported food. The compounding negative impact of the pandemic and food and fuel price increases on the livelihood of rural communities, especially those engaged in agriculture, is significant.

While urban areas in Liberia experienced higher numbers of COVID-19 cases as compared to rural areas, lockdowns and travel restrictions instituted in response to the COVID-19 pandemic led to the loss of income for many poor households whose primary source of livelihood is subsistence farming. In addition, labor productivity for these households was greatly reduced as farm produce could not be processed or stored, thereby going to waste. The losses from farm productivity in turn reduced these households' ability to fully re-engage in their livelihood activities at the pre-COVID-19 levels. With most of the poor living in rural communities, the lasting impact of the pandemic, coupled with the current high costs of food and fuel, are expected to have a substantial negative impact on the livelihoods of rural populations in the country. This in turn reduces the potential for human capital accumulation and impacts overall stability in the country as well.

Faced with these multiple challenges, the government requested the World Bank's financial and technical support to coordinate with development partners an increase of social protection intervention coverage through an additional financing to REALISE in the amount of US\$20 million. The government recognizes the Bank's convening power and international expertise as key to a coordinated approach in establishing a national social protection platform for supporting recovery of the poor and scaling up immediate support in both urban and rural areas. The AF is aimed at supporting the Government of Liberia's effort to increase access to income-earning opportunities for the vulnerable in the informal sector, expand consumption smoothing support to poor and food insecure households, and strengthen social protection system in Liberia.

The project is designed to provide funding for several small grants for business recovery, maintenance and startup, skill training, and small-scale community-based public works subprojects in the urban area. In the rural areas, the project will provide vulnerable youth with immediate consumption smoothing support through Community Livelihood and Agriculture Support and provide support to vulnerable and food insecure households through social cash transfer (SCT).

1.1 DESCRIPTION OF PROJECT COMPONENTS

The REALISE Project is a social protection project of the Government of Liberia with support from the World Bank. The project is designed to ***increase access to income-earning opportunities for the vulnerable in the informal sector in response to crises, expand income and livelihood support to poor and food insecure***

households, and improve efficiency in managing social protection programs in Liberia. The project has the under listed four components:

Component 1: Grant Support to Vulnerable Households to Revive or Start Small Businesses

The AF will increase the number of beneficiaries and cost of the component as well as expand its geographic coverage. There is an uptake of demand for Component 1 interventions as gathered during stakeholder and community consultations conducted with community leaders and the County Steering Committee members in May and August 2022. It is proposed that the AF will increase the number of beneficiaries from 4,000 to 4,450 to bring in additional communities outside of the Greater Monrovia area and to include communities from urban communities in neighboring Margibi County. Accordingly, eligibility criteria and the targeting tool will be revised from its current focus in Greater Monrovia area. Therefore, the remaining number of beneficiaries yet to be enrolled under this component will be redistributed to accommodate new communities under the expansion instead of its originally identified 20 communities under the parent project. Furthermore, based on implementation to date, there is a funding shortfall of US\$600,000 to cover the benefits package for beneficiaries and cost of service providers owing to higher implementation costs than originally anticipated. Hence, to address the above adjustments, the total costs for Component 1 will be increased to US\$4,600,000.

This component aims to provide support to vulnerable small businesses in the informal sector. The component will support business maintenance and recovery/development with grants and training to existing vulnerable (temporarily closed or at risk of closure) informal small businesses. It will also provide technical support and grants to new small businesses in the informal sector in urban areas (in the second phase of the project). The component will also finance a range of support services, including business skills and development training, and mentoring and will actively promote engagement of women in higher productivity (sometimes referred to as ‘male-dominated’) sectors to promote higher earnings among women.

Component 2: Temporary Employment Support and Employability Development for Vulnerable Workers

Component 2 will provide temporary employment and employability development for vulnerable workers struggling to find gainful employment and opportunities during and after the COVID-19 crisis through community-based public works activities. It will seek to: i) sustain consumption levels of vulnerable households; ii) build employability and life skills of individuals from vulnerable households to improve economic inclusion and increase wellbeing; and iii) increase economic, environmental, and social benefits for communities by strengthening community assets. Labor-intensive public works (LIPW) in urban areas will facilitate reentry into productive employment while improving the environment and general living conditions for the poor and vulnerable in urban areas.

Like Component 1, there is an uptake of demand for this component’s intervention. It is proposed that the AF will increase the number of beneficiaries from 15,000 to 17,000 not only from Greater Monrovia communities but also from urban communities in neighboring Margibi County. Accordingly, eligibility criteria and the targeting tool will be revised from its current focus in Greater Monrovia area. Therefore, the remaining number of beneficiaries yet to be enrolled under this component will be redistributed to accommodate new communities under the expansion instead of its originally identified 150 communities

under the parent project. Hence, to address the above adjustments, the total costs for Component 2 will be increased to US\$6,000,000.

Component 3: Capacity Building and Program Implementation and Coordination

This component will support government and other actors' capacity strengthening for the coordination, design, and implementation of the project. These will include administrative, technical, and financial management of the project-by-Project Management Team (PMT), Coordination among all institutional partners to ensure the efficient flow of information among all actors, and coordination with the private sector. The component will also support establishment of monitoring and evaluation mechanism of the project's results and impact, the development of communication activities to publicize and disseminate project results, best practices, success stories, Studies, and impact evaluations.

Also, a sub-component will be added to reflect the addition of MGCSPP as one of the implementing partners. The component will continue to finance costs related to project management and coordination, audits, communication, training, and monitoring and evaluation (M&E). The allocation to the component is being increased to enable implementing agencies to expand technical support for the implementation of additional activities and reflect the extended project duration. With expansion of project's locations to counties outside of Montserrat, the component will support the recruitment of county level consultants to supervise implementation of activities as deemed necessary. Moreover, a stronger emphasis on rigorous evaluation and monitoring will be introduced, with a focus on the use of technology to enhance remote monitoring. The project's overall management costs remain capped at 12 percent of the financing.

Sub-component 3a: Capacity Building and Project Implementation and Coordination for MYS

Given the MYS's overall coordination role, the subcomponent will support capacity and systems building to key stakeholders at all levels of the project. This will involve continuing to build on the efforts undertaken during the REALISE Project implementation in strengthening the capacity of the MYS to coordinate different activities and different actors involved in the implementation of the project.

Sub-component 3b: Capacity Building and Project Implementation and Coordination for LACE

This subcomponent will provide capacity and systems building for LACE for the implementation of Components 1 and 5, building on existing structures and arrangements under the parent project and experiences from implementation of YOP. The additional cost to this subcomponent under the proposed AF will support the recruitment of county level staff under LACE to supervise implementation of the newly proposed component, the Community Livelihood and Agriculture Support (CLAS) (see more details in CLAS paragraphs) as deemed necessary.

Sub-component 3c: Capacity Building and Project Implementation and Coordination for MGCSPP

The AF will add this sub-component to finance project implementation, management and coordination of the component implemented by MGCSPP, building on the experiences from LSSNP. This includes consultants related costs, equipment, vehicles, fuel, rental of office space, communication costs, and incremental project-related operating costs under the MGCSPP such as to support M&E activities. Also, it will provide capacity building to key stakeholders (at the national, county, district and community levels) involved in the implementation. Additionally, this subcomponent will support organizations of knowledge exchange events at various levels including the National Social Protection Steering Committee and Social Protection Technical

Working Group Meetings, program and line ministry staff training and travel costs and relevant technical assistance support and studies.

Component 4: Contingency Emergency Response Component (CERC)

This zero-value component will be revised to reflect MGCSP as one of the implementing agencies. Upon activation of the CERC, funds allocated for activities that are the responsibility of MGCSP cannot be reallocated to activities implemented by the MYS or LACE without the express consent of the Minister of Gender, Children and Social Protection. Conversely, project funds allocated for activities that are the responsibility of MYS or LACE cannot be reallocated to activities implemented by the MGCSP without the express consent of Minister of Youth and Sports and of LACE Executive Director, respectively.

Component 5: Community Livelihood and Agriculture Support (CLAS) - New

This component is aimed at improving livelihood opportunities and climate resilience for poor and vulnerable populations in rural areas in Liberia, directly responding to the current crisis. The component will support up to 13,000 vulnerable youth and local farmers living in rural communities in Grand Cape Mount, Gbarpolu, Grand Gedeh, Nimba and Sinoe Counties¹ with inputs and technical support to engage in community-level farming that will help recover or strengthen their income generation potentials. Activities under the component will be like those implemented under the CLAS component of YOP and will promote enhancing the productivity of staple and/or other food crops using sustainable production methods in addition to providing life skills and sensitization to beneficiaries on sustainable agricultural practices. Considering gaps observed and lessons learned from YOP, the AF will include support to market linkages, and development of small-scale community-level infrastructure that facilitates livelihood activities as part of the overall support package for participating communities. Specifically, the component aims to: i) sustain consumption levels of vulnerable households; ii) strengthen life skills, basic entrepreneurship capacities and climate resilience of individuals in beneficiary households; and iii) increase economic, environmental, and social benefits for communities through the development and implementation of inclusive community development plans. Interventions will be implemented in phases, with additional communities and beneficiaries covered under each phase.

Support under the component will be carried out at the beneficiary group and community levels. At the Beneficiary Farming Group (BFG) level, beneficiaries will be supported in groups of 25-30 people (with 50 percent male-female ratio) to engage in community level farming activities as was done under YOP. Adopting a Community-Driven Development (CDD) approach, the component will (i) support BFGs to develop subprojects that will outline linkages between production, processing, and marketing for each project community; (ii) use community structures to facilitate an agreement between the BFGs and their communities to have access to a farmland for up to three consecutive years; (iii) provide farm startup grants of up to US\$1,800 (equivalent of US\$60 per member) to each farming group to help them procure needed inputs, including seeds, fertilizer, pesticides, tools and equipment; (iv) provide life skills training and promote climate smart agriculture practices among beneficiaries; and (iv) incentivize each beneficiary with a labor subsidy of up to US\$350 in the initial phase of the program to help smoothen consumption during the lean season. The labor subsidy is calculated at a daily rate of US\$3.5 per day and may be revised over the course

¹ Nimba and Grand Gedeh are the two counties with highest concentration of former Ivorian refugees who have recently lost their refugee status owing to invocation of the cessation clause by the United Nations High Commissioner for Refugees (UNHCR). The WBG, in close consultation with the UNHCR, has determined that Liberia adheres to a framework for the protection of refugees that is adequate for the purpose of the IDA20 WHR. It has also coordinated closely with UNHCR and the GoL to contribute to the development of a local integration program for refugees choosing to remain in Liberia.

of implementation to consider increases in prices of the food basket and basic needs². Each beneficiary will be guaranteed a total of 100 days per implementation cycle (12 months), which will include time for participation in farm labor, life skills, agriculture support training and opportunities to employ smart and green technologies at all levels. The component will also facilitate the transition of beneficiaries to mobile money transaction through provision of low-cost mobile phone and SIM card to each beneficiary to enable them to access their cash benefits.

At the community level, the component will provide Community Development Support (CDS) aimed at deepening the project's impact and increasing social cohesion in participating communities. Under this support, grants of up to US\$1,800 will be provided to each participating community to help maintain or improve small-scale common infrastructures that are linked to increasing livelihoods opportunities and wellbeing for community members. The small scale and labor-intensive nature of community projects planned implies they are also likely to be low-carbon activities. The grant amount for community development activities will be the same across all participating communities and the project team will ensure that community development plans for accessing the grants fit the allotted budget and adhere to the social and environmental conditions for fundable activities. Community development plans will be developed and appraised along with beneficiary farming group subproject proposals to ensure that both take into consideration existing resources in the community. Additionally, the component will provide *Market Linkage Support (MLS)* for beneficiary groups and their communities. Under MLS, the project will provide technical support and business grants to farmer cooperatives/farmer-based organizations (FBOs) located in or around CLAS communities to enable them to promote climate resilience farming practices among beneficiary communities. The support will also help the cooperatives/FBOs to develop business plans that improve beneficiaries' access to market information as well as value and supply chain opportunities as a means of increasing productivity and reducing losses in farm yield. A negative list of activities to exclude, E&S screening form, and subproject appraisal processes for CDS and MLS will be detailed in the updated POM and implementation handbook for the component.

Component 6: Social Cash Transfer and Strengthening of the National Social Protection System

This component will provide income support to poor and food insecure households in selected counties as well as support strengthening of the national social protection system. These two overarching goals are currently being operationalized in the LSSNP, implemented by the MGCSP, but which is scheduled to close on June 30, 2023. Under the proposed AF, the government's ongoing Social Cash Transfer (SCT) program under LSSNP will be expanded to support targeted households in Grand Bassa, Grand Kru, Rivercess and River Gee Counties. The cash transfers will be aimed at helping poor households mitigate economic shocks, smooth consumption over time, and enable long-term human-capital development. To facilitate the effective delivery of cash transfers as well as improve targeting and delivery of social protection programs in Liberia more broadly, the AF will also support strengthening of the national social safety net delivery system. To date, the country has established the LHSR which currently contains data from households across five counties. Data from two of those counties was already utilized for targeting of the SCT program under LSSNP. Additionally, digital information systems, namely the social registry information system (SRIS) and integrated MIS, have been developed as an integral part of the LHSR. Nevertheless, the coverage, visibility, and uptake of LHSR is still limited and its accompanying information systems have potential for further development and increased functionality.

Subcomponent 6A: Social Cash Transfer (SCT) Program

² The rate is currently appropriate for self-targeting because it is below the official daily minimum wage of US\$6/day, lower than the average market rate for unskilled labor, and consistent with rates currently being offered by other public works programs. Thus, it is expected that only vulnerable individuals with no other livelihood alternatives or employment opportunities in their communities will participate in this program.

This subcomponent aims to provide income support to about 16,000 poor and food insecure households in River Gee, Grand Kru, Rivercess, and Grand Bassa Counties through regular cash transfers. The four counties have been selected because they are among the top poorest counties in Liberia outside of Maryland, Lofa, Bong and Bomi Counties, which are either already covered by the current SCT program or will be covered under AFD's parallel financing for CLAS program.

Subcomponent 6B: Strengthening of the National Social Protection System

The objective of this subcomponent is to improve efficiency, enhance capacity, and strengthen the national social protection system in Liberia through continued development of the basic building blocks of a safety net delivery system. Under this subcomponent, the AF will leverage investments made under the LSSNP to contribute to further development of social protection systems. Key support under the subcomponent will include: (i) expanding data collection for the LHSR to additional counties; (ii) increasing the use of the integrated MIS within the LHSR and continually improving it to allow for enrollment, payment delivery, grievance redress, monitoring and evaluation, and access management by multiple programs ; (iii) strengthening the LHSR through the use of new data sources and exploring interoperability with other administrative databases in the country in order to improve coordination of social protection interventions across government institutions, civil society and development partners; and (iv) assessing existing grievance-redress mechanisms across both the parent project and LSSNP and identifying potential for consolidation, including for cases of sexual and gender-based violence. These activities aim to improve the performance of the social protection delivery system and pave the way to a more adaptive system to support Liberia's preparedness in responding to future shocks.

1.2 PROJECT LOCATIONS, BENEFICIARIES AND PROJECT AFFECTED PEOPLE

The primary target group to benefit from the project are individuals or households in the informal sector that are poor or who risk falling into poverty due to the impact of COVID-19 and the current global food and fuel crises on their livelihoods. Under the proposed AF, the project will benefit the poor by supporting the development of a safety net system to ensure that single women/ elders' households, pregnant women and women with young infants are considered during the beneficiaries' selection process. While the project will have no upper age restriction, participants in supported interventions must be at least 18 years old. No other age or education restriction will be placed on beneficiaries of any intervention under the project. However, given the distribution of the working age population in Liberia, the expectation is that most beneficiaries for LIPW, SSB and CLAS programs will be under the age of 35 years. Overall, about 250,000 vulnerable household members living in 14 counties in Liberia, namely Bomi, Bong, Grand Bassa, Grand Cape Mount, Grand Gedeh, Grand Kru, Gbarpolu, Lofa, Margibi, Montserrado, Nimba, Rivercess, River Gee, and Sinoe Counties will benefit from interventions under the project. About 50,450 households will benefit directly from goods or services delivered under the project. Given the different activities to be supported under the various interventions of the project, the profiles of beneficiaries will vary.

Table 1: Project Locations, and Beneficiaries

Project Component	Implementing Institution	Location	Beneficiaries
Component 1	LACE	Margibi and Montserrado Counties (Urban areas)	4,450
Component 2	MYS	Margibi and Montserrado Counties (Urban areas)	17,000
Component 3	MYS/LACE/MGCSP		
Component 5	LACE	Bomi, Bong, Gbarpolu, Grand Bassa, Grand Cape Mount, Lofa, and Sinoe Counties	16,000
Component 6	MGCSP	Grand Kru, Grand Gedeh, Nimba, Rivercess, and River Gee Counties	16,000

1.3 INSTITUTIONAL CAPACITY

The project will be implemented by the MYS, MGCSP and LACE. The Honorable Minister of Youth and Sports will bear the overall responsibility of ensuring the effective implementation of this project. MYS will be responsible for overall project coordination and implementation of Component 2 (Temporary Employment Support and Employability Development for Vulnerable Workers) while LACE will be primarily responsible for implementation of Component 1 (Grant Support to Vulnerable Households to Revive or Start Small Businesses), and Component 5 (Community Livelihood and Agriculture Support). MGCSP will be responsible for implementation of Component 6 (Social Cash Transfer and Strengthening of the National Social Protection System). Procurement under the project will be done by MYS, LACE and MGCSP.

MYS and LACE have been implementing the parent project while MGCSP will be added as the third implementing agency. With the proposed AF, the MYS will continue to take the overall responsibility of ensuring the effective implementation of the project. MYS will leverage capacities of LACE and MGCSP, both of which have more experiences with rolling out social protection interventions in rural areas such as the livelihood and community farming program under YOP and social cash transfer under the LSSNP, respectively. MGCSP, also has been establishing the building blocks for the national social protection system, including setting up and keeping active the National Social Protection Steering Committee (NSPSC).

Both MYS/LACE/MGCSP have dealt with safeguards issues adequately in the past in World Bank financed projects and are currently implementing REALISE and LSSN projects. It is under WB’s Safeguard Policy (category B) and, therefore, the implementing agencies have experience in both the policies of WB to assess and manage E&S issues, however no experience. The three institutions have limited capacity and experience to implement ESF/ESSs objectives and requirements as well as other social risk factors.

1.4 RATIONALE FOR PREPARING RF

The rationale for preparing this Resettlement Framework (RF) is to clarify resettlement principles, organizational arrangements, and design criteria to be applied to subprojects or REALISE components to be prepared during implementation. Once the subprojects are defined and the necessary information becomes

available, this framework will be expanded into a specific plan(s) proportionate to potential social risks and impacts. Project activities that will cause physical and/or economic displacement will not commence until such specific plans have been finalized and approved by the Bank.

If land acquisition or restrictions on use of, or access to, land or natural resources by REALISE cause significant economic displacement, arrangements to provide displaced persons with sufficient opportunity to improve, or at least restore, their livelihoods will be incorporated into the resettlement plan, or into a separate livelihood improvement plan. These arrangements include:

- For those with agricultural livelihoods, the resettlement plan will provide for an option to receive replacement land of equivalent productive value or demonstrates that sufficient land of equivalent value is unavailable. Where replacement land is available, the plan will describe methods and timing for its allocation to displaced persons.
- For those whose livelihood is affected by loss of land or resource use or access, including common property resources, the resettlement plan will describe means to obtain substitutes or alternative resources, or otherwise provide support for alternative livelihoods.

This RF plans to ensure that in case any land acquisition and/or restriction of access to assets or resources occurs, adverse impacts will be adequately mitigated. This framework aims to ensure persons who are to be removed from land or other assets of which they are presently in possession due to the REALISE activities are not adversely affected. It is to ensure that the conditions of people in project locations are not made worse than what they were before the introduction of the projects in their localities. It addresses those issues that may arise because of people being involuntarily relocated or their property being adversely affected where the REALISE will be implemented. This RF intends:

1. to confirm the policies and entitlements to be applied to land acquisition or utilization, compensation, and resettlement in the context of REALISE activities; and
2. to establish the procedures for preparing and implementing Resettlement Action Plans (RAPs) for subprojects impact locations, to guarantee that the project is planned and implemented in accordance with the World Bank Environmental and Social Standard (ESS-5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement and applicable Liberian legislation.

The RF sets out:

- a. the institutional and policy frameworks for land acquisition or utilization, compensation, and resettlement.
- b. principles and procedures to be applied for land acquisition or utilization, compensation, and resettlement.
- c. procedures for disclosing information to, and consultation with, the project-affected persons (PAP).
- d. procedures for redress of grievances; and
- e. procedures for implementation, monitoring and evaluation of the RAP.

In the context of the REALISE, World Bank Environmental and Social Standard-5 (ESS5) on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement is found applicable/relevant. This is in relation to Component5 in the event that the need for land acquisition or restriction of use becomes necessary as a

result of REALISE activities. This RF will provide the guidelines for the preparation of the Resettlement Action Plan, as needed, in case any land acquisition, and/or restriction of access to resources should occur.

The RF is deemed the appropriate social safeguard instrument for the REALISE, at this stage of the project, because the specific impact locations that are likely to result from Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement are yet to be determined and the Project affected Persons (PAPs) are yet to be identified, if any.

This RF also requires the application of the ESSs to Associated Facilities. Associated Facilities will meet the requirements of the ESSs, to the extent that the GoL has control or influence over such Associated Facilities. Associated Facilities means facilities or activities that are not funded as part of the project and, in the judgment of the Bank, are: (a) directly and significantly related to the REALISE; and (b) carried out, or planned to be carried out, contemporaneously with the REALISE; and (c) necessary for the project to be viable and would not have been constructed, expanded or conducted if the project did not exist.

2.1 REGULATORY FRAMEWORK

The Constitution and other Liberian Laws provide basis for resettlement and compensation. This section presents a detailed description of the legal framework for the implementation of involuntary resettlement projects in Liberia. The following Liberian laws and policy comprise the legal framework. The Government of Liberia (GoL) has set up the Government Reform Commission (GRC) to address the challenges emanating from land tenure and legal system amongst other issues.

Land Rights Act, September 2018

The Land Rights Policy defines Public Land, Government Land, Customary Land and Private Land as well as Protected Areas that will be conserved for the benefits of all Liberians.

The formulation of the Policy was guided by the following principles: secure land rights, economic growth, equitable benefits, equal access, equal protection, environmental protection, clarity, participation, and evidence based. Most significantly, the policy aims to address historic inequalities by recommending that customary lands are given protection equal to that of private lands.

Liberian Constitution 1986

Article 22 (a) and (b) of the Constitution vests in all individuals the right to own property either on individual basis or in conjunction with other individuals, if they are Liberian citizens. This right, however, does not extend to mineral resources on, or beneath the land.

Land Act 1856

Prior to independence, land acquisition and distribution were done based on relationship and class system. Opposition to this system of land tenure led to the establishment of a set of rules known as the 'digest of law to govern the affairs of the settlers in terms of land distribution'. This later culminated into the Land Distribution Act of 1856 which removed the restriction to land distribution based on citizenship. This Act was repealed by the 1950 Land Act which restricted land ownership to citizens and naturalized citizens especially those of Negro descents.

County Act 1969

This Act officially distributed and demarcated land boundaries in Liberia. Prior to the Act, counties were created through political means. For instance, the three older counties in Liberia- Montserrado, Sinoe, and Maryland were all products of political events.

Land Acquisition Act 1929

The Act lays down the procedure for obtaining rights to any piece of land in Liberia through purchase. The Act distinguishes land in Liberia into two categories: The Hinterland and the County areas. The procedures for obtaining land located in the Hinterland are as follows:

- a. Obtaining consent of Tribal Authority to have a parcel of land deeded to the individual by the Government,
 - b. Pay a sum of money as a token of his intention to live peacefully with the tribesmen,
 - c. Paramount or clan chief signs a certificate, which the purchaser forwards to the office of the City Commissioner (who also acts as the Land Commissioner for the area).
- a. The City Commissioner after satisfying himself that the land is not encumbered in any way approves that the land be deeded to the applicant and issues a certificate to that effect.

The procedure for obtaining land located in the County Area is as follows:

- b. Apply to the Land Commissioner in the county in which the land is located.
- c. The Commissioner shall issue a certificate if he is satisfied that the land is unencumbered.

Upon completion of the above steps, the purchase shall pay the Bureau of Revenues the value of the land valued at a minimum rate of fifty (50) cents per acre (Land article 24 of the 1986 Liberian Constitution). He shall obtain and submit a receipt to the president for an order to have the land surveyed. A deed will then be drawn up by the Land Commissioner, authenticated, and given to the purchaser.

2.2 INSTITUTIONAL FRAMEWORK FOR IMPLEMENTING RESETTLEMENT ACTION PLANS

As stated earlier, once project activities are involved, a Resettlement Action Plan will be developed to facilitate the resettlement of PAPs. The institutions involved and responsible for the preparation and implementation of the RF are:

- Liberia Agency for Community Empowerment (LACE)
- Environmental Protection Agency (EPA);
- Ministry of Youth and Sports.
- Ministry of Public Works (MPW);
- Ministry of Agriculture (MOA)
- Liberia Land Authority (LLA)
- Local Government Authorities (LGA); and
- Local NGOs

Liberia Agency for Community Empowerment (LACE)

LACE and MYS are responsible for the overall management of these activities, including the RF. LACE and MYS will screen all activities under the REALISE and whenever sub-projects or activities are expected to lead to the acquisition of land and involuntary resettlement, and loss of access to, a Resettlement Action Plan will be prepared. This will be based on the principles included in this RF (including its annexes) and submitted to the World Bank for prior approval. The Service Provider and Community Oversight Committees (COC) will

implement approved RAPs to ensure that economically or physically displaced people are properly compensated and no worse off than they were before the displacement.

Environmental Protection Agency (EPA)

The EPA is mandated to set environmental quality standards and ensure compliance with pollution control. It is responsible for the provision of guidelines for the preparation of Environment Assessments and Audits, and the evaluation of environmental permits. These may include certification procedure for landfill and other activities potentially dangerous to the environment.

The EPA has also been established to coordinate, monitor, supervise and consult with relevant stakeholders on all activities in the protection of the environment and sustainable use of natural resources. It has an Inter-Governmental Steering Committee whose responsibility is to review, approve and clear the RAP. The Committee comprises of: Environmental Protection Agency (EPA), Ministry of Mines and Energy (MME), Ministry of Finance and Development Planning (MoFDP), Ministry of Agriculture (MoA), Liberia Land Authority (LLA), Ministry of Health (MOH), and each Institution provides its expertise based on applicable Liberian Laws and international best practices.

Liberia Land Authority (LLA)

The Liberia Land Authority (LLA) was established with the passing of the LLA Act by the Legislature in October 2016. The LLA has the legal mandate for land administration in Liberia. The LLA will subsume the Department of Lands, Surveys and Cartography (DLSC) under the Ministry of Mines and Energy, the Deeds Registry currently within the Center for National Documents and Records Agency (CNDRA), and relevant functions from the Ministry of Internal Affairs (e.g., County Land Commissioners). The LLA's main activities focuses on:

a) land policy and planning, b) provision of land survey, registration and mapping services, c) provision of land valuation services, d) creation of a national Land Information System, e) alternative land dispute resolution services, f) coordination of access to government and public land for investment and conservation projects, g) promotion of land use planning and zoning by local governments, and h) demarcation and titling of the customary land rights of local communities.

Ministry of Youth and Sports (MYS)

The MYS is the lead ministry designated by Government to oversee youth-related policy and programming, including the REALISE Project.

The Ministry is responsible for the formulation and implementation of policies and program aimed at providing employment for youths and helping them to achieve their full potential, spiritually, vocationally, and culturally as positively motivated, socially responsible, and economically productive citizens through sports-oriented activities for recreation, leisure, health, and fitness.

Ministry of Finance and Development Planning (MFDP)

The MFDP will sign off on Grant Agreement and oversee financial management services through its Project Financial Management Unit (PFMU). The MFDP will lead on project negotiation between the Government of Liberia and the World Bank.

The MFDP leads the implementation of the National Development programs and coordinates multilateral funding support to the Government of Liberia (GoL). The ministry is the principal authority on fiscal and development planning and executing agency of GoL development programs from the fiscal standpoint.

The MFDP housed the Project Fund Management Unit (PFMU) which is responsible for fiduciary management of the Bank-supported projects. It supports the project to prepare a consolidated work plan and budget for the project on an annual basis. The work plans and budgets will include the planned project expenditures under each component. The PMT will be expected to coordinate and monitor the implementation progress against the work plan/budget. The PFMU will be part of the RAP pay team.

Ministry of Public Works (MOPW)

The MOPW is responsible for land-use zoning and will be engaged in site selection of subprojects. The Ministry of Public Works carries out the following broad functions:

- a. Provision of advice, technical services, planning, design, and construction of works projects for other Government Departments and Agencies.
- b. Management of works and maintenance program associated with public buildings, roads bridges, airfields, jetties, water supplies, sewerage, and rural electricity; and
- c. Maintenance and operation of facilities owned by the Government.

Ministry of Agriculture (MOA)

Relationship with the Ministry of Agriculture (MOA) will be cultivated. Staff of MOA will be part of the verification team in which they will assist with crops valuation exercise. Involvement of agricultural extension officers at the local level will be sought to support PAPs whose livelihoods focus on agricultural products. In circumstances where farmers are substantially affected by the project, the agricultural extension officers would work closely with the PMT to assist and track the progress of the affected farmers.

Local Government Authorities (LGA)

The LGA oversees the operation of the local government system and implements policy in relation to local government structures, functions, human resources, and financing.

The LGAs are responsible for the management of development at the county and city levels. As such, they are involved in site selection of the sub-projects.

Local Non-Governmental Organizations

The local NGO (Service Provider) are contracted by LACE to facilitate community development of sub-projects and monitor their day-to-day implementation of Component 1.

2.3 LAND TENURE SYSTEM

Customary Tenure

Customary tenure involves the use of land, which the government has granted to people in the hinterland through customary rights. Such rights begin with the Town Chief, then the Clan or paramount Chief and

finally the City Commissioner. The City Commissioner prepares Customary Land Grant Certificates, which are subsequently legalized by the president of Liberia.

Freehold Tenure

It derives its legality from the constitution and its incidents from the written law. It involves holding land in perpetuity or a term fixed by a condition and enables the holding to exercise, subject to the law, full powers of ownership.

Leasehold Tenure

This is created either by contract or by operation of the law. It is a form of tenure under which the landlord or lessor grants the tenant or lessor exclusive right to the land, usually for a specific period in return for a rent, granting the tenant security of tenure and a proprietary interest in the land.

Land Valuation System

Title to all land vests in the state. Thus, the GoL is the original grantor of land, and the public are all grantees. One who obtains land from the state has a bona fide title and right to full possession and use of the land. However, the state has the right to revoke any previously granted title. Before such power can be exercised, the state through its institutions is statutorily obliged to first evaluate the current market value of the property to be acquired with the aim of providing just compensation to the affected owner. Where the land to be revoked is in public use, the state has the burden of replacing it with one of commensurate value.

In the case of public land, section 31 of the 1986 Liberian Code provides the procedure for determining the cost as follows:

- a. One dollar per acre for land on the margin of a river.
- b. Fifty cents per acre for land in the interior; and
- c. Thirty dollars per lot for town lots.

The Real Property Laws

The Real Property Laws of Liberia is based upon the doctrine of Eminent Domain which holds that Government owns the land within the borders of Liberia and that the Government of Liberia is the original granter of land in Liberia.

Under the Real Property Laws of Liberia, the only instrument of Title is the Deed.

Squatter Right does not cover Title. Squatter Right may be a city ordinance oriented and it is not a law. Squatter's Right is only intended as a temporary arrangement for accommodation and not a Title.

The Government of Liberia granted land to settlers and aborigines based upon the doctrine of pre-emption, the measure in which prior occupancy accompanied by improvement gives superiority in ownership to land.

Pre-emption has been abolished with the growth of population and now public land must be purchased from the Government to have Title.

Worth noting in passing is the fact that in 1948, the William V.S. Tubman Administration demarcated public land in the then Hinterland among the tribal settlers by city, clans, and towns, and made the tribal settlers, trustees of the public land of their respective locales. This makes the acquisition of public land in the Hinterland, now county areas, easier by tribal land certificate from the tribal authority.

Zoning Law

The Zoning Law prescribes designated sites for construction of specific structure. Construction of unauthorized structures is violation under this statute. Section 102 of the Law requires that Zoning Permit be obtained prior to construction of any structure. However, section 72 of the same statute also provide that a Temporary Permit could be obtained from the Zoning Council for a period not more than one year, to construct a non-conforming structure.

Methods of Acquiring Land

The Liberian Government uses four ways to acquire land:

- a. Mutual agreement-This is where two or more parties having claim to a land mutually agreed to be used for a particular purpose.
- b. Eminent Domain- This occurs when government decides to forcibly take a private land for development purpose in the sole interest of the state and provide just compensation to the landowner.
- c. Donation- As the name denotes, this is when a private land is voluntarily given to government or an individual for use without money changing hands.
- d. Reversion- When a land is bought wrongly, and aggrieved party go to court and get power to own back such land.

The following Liberian Laws and land acquisition procedures comprise the legal framework

Compensation

Article 24 of the 1986 Liberia Constitution provides the basis for compensation for acquired land. It states that, *“expropriation may be authorized for national security issues or where the public health and safety are endangered, or for any other public purposes, provided.”*

For the expropriation to be successful the following issues need to be addressed:

- a. Prompt payment of just compensation.
- b. That such expropriation or the compensation offered may be challenged freely by the owner of the property in a court of law with no penalty for having brought such action; and
- c. That when property taken for public use ceases to be used for the intended purpose, republic shall accord the former owner, the right of first refusal to reacquire the property.

2.4 WORLD BANK ENVIRONMENTAL SOCIAL STANDARD 5 (ESS5) - LAND ACQUISITION, RESTRICTIONS ON LAND USE AND INVOLUNTARY RESETTLEMENT

The World Bank's safeguards policies operate to prevent and mitigate potential adverse impacts associated with the Bank's lending operation to people and their environment.

This policy covers direct economic and social impacts that result from Bank-assisted investment projects, and are caused by; a) the involuntary taking of assets resulting in: relocation or loss of shelter; loss of assets or access to assets; or loss of income sources or means of livelihood, whether or not the affected persons must move to another location, (b) the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the affected persons.

Objectives of the ESS5

- a. To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives.
- b. To avoid forced eviction.
- c. To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost and (b) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- a. To improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.
- b. To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.
- c. To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

Scope of application of ESS5

The applicability of ESS5 is established during the environmental and social assessment described in ESS1.

This ESS applies to permanent or temporary physical and economic displacement resulting from the following types of land acquisition or restrictions on land use undertaken or imposed in connection with project implementation:

- a. Land rights or land use rights acquired or restricted through expropriation or other compulsory procedures in accordance with national law,
- b. Land rights or land use rights acquired or restricted through negotiated settlements with property owners or those with legal rights to the land if failure to reach settlement would have resulted in expropriation or other compulsory procedures,
- c. Restrictions on land use and access to natural resources that cause a community or groups within a community to lose access to resource usage where they have traditional or customary tenure, or recognizable usage rights. This may include situations where legally designated protected areas, forests, biodiversity areas or buffer zones are established in connection with the project.'

- d. Relocation of people without formal, traditional, or recognizable usage rights, who are occupying or utilizing land prior to a project specific cut-off date,
- e. Displacement of people because of project impacts that render their land unusable or inaccessible.
- f. Restriction on access to land or use of other resources including communal property and natural resources such as marine and aquatic resources, timber and non-timber forest products, fresh water, medicinal plants, hunting and gathering grounds and grazing and cropping areas,
- 7.. Land rights or claims to land, or resources relinquished by individuals or communities without full payment of compensation,
- 8.Land acquisition or land use restrictions occurring prior to the project, but which were undertaken or initiated in anticipation of, or in preparation for, the project.

Table 2: Comparison between Liberian Legal framework on land acquisition and ESS

Theme	Liberian Legislation	World Bank Policy	Measures to Bridge the Policy Gaps
Resettlement	There is no Liberian law mandating project proponent to develop a resettlement action plan.	The preparation of a resettlement plan cleared by the Bank prior to the implementation of the resettlement activities is required.	RAPs will be prepared. In the absence of adequate Liberian Laws to address involuntary resettlement, the Bank’s policy shall prevail. Affected people should be offered various options for resettlements (not only one option) at least equivalent to the old property or site.
Land acquisition procedure	Liberian law has a provision on how private land is acquired for public interests which include providing: “private property owners with reasons for expropriation”	ESS5 provides guidelines on how to acquire land for public interest project	While the Liberian laws provide adequate basis for private land acquisition, the Bank’s guidelines will be used to supplement the existing national procedure.
Categories of affected individuals	There is no distinction between affected individuals. Landowners, land tenants, land users, owners of buildings, and owners of perennial crops are all lumped together and treated likewise. There are no separate provisions for especially vulnerable classes of people.	There are three categories of affected people: (i) those who have formal legal rights; (ii) those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets; and (iii) those who have no recognizable legal right or claim to the land they are occupying.	Project should be designed to distinguish between classes of affected individuals, and this should be taken into consideration in awarding compensation.
Vulnerable groups	No provision in Liberian Laws	Particular attention to be paid to vulnerable groups, especially those below the poverty line,	The GoL shall pay special attention to vulnerable people in impact corridors.

		the landless, the elderly, women and children, indigenous peoples, and ethnic minorities.	
Squatters	In Liberia law “Squatter Right” does not cover Title. Squatter’s Right is only intended as a temporary arrangement for accommodation and a Title.	Under ESS5, squatters are to be provided resettlement assistance (but no compensation for land).	Squatters will be provided resettlement assistance but not compensated for land. In the absence of provision for squatters in the Liberian Laws, the Bank’s policy on involuntary resettlement shall prevail. The issue of squatters has to be clearly considered in any resettlement action and shall be offered options whether through alternative shelters or fair compensation that enables them to find other shelter.
Compensation and Participation	Affected persons are to be informed before repossession of land. However, there is no provision on the notice period, neither is there a distinction between farmed land, and developed land. Chapter 3 Article 17 of the Liberian Constitution (1986) provides the right to assemble and consult upon the common good... Section 1.4 (b, c, and d) of the Freedom of Information Act of Liberia states the principles which shall govern the construction, exercise, and protection of the right of access to information.	Affected persons should be: <ul style="list-style-type: none"> . Informed in a timely manner on their options and right pertaining to resettlement. . Offered choices among, and provided with technically and economically feasible resettlement alternatives; and . Provided with timely and relevant information to host communities receiving re-settlers. 	Since common good is subject to different interpretations, it is important that land acquisition consultations done under Bank-financed projects observe the principles of prior, informed and free consent. Affected groups should get access to full information about the resettlement process and options for compensation. Participatory planning and decision-making should be applied in resettlement options and compensation.
Calculation of compensation	Article 24 (a) 1 Provision is made for prompt payment of just compensation. However, the provision is not very clear.	Full replacement cost: a method used to determine the amount sufficient to replace	Full replacement cost will be used.

		lost assets and cover transaction cost.	
Timing of compensation payment	Prompt payment of just compensation	Prompt compensation payment prior to commencing construction or before acquiring land and assets	follow ESS5 to pay compensation prior to commencing construction or before acquiring the land and assets.
Grievances	Chapter 3 Article 17 of the Constitution of Liberia provides venue for grievances.	Appropriate and accessible grievance mechanisms to be established.	Grievance Redress Mechanisms (GRMs) shall be instituted at project, local community, county and national levels.
Monitoring and Evaluation	External evaluation is not required.	Internal monitoring and external evaluation are required.	Involve third party assessment of compensation and resettlement.

Comparison of the Liberian legal framework/regulation with the World Bank’s Land Acquisition, Restriction on Land Use and Involuntary Resettlement policy revealed that there are compensation and resettlement assistances policy gaps between the two. Where there are gaps between the Liberian legal framework and the World Bank’s Policy on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, the gaps filling measures provided under the above table shall be applied when paying compensations and resettlement assistances to PAPs. While preparing and implementing subsequent RAP, if any, the GoL will be required to fully comply and implement each gap filling measure stated in the above table, where it is applicable. Furthermore, the Bank requires that where there are gaps between the legal frameworks of Liberia and that of the ESS5, the GoL will take supplementary measures to ensure that the project complies with the standards set in EES5.

CHAPTER 3: DESCRIPTION OF THE PROCESS FOR PREPARING AND PROCESSING RESETTLEMENT ACTION PLANS

3.1 INTRODUCTION

The core fundamental requirements that underpin the formulation and implementation of the resettlement instrument are the WB principles on involuntary resettlement. These guidelines are designed to help people avoid, minimize, or ameliorate the adverse consequences of involuntary resettlement. Any impact of the REALISE AF project on land and/or people (land acquisition and resettlement, of impacted individuals) would be managed in accordance with Liberian legislation and the World Bank's involuntary resettlement safety policy (ESS5). In the event of any discrepancies or inconsistencies between Liberian laws and World Bank policy, the World Bank Environmental and Social Standard (ESS5) will take precedence in accordance with this RF.

3.2 RESETTLEMENT PRINCIPLES

The Bank believes that involuntary land acquisition, restrictions on land use, and involuntary resettlement caused by the projects, if unmitigated, could give rise to severe economic, social, and environmental risks and impacts such as adverse impacts on production systems, loss of productive assets or income sources, access to land, the performance of community institutions and social networks, kin groups ability to live and work together, and cultural identity and traditional authority. In anticipation of these social risks and impacts, ESS5 provides risk mitigation measures to address and mitigate these impoverishment risks and impacts. The following components of the AF-REALISE project may trigger the application of World Bank ESS5:

- Component 1: Grant Support to Vulnerable Households to Revive or Start Small Businesses and Community Development.
- Component 2: Temporary employment support and employability development for vulnerable workers; and
- Component 5: Community Livelihood and Agriculture Support

This RF has been prepared to apply to any Sub-project which may have implications of loss of assets or access to assets important to production, the loss of income sources or means of livelihood. The Bank believes, as a principle, that involuntary land acquisition³, restrictions on land use⁴ and involuntary resettlement caused by infrastructure projects, if unmitigated, could give rise to severe economic, social, and environmental risks and impacts such as adverse impacts on: production systems; loss of productive assets or income sources; access to land; the performance of community institutions and social networks;

³ Land acquisition refers to all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible. "Land" includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements, and appurtenant water bodies.

⁴ Footnote 2. "Restrictions on land use" refers to limitations or prohibitions on the use of agricultural, residential, commercial or other land that are directly introduced and put into effect as part of the project. These may include restrictions on access to legally designated parks and protected areas, restrictions on access to other common property resources, restrictions on land use within utility easements or safety zones.

kin groups ability to live and work together; and cultural identity and; traditional authority. In anticipation of these social risks and impacts, ESS5 provides risks mitigation measures to address and mitigate these impoverishment risks and impacts.

3.3 SCREENING, PREPARING AND APPROVING RESETTLEMENT PLANS

The project while carrying out resettlement tasks will put in place a systematic process and procedures to guide the preparation and implementation of the Resettlement Plans when required as follows:

a. Sub-project Social Impacts Assessment

The social impact assessment will be undertaken before subproject approval to determine the magnitude of likely environmental and social impacts including involuntary land acquisition, relocation or loss of shelter, loss of assets or access to assets, or loss of income sources and means of livelihood that will result from the sub-project activity.

Site specific social risks screening or census will be conducted, and the exercise shall identify potential impacts of subprojects activities on PAPs. The exercise will be conducted by dedicated Environmental and Social Safeguards Officer, Institutional ministries and agencies and Community Leaders as discussed in detail the next chapter.

Once project proposed subprojects' specific locations are known in each of the targeted communities, impact screening exercises will be carried out by the Project Management Team in consultation with the Bank.

b. Determining ESS5 Applicability

Once all components of the subproject have been identified and the decision is made on the determination of associate facilities, if any, the second step is to determine whether ESS5 applies to the proposed subprojects activities (including any associated facilities, if any) to be implemented by the project. The screening exercises for each subproject including any associated facility activity (ies) should provide answers to the following questions:

- a. *How much land area is required for advancing the components, including its activities and its associated facilities – if any?* If the sub project does not need any land, ESS5 is not or will not be applicable,
- b. *Are inhabited dwellings involved?* Wherever inhabited dwellings may potentially be affected by a sub-project, a documented effort will be made to relocate the activity to avoid any impact on such dwellings and to avoid displacement/relocation accordingly. However, in as much as such impacts prove unavoidable, the project will prepare the required RAPs.
- c. *Who owns the land?* If part of the land has private owners and the REALISE project intends to acquire the land using eminent domain, ESS5 is applied. If, however, all privately owned land is going to be sold voluntarily in the open market and the government is not going to use its right of eminent domain and if the potential PAPs have the option to refuse land acquisition or purchase, ESS5 is not applied.

- d. *If the REALISE requires publicly owned land, is this land subject to customary claim, squatters, or encroachers?* If all the land required for the project is state owned and is not subject to competing customary claims, grazing rights, or squatters or encroachers, ESS5 is not applied. However, if the land is state-owned but is subject to competing claims, ESS5 is applied,
- e. *How is the land, including publicly owned land, currently used?* This question helps to determine the scope of resettlement and livelihood issues in the case of private land and to identify possible temporary or seasonal use of state-owned land, even though the land may appear to be empty,
- f. *What is the rough estimate of resettlement impacts to result from subcomponent 1.1 land acquisition?* This question helps the REALISE assess the scale of resettlement and/or economic displacement and determine the proportionality and appropriateness of resettlement instrument to use,
- g. *Will the REALISE be able to identify, before subproject approval, all the land required for components?* This question helps determine the proportionality and timing of resettlement instrument required for the sub-project. If all the land parcels required for the components cannot be identified before subproject approval, specific provisions will need to be included in the RAP prepared for the sub-component to ensure that any additional land is acquired and economic displacement compensated in accordance with ESS5, this RF and specific provisions of the component RAP, that stakeholders are aware of the issues and that any additional land acquisition is minimized and well supervised.
- h. *If activities of CLAS of the REALISE are in a legally designated park or protected area, will the access of the people living inside or around the park be restricted?* If yes, ESS5 becomes relevant and a process framework is required, leading to agreed mitigation measures before the restrictions can be imposed.

The screening process for resettlement/livelihoods impact will be coordinated with the overall sub project screening.

3.4 RESETTLEMENT ACTION PLAN PREPARATION

A RAP may be required if subprojects activities require changes in existing land use whether temporarily or permanently. The scope of the RAP will be determined by the magnitude of each subproject's impacts and the complexity of mitigation measures.

REALISE *will* prepare a plan proportionate to the risks and impacts associated with the project:

1. For projects with minor land acquisition or restrictions on land use, as a result of which there will be no significant impact on incomes or livelihoods, the plan will establish eligibility criteria for affected persons, set out procedures and standards for compensation, and incorporate arrangements for consultations, monitoring and addressing grievances.
2. For projects causing physical displacement, the plan will set out the additional measures relevant to relocation of affected persons.

3. For projects involving economic displacement with significant impacts on livelihoods or income generation, the plan will set out the additional measures relating to livelihood improvement or restoration; and
4. For projects that may impose changes in land use that restrict access to resources in legally designated parks or protected areas or other common property resources on which local people may depend for livelihood purposes, the plan will establish a participatory process for determining appropriate restrictions on use and set out the mitigation measures to address adverse impacts on livelihoods that may result from such restrictions.

The PMT will assess and determine, at the earliest possible stage, using the screening tool, the relative impact related to:

1. Physical displacement (relocation, loss of residential land or loss of shelter) or
2. Economic displacement (loss of land, assets or access to assets, changes or restrictions to land use leading to loss of income sources, access to natural resources, or other means of livelihood).

The resettlement impacts will be identified applying the information on sub-project respective land requirement. Because of these requirements, the preparation of RAP/ will follow the following paths:

- a. Determine whether subproject activities including any associated facilities are eligible,
- b. Determine whether subproject activities entail involuntary land acquisition or restriction or land use change that cannot be avoided or minimized,
- c. Take steps to prepare the RAP—If ESS5 *is relevant* to the subproject, the PMT must complete following tasks:
 - i) Conduct a census and socioeconomic surveys to identify subprojects' impacts and the people that will be affected.
 - ii) Finalize the resettlement entitlements for each category of impact.
 - iii) If cash compensation is not the preferred option of PAPs, select adequate resettlement sites and income-improvement activities (if relocation is necessary or required).
 - iv) Establish institutional mechanisms for delivering entitlements and livelihood restoration activities.
 - v) Prepare budgets and plans to ensure the timely flow of funds for resettlement and livelihood restoration implementation.
 - vi) Coordinate implementation arrangements among relevant agencies involved in the implementation of RAP.
 - vii) Establish mechanisms for continued participation of PAPs in resettlement and livelihood restoration, as well as for redressing of their grievances; and
 - viii) Make arrangements for internal and independent monitoring of resettlement activities proportional to the risks and complexity of mitigation measures.
- d. Coordinate the activities of agencies contributing to RAP,

- e. Review and clear the resettlement planning documents— the REALISE and the Bank Social Development Specialists collaborate in preparing the resettlement documentation and arranging for their review and clearance and disclosure,
Arrange for monitoring and supervision during implementation—Plans for Bank supervision, project monitoring, and independent resettlement monitoring should specify arrangements for responding to obstacles or opportunities arising during implementation.

3.5 DISCLOSURE

This RF and subsequent subprojects RAP(s)/ PFs will be submitted to the World Bank for a 'No Objection'. Once cleared by the Bank, the Project Team will subsequently disclose the RAP(s) and Process Framework in the project area. A printed version of these E&S instruments will be available to the public at MYS/LACE/MGCSP offices and subprojects' areas. Upon disclosure in the subproject area, these instruments will also be disclosed on the World Bank's website. Electronic copy of this RF, PF and RAP(s) shall be posted on MYS/LACE/MGCSP websites. PMT is responsible for ensuring the quality, consistency, clearance, and for in country disclosure, of this RF and all subproject RAP(s) in accordance with the ESS5 requirements. For any changes made to the approved RF, and each RAP, the same clearance and disclosure protocols will be followed.

4.1 GENERAL

Administrative Structure and Population

Liberia is governed by the 1986 Constitution and administratively divided into 15 counties.

The social structures of the county, cities, and communities in which these sub-projects are located are administratively similar. In each county, there are cities, townships and villages. A county is headed by a superintendent while city mayors oversee cities, the commissioners and town chiefs presides over townships and villages, respectively. These social structures coordinate the chain of authority in the project areas.

Physical Description

The Republic of Liberia is situated on the West Coast of Africa between longitude 7° 18' –11° 30' west and latitude 4° 20'–8° 30' north). It covers an area of 38,000 square miles. Geographically Liberia is bounded on the West by the Republic of Sierra Leone; East by La Cote D'Ivoire (Ivory Coast); North by the Republic of Guinea, and on the South by the Atlantic Ocean.

Figure 1: Map of Liberia



The relief system of Liberia is subdivided into 4 relief zones: 1) the coastal Belt extends upland 20 –25 miles (32 to 40 km). It is composed of gently undulating hills or low plains with an altitude not exceeding 50ft (15m), and 3 promontories that appear as landmarks from the sea. These are: Cape Mount- which is the highest found in the north-west (close to Sierra Leonean border) and rises steeply to an elevation of over 10,000ft (350m); Cape Mesurado- the second highest in Liberia (in Monrovia) rises to 300ft; Cape Palmas- rises to about 100ft (30m) above sea level (South-East near the mouth of the Cavalla River), and a Belt of Rolling Hills that hardly reached an altitude of 300ft (100m). The coastline or coastal plain of Liberia is estimated at 579km (350 mile) long of almost unbroken sand strip (UNEP, 2004).

The relief zone is characterized by a great number of hills, some discontinuous ranges, and occasional escarpments (e.g., Bomi Hills, Goe and Fawtro or Bassa Hills) regarded as the outlier of the dissected tableland that is the larger parts of Liberia’s hinterland. These rolling hills have an elevation of about 90m above sea level and are covered with tropical rainforests.

The dissected plateaus are about 600 to 1000 ft (200-300m) above sea level and are separated from the former belts by steep escarpments that rise to the western and central parts and covering the larger part of the country’s hinterland. These plateaus comprise a series of mountain chains and massifs. The plateau and table lands have an elevation of about 300m while the mountain ranges reach an altitude of 610m.

The northern highlands- are found in the (Wologisi range- Southwest of Voinjama) along the border with Guinea. Its highest peak- the wuluvi, reaching an altitude of 4450ft (1350m) and the Nimba range form part of the more extensive Nimba complex within the Guinea highlands (with elevations above 6000ft (1800m).

The highest peak on the Liberian side of Nimba range is the guest house hill, initially measured 4,540ft (1385m), but has been gradually leveled by the exploitation of iron ore.

The Nimba Mountain (Mount Wuteve with 1,380m at Yekepa) is the highest mountain in Liberia. The mount is endowed with the highest-grade iron deposit in the world. It also contains important minerals. Iron ore mining on Mount Nimba accounted for approximately one per cent of the world production; currently set at around 900 million tons. The Wologisi Mountain is the second highest peak. The other smaller mountain ranges in Liberia include the Putu Range and Bong Range.

4.2 ENVIRONMENTAL CONDITIONS

Geographical Regions

The Project is expected to operate in five geographic regions namely in: i) the north-central region, ii) south-eastern region B, iii) north-eastern region, iv) west-central region, v) south-central region, vi) southern region, vii) Southeaster region A and viii) north-western region of Liberia.

Figure 2: Regions of Liberia

LIBERIA



Source: LDHS 2019-20

The selected counties generally experience a unimodal rainfall which starts from mid-April to late October, and the dry season from mid-November to mid-April. Average annual rainfall along the coastal belt is over 4,000mm and declines to 1,300mm at the forest-savannah boundary in the north. The counties have varied ecosystems including mineral ores, forests, grasslands, mangroves, wetlands, rivers, lakes, and the continental shelf, hosting several birds, mammals, reptiles, and insect species. There are about 8 national parks scattered around the selected counties comprising Sapo, Nimba National Park, Mount Nimba Strict Nature Reserve, Lofa-Mano National Park, Gio National Forest, Gibi National Forest, Wonegizi Nature Conservation, and Cape Mount Conservation. There are also 8 Important Bird Areas (IBAs) within the selected counties, and some of them are located within the national parks. These include Wologizi and Wenegizi Mountains in Lofa County; Lofa-Mano and Cape Mount in Grande Cape Mount County; Nimba Mountains in Nimba County; Zwedru and Cavalla River in Grand Gedeh County; and Sapo in Sinoe County. The rich biodiversity is being threatened by land degradation, over-exploitation of resources through excessive harvesting or hunting, introduction of exotic species and ineffective institutional arrangements. The main causes of environmental degradation in the selected counties include uncontrolled logging, fuelwood harvesting, cultivation of annual and perennial non-timber crops, encroachment by human settlement, and unsustainable mineral and sand mining activities.

The tropical climate of Liberia is hot and humid throughout the year, with little variation in temperature (mean daytime temperatures: 270-320C; mean night-time temperatures: 210-240C). Liberia exhibits a high average relative humidity throughout most of the year ranging from above 80% along the coastal belt with lower humidity in the interior portion of the country. During the Harmattan season (December-March), the dust-laden winds blown in from the Sahara can reduce the relative humidity to 50% or lower.

4.2.1 LAND COVER AND VEGETATION

Liberia is situated within the Upper Guinean Forest that extends from Guinea at the north-western extreme to the eastern limit in Cameroon. The Upper Guinean Forest is fragmented, and Liberia is estimated to account for more than half of West Africa's remaining Upper Guinean tropical forest. The climax vegetation over most of Liberia is forest, which covers about 4.39 million hectares or 45 percent of Liberia's land area.

Land Use

Liberia stands out as the most forested country in West Africa. In 2013, forest covered two-thirds of Liberia's land surface, of which less than half (44 percent) was mapped as degraded forest, followed by agriculture (13 percent of the land surface) and savanna (11 percent). Smaller land cover classes include thicket (3 percent), gallery forest (2 percent) and plantations (1.5 percent). The remaining land cover classes each occupy less than 1 percent of Liberia's land surface.

The overall rate of change in land use and land cover has accelerated from 0.5 percent per year between 1975 and 2000 — slightly below regional average— to 1.3 percent per year between 2000 and 2013, which is above the regional average for this period. While the civil wars (1989–1996 and 1999–2003) slowed down development and as a result land use change, the post-conflict years have seen a surge in land cover transformation.

The most important trajectories of land use and land cover change have been associated with loss of forest cover: 3,000 sq km of forest were lost between 1975 and 2000, and another 3,500 sq km between 2000 and 2013, which represents an overall loss of 15 percent of the 1975 forest coverage. Most of the forest loss occurred in the eastern part of the country, in the Tropical Forest Zone (TFZ). Dense forest was mostly converted into degraded forest, savanna, agriculture, and thicket, because of selective logging and slash-and-burn agriculture. Due to the highly dynamic nature of these land use strategies and the rapid re-growth of vegetation after clearing in this humid tropical environment, the land cover classes of agriculture, degraded forest and savanna show both gains and losses. On the other hand, dense forest, which takes the longest time to fully regenerate, has seen almost exclusively losses.

While several of the smaller land cover classes have seen higher losses as a percentage of their 1975 coverage, the 15 percent loss of forest is by far the largest in terms of actual area lost (6,600 sq km) and is the most significant because of the importance of this remnant of Upper Guinean rain forest. Loss of woodlands has been even more dramatic, with a 98 percent loss since 1975, mostly replaced by thickets whose area has grown tenfold during the same period. Since 2000, agriculture and irrigated agriculture have also expanded rapidly, along with agroforestry (plantations) and mining, all experiencing a revival since the end of Liberia's civil war in 2003⁵.

5 <https://eros.usgs.gov/westafrica/land-cover/land-use-land-cover-and-trends-liberi>

4.3 SOCIO-ECONOMIC BASELINE

4.3.1 POPULATION

Liberia has an estimated population of 4.8 million people with 40 to 54 percent of the population living below the poverty line based on different estimates. The population is growing rapidly with a fertility rate of 4.4 children per woman in 2020. More than two-thirds of the population are under the age of 35 and nearly one half of the population lives in urban areas. There are acute disparities in income, health and education outcomes between rural and urban populations, exacerbated by poor infrastructure and limited domestic investments. Severe malnutrition is also prevalent with almost one-third (32 percent) of children under five years old being stunted.

Table 3: Household Population by age, sex and residence

Age	Urban			Rural			Male	Female	Total
	Male	Female	Total	Male	Female	Total			
<5	14.1	13.1	13.6	16.0	16.2	16.1	15.0	14.4	14.7
5-9	14.4	13.9	14.1	17.6	15.3	16.4	15.8	14.4	15.1
10-14	14.8	16.6	15.7	14.9	13.0	14.0	14.9	15.1	15.0
15-19	11.2	9.8	10.5	9.0	7.7	8.3	10.2	8.9	9.5
20-24	8.5	9.4	9.0	5.6	6.6	6.1	7.3	8.2	7.7
25-29	7.2	8.6	7.9	5.5	5.9	5.7	6.5	7.5	7.0
30-34	6.2	6.6	6.4	4.8	5.4	5.1	5.6	6.1	5.8
35-39	6.3	5.6	5.9	5.5	5.8	5.6	5.9	5.7	5.8
40-44	4.3	3.8	4.0	5.0	4.4	4.7	4.6	4.0	4.3
45-49	3.3	2.4	2.9	4.2	3.9	4.1	3.7	3.1	3.4
50-54	2.8	3.1	3.0	3.0	5.3	4.2	2.9	4.0	3.5
55-59	1.4	2.2	1.9	2.5	2.6	2.5	1.9	2.4	2.1
60-64	2.2	1.9	2.0	2.4	2.3	2.3	2.2	2.0	2.1
65-69	1.5	0.8	1.1	1.4	1.9	1.6	1.4	1.3	1.3
70-74	0.7	0.9	0.8	1.0	1.4	1.2	0.8	1.1	1.0
75-79	0.5	0.7	0.6	0.9	1.0	0.9	0.7	0.8	0.7
80+	0.6	0.7	0.6	0.8	1.4	1.1	0.7	1.0	0.8
Total	100.0								
Dependency age groups									
0-14	43.4	43.5	43.4	48.5	44.5	46.5	45.6	43.9	44.8
15-64	53.4	53.4	53.4	47.4	49.8	48.6	50.8	51.9	51.4
65+	3.2	3.1	3.1	4.1	5.6	4.9	3.6	4.2	3.9
Total	100.0								
Child and adult populations									
0-17	50.5	48.8	49.7	54.4	49.3	51.9	52.2	49.0	50.6
18+	49.5	51.2	50.3	45.6	50.7	48.1	47.8	51.0	49.4
Total	100.0								
Adolescents 10-19	26.1	26.3	26.2	23.9	20.7	22.3	25.1	24.0	24.5
Number of persons	11,015	12,075	23,089	8,603	8,510	17,113	19,618	20,584	40,202

Source: LDHS 2019-20

Population Density

In 2019, Liberia population density was about 50 people/km². The highest concentration of population occurs in and around coastally located Monrovia, the capital and largest city in the country, including Montserrado and nearby counties. As at 20134, Montserrado County had 595 individuals/km², and nearby Margibi County had 78 individuals/ km², Bomi County, 44 individuals/ km², Bong County, 38 individuals/ km², and Grand Bassa County, 28 individuals/ km², which includes the seaport Buchanan. Other counties with moderate to high relative densities include Maryland County (59 individuals/km²).

4.3.2 ECONOMIC PROFILE

Liberia's economy⁶ is projected to contract by 1.4% in 2019, following the modest growth of 1.2% in 2018. Inflation reached 31.3% by August 2019, up from 26.1% the previous year. The non-mining sector is expected to contract by 3.4 per-cent in 2019, on the back of contraction in services and manufacturing and weak performance in agriculture, while mining sector is expected to grow by 7.8% due to increased production of gold and ore.

The overall fiscal deficit of the central government widened from 4.1% of GDP in FY2017 to 4.8% of GDP in FY2018 and further to an estimated 6.2% in FY2019, reflecting low domestic revenue mobilization and high public spending. Tax revenues accounted for 12.1% of GDP in FY2019, which is low by regional standards. The wage bill increased to 10.1% of GDP or over two-thirds of total expenditures in FY2019, crowding out other recurrent expenditures, particularly the provision of goods and services in the social sectors and infrastructure spending. The larger fiscal deficit led to a rapid increase in public debt from 40.2% of GDP in FY2018 to 54.5% of GDP in FY2019. The Government is currently implementing wage bill reforms intended to reduce the size of the wage bill, going forward.

Liberia's current account deficit narrowed to 21.1% in 2019 from 23.4% of GDP in 2018. This was largely due to a decline in imports following the complete UNMIL drawdown, while exports of gold and iron ore rose. However, these improvements were offset by a fall in net income and decline in Foreign Direct Investment (FDI) and donor transfers, and consequently gross official reserves declined from USD 333 million (2.5 months of import coverage) at end- 2018 to an estimated \$280 million (2.1 months of import coverage) at end-2019.

Liberia's medium-term growth prospects are expected to improve as macroeconomic stabilization and structural reforms get implemented. Following the expected contraction in 2019, GDP growth is projected to recover to 1.4% in 2020 and further to 3.4% in 2021, driven by the recovery in the non-mining sector and a moderate expansion in the mining sector.

4.3.3 POVERTY

54.1% of the Liberian population is classified as poor, meaning that 54.1% cannot meet their overall food and non-food minimum needs. Poverty is higher in rural areas (70.0%) than urban areas (43.4%). Food poverty is lower than absolute poverty; 45.0% of the population do not have enough to meet their minimum food requirements. While food poverty is still higher in rural (52.8%) than urban areas (39.7%), the gap is smaller than with absolute poverty, showing the impact of subsistence farmers contribution to food needs. Extreme poverty is 18.5% at the national level, meaning that 18.5% of Liberians total consumption (food and non-food) falls below the minimum food requirements. In rural areas, extreme poverty is comparably higher at 27.4%, while in urban areas it is as low as 12.5%. Montserrado has the lowest rate of extreme poverty (6.6%), while the Southeastern B region has the highest (38.7%).

⁶ <https://www.worldbank.org/en/country/liberia/overview>

Although gross national income per capita has nearly doubled since 2003, human development achievements continue to be extremely low. In 2016, Liberia received a value of 0.427 on the Human Development Index, giving it a ranking of 177 out of 188 countries.⁸

4.3.4 FOOD POVERTY

The food poverty level was 45.0% for Liberia. Similarly, to overall poverty, food poverty is higher in rural areas, 52.8%, compared to urban areas, 39.7%. The level of food poverty in rural areas, however, is significantly lower than the poverty headcount (70.0% vs. 52.8%), while the levels were nearly the same in urban areas (43.3% vs. 39.7%). This indicates that in rural areas some households can meet their food poverty needs even though they had relatively little non-food consumption. This is likely the result of subsistence farmers in rural areas raising sufficient food to eat regularly but having little access to income generating activities. In urban areas, households must purchase both food and non-food items, and therefore there are fewer differences between overall and food poverty levels. In Montserrado, the food poverty level was marginally higher than the overall poverty level, 32.5% compared to 31.6%. This indicates that even though some households have sufficient expenditures that they are above the poverty line, non-food spending consumes a greater share of total resources, crowding out food spending.

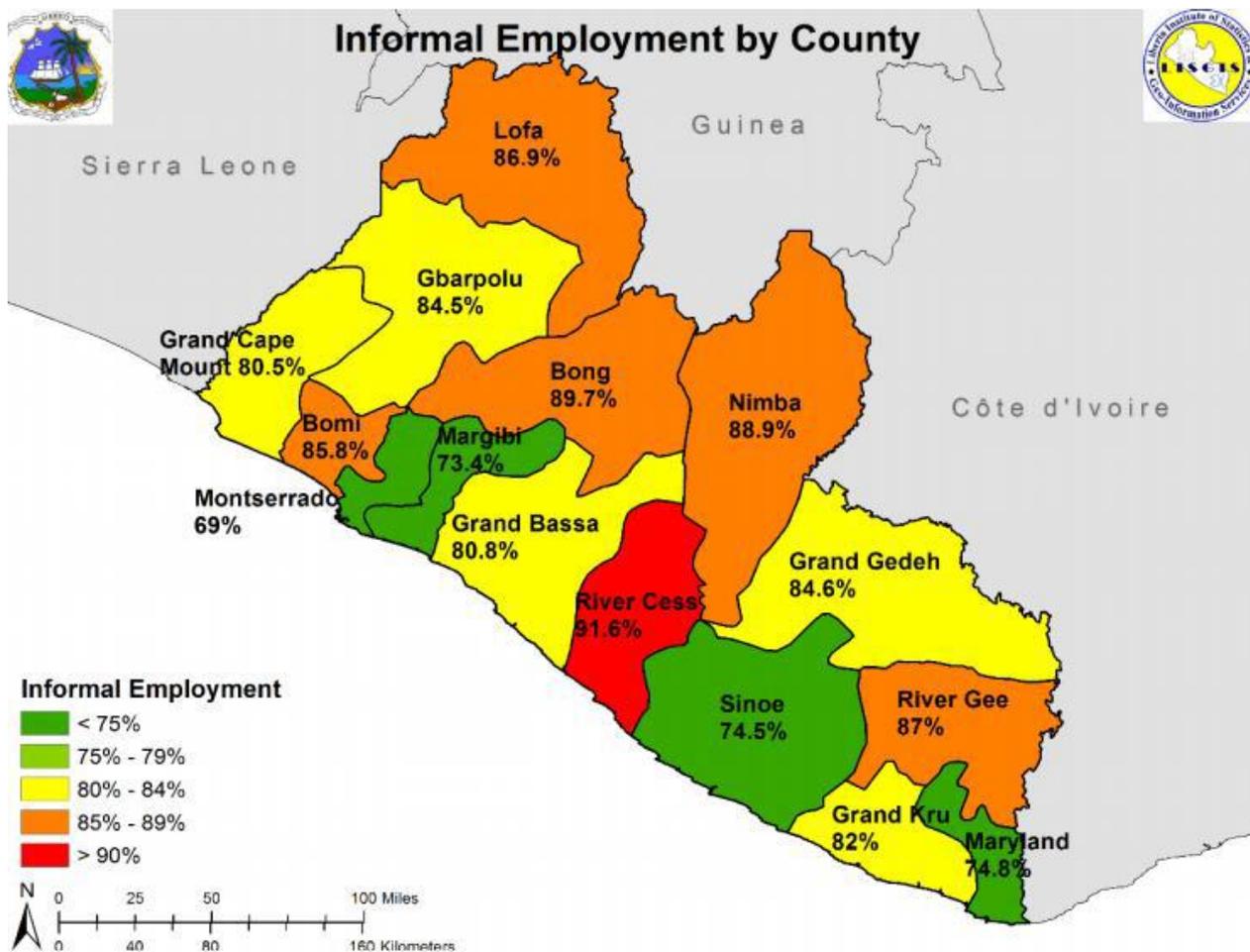
Table 4: Poverty levels by geographic characteristics

	Absolute Poverty	Food Poverty	Extreme Poverty
Liberia	54.1	45.0	18.5
Area of residence			
Rural	70.0	52.8	27.4
Urban	43.3	39.7	12.4
Region			
Montserrado	31.6	32.5	6.6
North Central	71.7	57.7	29.8
Northwestern	66.0	52.4	24.3
South Central	47.5	36.3	9.0
Southeastern A	51.1	34.5	12.8
Southeastern B	78.9	65.0	38.7

4.3.5 EMPLOYMENT AND LIVELIHOOD

Unemployment in Liberia is 3.9% nationwide which by international standards is considered low. Urban areas have the highest proportion of the unemployed with 6.5%, while rural areas reach 1.3% of unemployment. This can be explained by the type of work demanded and supplied in different geographic areas of the country. While outright unemployment is low, informal, and vulnerable employment rates are very high, at 79.9% and 79.5% respectively. Informal employment means to execute an agreement of work in which the employer does not contribute to social welfare through taxes, and where the employee has no recourse to proper arbitration in case of labor conflicts. According to the HIES 2016, in Liberia, informal employment is higher in rural areas than in urban settings (86.5% versus 72.5% respectively). The difference between men and women is 24.1 percentage points (69% vs. 90.9%) showing that women are more likely to work informally. By region, Montserrado has the lowest share of informal employment in line with the expectations as it is the region where the capital city is located and where more employers are registered (69%), in the other hand from the North Central region has the highest rate in the country (88.6%). The poorest people have a higher rate of informal labor (90%); while the richest show a lower rate (66.1%). The following map shows a pictorial presentation of informal employment rates by counties in Liberia.

Figure 3: Informal Employment



Source: Liberia HIES (2016)

4.3.6 HOUSEHOLD NON-FARM BUSINESS CHARACTERISTICS

Table 13 shows that most businesses in Liberia can be classified as shopkeepers or traders (60.8%), followed by producers (22.1%) and services (17.1%). Services are a largely urban phenomenon, representing 20.8% of businesses in urban areas, while only 11.8% in rural areas. Producers, on the other hand, are relatively more common in rural areas (39.4%) than in urban areas (10.1%). Female managers are strongly prevalent in trading businesses, while male managers are more evenly spread between the three different business types as defined in the 2016 HIES.

Table 5: Household non-farm business characteristics

Household non-farm business characteristics	Liberia	Urban	Rural	Male	Female
Shopkeeper / Trader	60.8	69.2	48.8	41.8	75.6
Producer	22.1	10.1	39.4	33.1	13.5
Services	17.1	20.8	11.8	25.0	10.9

Source: Liberia HIES (2016)

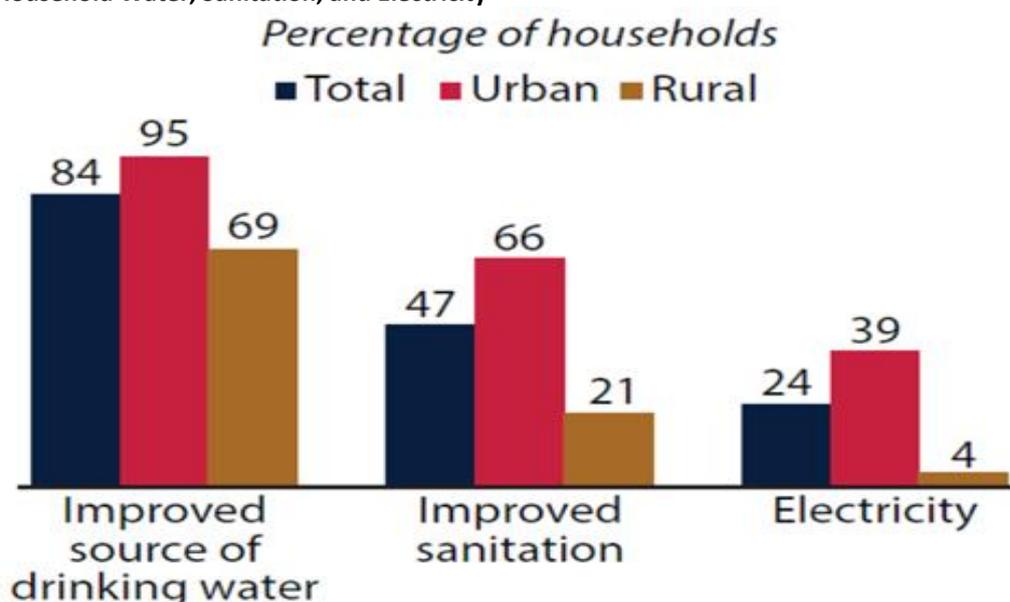
4.3.7 WATER, SANITATION, AND ELECTRICITY

Most households in Liberia (84%) have access to an improved source of drinking water. Access is higher among urban households (95%) than rural households (69%). The most common source of improved drinking water for both urban and rural households is tube wells/boreholes/hand pumps.

Just under half of the households (47%) in Liberia use improved sanitation facilities, including facilities shared with other households. Urban households are three times as likely as rural households to use improved sanitation facilities (66% versus 21%). Seventeen percent of households only have access to unimproved sanitation, while 36% of households have no sanitation facility or openly defecate.

One-quarter of households in Liberia have electricity. Nearly 4 in 10 (39%) urban households have electricity, compared with only 4% of rural households.

Figure: Household Water, Sanitation, and Electricity



Source: LDHS 2019-20

4.3.8 AGRICULTURE

Rural Liberians depend upon two main crops, rice, and cassava. Protein comes primarily from bushmeat and fish. Various regional projections suggest that rice will be negatively impacted by higher temperatures, even if precipitation is adequate. Upland rice, the predominant cropping system, will be impacted by changes in seasonality of precipitation. Cassava, on the other hand, is adapted to high temperatures, drought, and erratic rainfall. Current plant breeding programs aim to address the direct impacts of climate change on crop growth and the indirect effects of increased incidences of pests and diseases. Getting improved varieties to farmers will require improved extension delivery systems and available financing. Effects of climate change on agricultural production are the most likely in the interior counties of Bong, Lofa, and to a lesser extent Nimba. These were the primary agricultural areas before the conflict; these areas are the most likely to experience higher temperature maxima and altered rainfall patterns under the projected future climate.

Other issues that affected Liberia’s agriculture include years of warfare which caused farmers to flee and rice paddies to revert to jungle, lack of mechanization or use of draft animals, reliance on physical labor for all agricultural activities, Liberia’s poor infrastructure which restricts movement of goods, and the inability to create market channels which constraints subsistence farming.

4.3.9 HEALTH

Several key health indicators have demonstrated improvement since 2003. Infant and under-five mortality rates have declined significantly. Infant mortality rate dropped from 101 to 52 deaths per 1000 live births between 2003 and 2015, under-five mortality also dropped from 194 to 71 deaths per 1000 live births between 2003 and 2013. Malaria remains Liberia’s leading cause of morbidity and mortality, followed by diarrhea and acute respiratory infections. The national HIV/AIDS prevalence rate is 1.5 percent compared to an estimated rate of 5.2 percent in 2006. Malnutrition, primarily among women and children, remains widespread with 32 percent and 15 percent of children under the age of five demonstrating stunting and being underweight, respectively.

Table 6: Percent distribution of primary Healthcare provider by region

	Montserrado	North Central	North Western	South Central	South Eastern A	South Eastern B
Government hospital	15.6	19.3	15.8	16.8	23.3	29.1
Private hospital	13.5	2.4	1.5	10.1	1.8	2.5
Religious hospital	1.4	1.8	0.3	1.5	0.4	1.7
Government clinic	16.3	55.9	67	34.5	57.9	54
Private clinic	39.6	8.4	9.2	22.2	4.9	5.5
Religious clinic	1.5	1.7	0.1	1.6	1.2	0.4
Drug dispensary	9.8	8.3	2.8	5.8	7.5	5.1
TTM/NGO	0	1.1	1.8	2.8	1.6	0.5
Private doctor/dentist	2.4	0.5	0.6	2.4	0.8	0.6
Other	0	0.7	1	2.3	0.6	0.5

Source: Liberia HIES (2016)

Life Expectancy

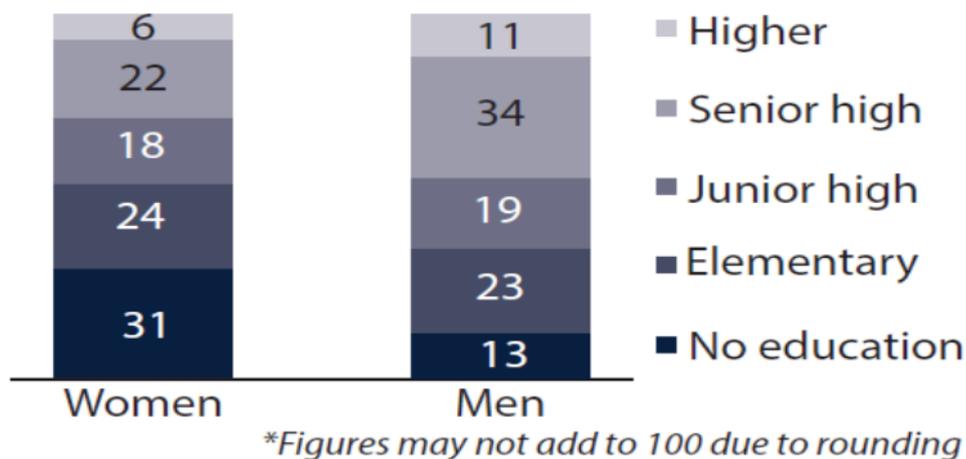
In Liberia, the average life expectancy at birth is 62 years. The country ranks 153 out of 157 countries on the HCI with a score of 0.31 (HCI, 2018). Infant mortality is 70 deaths per 1,000 live births (2013); and maternal mortality rate is 770 deaths per 100,000 live births (2013). The HIV prevalence observed in the 2013 LDHS among adults aged 15-49 is 1.9% compared to 1.5 % in 2009.

4.3.9 EDUCATION

Almost one-third (31%) of women aged 15-49 in Liberia have no education, compared with 13% of men. About 1 in 4 women and men have attended elementary school. More men have attended high school than women: 40% of women have reached junior or senior high compared with 53% of men. Only 6% of women and 11% of men have gone beyond high school. Just over half (52%) of women aged 15-49 and 75% of men are literate.

Figure 3: Educational Attainment of the Whole Population

Percent distribution of women and men age 15-49 by highest level of education attended or completed



Source: LDHS 2019-20

4.3.10 SOCIAL AND CULTURAL CHARACTERISTICS

Liberia's population is 97% indigenous people with only 3% as Americo-Liberians. Most indigenous tribes have held on to their beliefs and traditions; tribal culture is still prevalent in Liberia today. Each tribe has its own distinct languages and customs. The indigenous groups speak languages belonging to the Niger-Congo family of African languages, found throughout Sub-Saharan Africa. Traditionally, women hold very strong roles in tribal life, and most tribes commonly practice female circumcision. In Liberia, both monogamy (one man having one wife) and polygyny (one man having more than one wife at a time) are permitted and practiced. Among non-Western-educated Liberians, dating and marriage are regarded as somewhat of a practical social and economic arrangement between families. Marriage often involves payment of a bride price to the bride's parents at the time a marriage is agreed upon. There are 16 ethnic groups with the major ones being with regards to religion, Christianity (85%), Islam (12%), and indigenous religions (3%) are practiced.

4.3.11 GENDER

According to the National Gender Policy 2009, Liberia faces major gender disparities in terms of women's access to productive assets. Women are major players in agriculture, where gender inequality is substantial. Women are approximately 80% of the agricultural labor force and are responsible for 93% of food crop production. Although they play a dominant role in agricultural production, few women can own land, access loans, or control the income they earn from their labor. Women access to land is predominantly through men, who may be their husbands, fathers or a relative. This current land tenure system has contributed to a lack of land security for women and frequent conflicts over property rights within families. In the areas targeted for implementing the proposed project, 85% of the farmers who currently access finance are men and 15% are women.⁹ Women also have less access to productive inputs compared to men, including skills training, basic tools, and technology. Women's workloads increase in the agricultural off-season, when many men leave to seek work in mines, plantations, and urban areas, while women remain behind to care for their families and farms.

CHAPTER 5: ELIGIBILITY CRITERIA/CLASSIFICATION

Overview

The Liberian Constitution and several statutes have been enacted to govern the rights of individuals to land and property. The Constitution provides that an individual or group title to land can be expropriated for national or security purposes. However, there is no statute that clearly defines how said individual or group can be compensated or resettled. Further, most of the statutes concerning the subject matter were enacted many years ago and some issues do not meet present day circumstances.

To ensure compliance not just with WB ESS5, it is particularly important that GoL laws and legislation, as well as local definitions of land occupancy by the Liberia Land Authority and its land rights procedure to land ownership and inheritance practices, be recognized. The project shall not resort to forced evictions of affected persons. "Forced eviction" is defined as the permanent or temporary removal against the will of individuals, families, and/or communities from the homes and/or land which they occupy without the provision of, and access to, appropriate forms of legal and other protection, including all applicable procedures and principles in ESS5. The exercise of eminent domain, compulsory acquisition, or similar powers by a Borrower will not be considered to be forced eviction, providing it complies with the requirements of national law and the provisions of the ESS and is conducted in a manner consistent with basic principles of due process (including the provision of adequate advance notice, meaningful opportunities to lodge grievances and appeals, and avoidance of the use of unnecessary, disproportionate or excessive force).

5.1 IDENTIFICATION OF AFFECTED GROUPS/INDIVIDUALS

Project Affected Persons (PAPs) and groups are those who will lose income or assets. Lost assets may include land, houses, other structures, and crops. These may be individuals, households, and vulnerable persons/groups. Special attention will be paid to these groups by identifying their needs from the socioeconomic impact assessment study so that:

1. They are individually consulted and given the opportunity to participate in the project and benefit from the project.
2. Their resettlement and compensation are designed to maintain their pre-project livelihood or improve it.
3. Special attention is paid to monitoring to ensure that the pre-project livelihoods are indeed maintained or improved.
4. They are given adequate assistance.
5. Decisions concerning them are made within a reasonable timeframe and in consultation with affected persons.

5.2 ELIGIBILITY CLASSIFICATION

Affected persons may be classified as persons:

- a. Who have formal legal rights to land or assets.

- b. Who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law;⁷
- c. Who have no recognizable legal right or claim to the land or assets they occupy or use. The census described in chapter three of this RF will establish the status of the affected persons,
- d. PAPs who belong to one, two or all the above classifications will be qualified for compensation and resettlement assistance as discussed below:

Category (a): Affected persons who have formal legal rights to land or assets are those who have formal documentation under national law to prove their rights or are specifically recognized in national law as not requiring documentation. In the simplest case, the land is registered in the name of individuals or communities. In other cases, persons may have a lease on the land and therefore have legal rights.

Category (b): Affected persons who do not have formal rights to land or assets, but who have a recognized or recognizable claim under national law can fall into several groups. They may have been using the land for generations without formal documentation under customary or traditional tenure arrangements that are accepted by the community and recognized by national law. In other cases, they may have never been provided formal title or their documents may be incomplete or lost. They may have a claim for adverse possession if they have occupied land for a certain number of years defined by national law as long enough, without the formal owner contesting the occupation. In such cases, national law on land rights often has legal procedures by which such claims can become recognized.

Category (c): Affected persons who have no recognizable legal right or claim to the land or assets they occupy, or use are eligible for assistance under ESS5. These can be seasonal resource users, such as herders, grazers, fishers, or hunters (although if the rights of such users are recognized by national law, they may fall into category (a) or (b)). They can also be persons occupying land in violation of applicable laws. Affected persons in these groups are not eligible for compensation for land but are eligible for resettlement and livelihood assistance and compensation for assets.

Category (d): Persons covered under (a) and (b) above are to be provided compensation (at full replacement value) for the land and assets they lose, and other assistance in accordance with the entitlement matrix provided in this RF. Likewise, persons in category (c) are compensated for loss of economic resources in accordance with the entitlement matrix provided in this RF. Persons in category (d) are to be provided with resettlement assistance in lieu of compensation for the land they use/occupy, as well as other assistance as necessary, if they have occupied the area prior to an agreed cut-off date for entitlements. All persons included in categories (a), (b), (c) and (d) are to be provided with compensation for loss of assets other than land (including those attached to land such as structures, crops, improvements, etc.).

⁷ Such claims could be derived from adverse possession or from customary or traditional tenure arrangements.

PAPs who suffer direct economic and social impacts⁸ that both result from Bank- financed infrastructure projects causing a) the involuntary taking of land resulting in (i) relocation or loss of shelter and, (ii) loss of assets or access to assets; b) loss of income sources or means of livelihood, whether or not the affected persons must move to another location and; c) the involuntary restriction of access to legally designated parks and protected areas resulting are all eligible for compensation and resettlement assistance.

Table 7 below presents an entitlement matrix with possible impacts that could result due to the different categories of losses that the PAP may be exposed. Specific PAPs and the respective entitlements will only be identified and verified during the RAP/ARAP development.

5.3 VULNERABLE GROUPS

Vulnerable groups are those households that are at risk of becoming more vulnerable due to displacement, and the resettlement process. Vulnerable households could include, but not limited to

- a. disabled persons, whether mentally or physically.
- b. the elderly, usually above 60 years.
- c. Widows.
- d. Children.
- e. Orphans.
- f. Female headed of households.

Assistance to Vulnerable Persons

Assistance to vulnerable persons may include the following:

- a. Identification of vulnerable people and identification of the cause and impacts of their vulnerability, either through direct interviews by the Project Staff or through the community; this step is critical because often vulnerable people do not participate in community meetings, and their disability/vulnerability may remain unknown.
- b. Identification of required assistance at the various stages of the process:
negotiation and
- c. compensation payment as well as moving from the project impacted area.
- d. Implementation of the measures necessary to assist the vulnerable person; and
- e. Monitoring and continuation of assistance after resettlement and/or compensation, if required.

Assistance may take the following forms, depending upon vulnerable persons' requests and needs:

⁸ Where there are adverse indirect social or economic impacts, it is good practice for the borrower to undertake a social assessment and implement measures to minimize and mitigate adverse economic and social impacts, particularly upon poor and vulnerable groups. Other environmental, social, and economic impacts that do not result from land taking may be identified and addressed through environmental assessments and other project reports and instruments.

1. Assistance in the compensation payment procedure (e.g., going to the bank with the person to cash the compensation cheque).
- f. Assistance in the post payment period to secure the compensation money and reduce risks of misuse/robbery.
- g. Assistance in moving from project impacted area in the form of providing vehicle, driver and assistance at the moving stage.
- h. Assistance in building new structures by providing materials, workforce, or building new houses entirely; and

Healthcare if required at critical periods during the transition period and the stage of moving from the project impacted area.

5.4 ENTITLEMENTS MATRIX

The entitlement matrix below defines the criteria for qualification to receive compensation for assets and means of livelihoods affected by REAILSE financed activities. It outlines: i) the Description of assets to be affected, ii), entitlement unit iii) the type of losses and iv) eligibility criteria, iv) compensation and entitlement

Table 7: Entitlement Matrix

	Type of impact	Entitled units	Eligibility criteria	Compensation	Entitlement
Land	Permanent acquisition of land (agricultural, residential, or commercial)	Landowner (individual, household, or stool)	Own the affected plot in a recognized manner under Liberia law (which includes ownership under both common and customary laws)	<p>PAP will be entitled to alternative land of the same value as the one being displaced.</p> <p>Where alternative land is not feasible, PAP will be paid compensation for the land at full replacement cost.</p> <p>(Including compensation for the value of improvements on the land, lost assets, losses incurred under lease arrangement and any assets lost as indicated in this entitlement matrix)</p>	<p>1. Replacement by a piece of land of equivalent agricultural potential located in the vicinity of the affected plot</p> <p>OR Cash compensation at full replacement value if there is substantial evidence that the piece of land taken is not critical to the landowners' or user's livelihood.</p>
	Acquisition of easement	Landowner (individual, household, or stool)	Own the affected in a recognized manner under the law of Liberia (which includes ownership under both common and customary laws)		<p>Cash compensation for the restriction of use resulting from the easement.</p> <p>Compensation to be negotiated based on valuation by LVD or certified valuer, considering market values for land Full reinstatement to pre-Project conditions.</p>
	Temporary occupation of land	Landowner (individual, household, or stool)	Own the affected plot in a recognized manner under Liberia law (which includes ownership under both common and customary laws)		

					Rent to be agreed upon for the period during which land is occupied
Crop	Destruction of standing crops	Landowner or tenant / sharecropper	Have grown the affected crop (regardless of related plot ownership)	Tenants: Reimbursement of rental deposit or unexpired lease - such amount will be deducted from the compensation of landowners. Assist tenant or leaseholders to find alternative land	1. Cash compensation for standing crops that cannot be harvested prior to land entry, counted at cut-off date, and negotiated based on MOA rate specified in the appropriate annex.
				ALL: compensation for improvements, crops, assets, resettlement assistance	
				No compensation for the land but will receive compensation for assets and structures and resettlement assistance to restore pre-resettlement conditions (including some land where appropriate)	
Structures	Destruction of permanent immoveable structures	Owner	Evidence of ownership of the affected structure (regardless of ownership of the plot where the structure is located)		1. Resettlement to a similar dwelling in similar location OR Cash compensation at full replacement value of structure, considering market values for structures and materials 2. Cost of moving 3. Disturbance allowance (10%)
		Occupant	Live in the affected structure on a permanent basis (tenant)		1. Cost of moving 2. Disturbance allowance (equal to three monthly rents)
	Temporary displacement of moveable structures	Owner	Own the affected structure (regardless of related plot ownership)		Cost of displacing the affected structure 2. Cost of moving the affected structure back to Project-affected land 3. Cost of disturbance of occupants from affected structure. Disturbance allowance (10%)
Livelihoods	Agriculture	Farmer (may be distinct from the affected plot owner)	Use Project affected land for agriculture, regardless of the ownership situation. (Includes squatters)		1. Cash compensation of any loss of income incurred because of the Project, including during the transition period where the

					farmer is resettled 2. Assistance to livelihood restoration up to pre-Project conditions and related monitoring
	Businesses	Businessperson (may be distinct from owner of structure where business takes place)	Operate a business on Project affected land, regardless of the land ownership situation. (Includes squatters)		1. Cash compensation of temporary loss of income incurred because of the Project during the period required to re-establish the business to pre-Project conditions 2. Assistance to livelihood restoration up to pre-Project conditions, if necessary, and related monitoring
	Use of communal resources	User of such resources (can be individuals or communities)	Use communal resources as an element of livelihood		1. Assistance in identifying and accessing similar resources elsewhere 2. Cash compensation of temporary loss of income incurred because of the Project during the period required to access similar resources elsewhere
	Loss of Employment	Worker being redeployed/ severance	In formal employment of the organization (employer) undergoing changes that will necessitate involuntary resettlement		Assistance finding employment Livelihood restoration to re-establish HH income streams.

5.5 UNIT OF ENTITLEMENT

A definition of the unit of entitlement is required. Examples include:

- a. For compensation against the loss of arable and residential land (the unit of entitlement is the landholder and those with usufruct rights);
- b. For resettlement assistance against the loss of arable and residential land the unit of entitlement is the affected Household
- c. For privately-held assets and resources – the unit of entitlement is the owner(s);
- d. For loss of employment – the unit of entitlement is the individual directly affected

- e. For livelihood restoration assistance – the unit of entitlement is a household and its members (it can also be an individual or a group or community). For example, where household subsistence and survival strategies may be disrupted through the loss of land or the relocation of business enterprises, loss of access to resources, etc., rehabilitation measures will be extended to the affected person and to adult household member or members including the household head to support the restoration and diversification of household income streams and livelihoods.
- f. For loss of communal assets (pastureland, medicinal plants, thatching grass, trees, river sand, etc.) and impeded/constrained access – unit of entitlement is the affected community represented by local authorities and by representatives of the directly affected households.
- g. For affected gravesites – the unit of entitlement is the affected household/family or community.

The unit of entitlement for other losses will vary depending on the category of affected individual/group.

5.6 CUT – OFF DATES

It will be important to set a cut-off date at an early stage of the preparation process to avoid speculation and illegitimate claims at a later stage.

An appropriate cut-off date will be the time when the assessment of persons and their property in the sub-project area is carried out, i.e., the time when the sub-project area has been identified and when the census and asset inventory is undertaken. Thereafter, no new cases of PAPs will be considered after the asset inventory.

The establishment of a cut-off date is required to prevent opportunistic invasions /rush migration into the chosen land thereby posing a major risk to the project. Therefore, establishment of the cut-off date is of critical importance. Properties constructed and improvements made upon property after the cutoff date will **NOT** be considered for compensation.

CHAPTER 6: METHOD OF VALUATIONS

6.1 BASIS OF VALUATION

The governmental agency tasked with assessing real properties is the Division of Real Estate within the Liberia Revenue Authority (LRA). The Division has a Real Estate Valuation Guideline (see Annex 4) that estimates the values of real properties based on set criteria. The guideline distinguishes real properties based on residential, commercial, commercial-residential, and industrial categories. It further defines real properties in these categories based on the size, basic condition, and materials used for construction.

6.2 RESPONSIBILITY AND VALUATION METHODS DISTINCTIONS

The Division of Real Estate within the Liberia Revenue Authority (LRA) is the governmental agency tasked with assessing compensation for real estate properties based on the Real Estate Valuation Guideline. The Division has a Real Estate Valuation Guideline that estimates the values of real properties based on set criteria. The guideline distinguishes real properties based on residential, commercial, commercial-residential, and industrial categories. It further defines real properties in these categories based on the size, basic condition, and materials used for construction.

6.3 VALUATION PRINCIPLES

The objective of asset valuation is to determine the current market value of the asset to be impacted by the subproject, associated labor costs, plus transaction costs, so that the amount for compensation will follow the full replacement cost principle⁹ and the value be equal to that which can adequately enable the affected persons to replace the asset at the current full replacement cost.

Valuation of assets to be affected by project activities will be assessed using the general principle of full replacement cost to be followed in the formulation of affected property valuation. The valuation method shall follow the ESS5 requirements that lost income and asset will be valued at their full replacement cost (including any transition expenses, labor cost and transaction costs) such that the PAPs should not be worse-off than pre-project conditions. In applying this method of valuation, depreciation of structures and assets should not be considered. Where domestic law does not meet the standard of compensation at full replacement cost, compensation under domestic law shall be supplemented by ESS5 provisions as necessary to meet the full replacement cost standard.

For losses that cannot easily be valued or compensated for in monetary terms (e.g., access to public services, customers, and suppliers; or to fishing, grazing, or forest areas), attempts shall be made to establish access to equivalent and culturally acceptable resources and earning opportunities. Such additional measure is distinct from resettlement assistance to be provided under ESS5 requirements.

⁹ "Replacement cost" is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be considered. Where domestic law does not meet the standard of compensation at full replacement cost, compensation under domestic law shall be supplemented by ESS5 provisions as necessary to meet the replacement cost standard

Valuation of land and assets shall consider the following:

- a. Applicable current market prices
- b. Loss of future income or value
- c. Applicable current local rates for land values obtained from LRA10; if available, up to date and relevant to replacement objective or more advantageous to PAPs
- d. Applicable current rates for valuing structures, crops, and trees from local municipalities, MoA and LRA, if available, up to date and relevant to replacement objective or more advantageous to PAPs.

Compensation and resettlement assistance to be paid/provided to PAPs shall be: i) certified by an independent certified valuer, ii) based on updated properties value rates reflecting the current full replacement cost of the affected property, and iii) compatible with international good practices and valuation principles.

The assets involved shall be assessed by competent valuers in accordance with the guidelines of the Real Estate Division of the Liberia Revenue Authority (LRA), and as provided in this Resettlement Policy Framework. Independent property valuers will value all assets affected by the project during preparation of the RAP. The valuation report will form part of the RAP report for implementation by the project team (PMT). Thereafter, the implementing agencies (PMU, PMT) will verify the affected properties listed in the RAP report and disclose the compensation amounts to affected individual PAPs. During the disclosure period, if a PAP is dissatisfied with the compensation amount (s) for his/her property, the dissatisfied PAP shall be allowed raise their concerns through the grievance redress mechanism. Also, if she/he prefer can hire an independent property valuator of his/her choice and the cost will be covered by the project if the claim is proven to be true.

6.4 METHODS OF VALUING ASSETS

The methods of valuing assets will include: i) replacement cost approach, ii) investment method, and iii) direct comparison method as discussed below.

6.5 REPLACEMENT COST APPROACH

The WB ESS defines replace cost as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. In the case of Liberia, functioning land markets do not exist; therefore, replacement cost may be determined through alternative means, such as the use of the average going market prices for land and provided in the below section Compensation for Land. In all instances where physical displacement results in loss of shelter, replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable

¹⁰ The GoL has introduced new properties value rate in 2018 and the valuers need to confirm if that rate is still valid and represents the current market value of properties.

minimum community standards of quality and safety. The valuation method for determining replacement cost should be documented and included in relevant resettlement planning documents. To ensure compensation at replacement cost, planned compensation rates for this project shall include transportation costs to assist with relocation, transaction costs for administrative charges, registration or title fees, and vulnerability costs for vulnerable households to cover the cost of hiring external help in the process of relocation. Considering the high inflation rate in Liberia, the replacement cost shall include provisions for inflation where the period between the calculation of compensation rates and delivery of compensation is more than one (1) year.

Rates from the Ministry of Public Works

For the determination of the compensation rate for structures, the RP shall use the updated compensation matrix used by the Ministry of Public Works for other development projects. This matrix was developed using the most relevant method of valuation is the Construction Cost Comparable approach. This method took the square foot of a recently developed comparable property and multiply it by the square footage, using the external dimensions or the structure of the subject property. A copy of the matrix can be found in Annex 5: Structure Compensation Matrix.

To determine the magnitude/extent of the impact, the proportion of impact shall be determined and grouped into two categories (i) partially or (ii) fully affected. A structure shall be categorized as partially affected only if the percentage of the magnitude of impact is equal to or less than 20% of the total areas of an entire structure or if the portion of impact, when acquired, completely changes the use of the structure. This partial impact shall not apply to mud dubbed structures due to their poor structural integrity, and they shall be categorized under fully affected, no matter how minimum the area of impact. It is important to note that compensation shall be made for unfinished structures or those that are incomplete and uninhabitable.

Rates from the Ministry of Agriculture

In adherence to the Ministry of Agriculture's Tree Crop Guidance document, development projects are to pay for permanent economic crops like Rubber, Mango tree, avocado, banana, cashew nut, cocoa, coconut, cotton, grapefruit, orange, etc. Therefore, the applicable rates for the compensation of tree crops shall be The Ministry of Agriculture Price for Economic Crop Damaged during Development Projects dated August of 2012 and the price addendum of 2014 for fruity vegetable, leafy vegetables, roots, and tubers, attached in Appendix 11. This guidance document groups tree crops into two categories:

- a. Economic trees - these are tree crops that require more than a year to reach full maturity.
- b. Seasonal crops - crops that take less than six months to reach full maturity to allow for harvest and need to be replanted for the next season. It is highly likely that these crops will be harvested prior to the commencement of construction and may not need to be compensated for if the timing between the RP preparation and compensation more than a year is. These crops include most fruity vegetables, leafy vegetables, tubers, and roots.

To determine the applicable rate for compensation, the assessment of these two categories of tree crops shall be captured into the following sub-categories (i) immature, (ii) In production, and (iii) Not in Production.

Land Measurement

The determination of impacted land shall be done using either the metric system or the English system. Although Liberia's official numerical standard is the English system, recent projects implemented by MPW have adopted the use of the metric system, making it also applicable to this project if the project proponent approves. The area of impact to land shall be done by measuring the width and length or area of impact.

The area of impact to land can be determined by (i) measuring the width and length of the extent of project impact to land required – this method is applicable if an impacted area is in the shape of a square or triangle, or (ii) for the calculation of irregular land area. A common problem for a surveyor is the calculation of the surface area of a farmer's field or irregular land plots. The fields are often irregular, which makes direct calculation of their areas difficult. In such cases, the fields shall be divided into several regular areas (triangles, rectangles, etc.), of which the surfaces can be calculated with simple formulas. All areas should be calculated separately, and the sum of these areas gives the total area of the field (ii) the area of the land can also be calculated using a GPS or an Application on a smartphone.

6.6 VALUATION AND COMPENSATION OF CROPS AND TREES

For agricultural crops and trees, it is the pre-project or pre-displacement, whichever is higher, market value of crops and trees located on the affected land, plus the cost of preparing the land to levels like those of the affected land, plus the cost of any registration and transfer fees. The Implementing Agencies (MYS/LACE/MGCSP) will contract an independent and impartial third-party specialist in agricultural land/crop values to identify market rates and value. Crops used for commercial purposes will be compensated at market value based on historical production records.

All crops will be valued using the MOA Tree Crop Pricing for Development Projects and paid for one year unless PAPs lose crops for more than a year in which case the number of years affected (or any fraction) will be paid. Valuation of crops is estimated by the guidelines set by the Ministry of Agriculture in the absence of a statutory regulation. However, for crops not covered under the guidelines set by the Ministry of Agriculture, it should be estimated at what a prudent and well-informed purchaser would be willing to pay at a fixed time for the right to receive the income stream produced by that crop.

Trees will be valued based on the type of tree, its age and productive value. The project team (PMT) will engage the experts from the MOA to establish a typical production amount with botanists and a unit value for the species existing in the area. Trees will be valued according to different methodologies depending on whether the tree lost is a wood tree or a productive tree. Wood trees will be valued based on age category (a. seedling; b. medium growth and full growth) and timber value and volume according to market references. Fruit/productive trees will be valued based on age (a. seedling; b. adult-not fruit bearing; and c. fruit bearing). Stage (a) and (b) trees will be compensated based on the value of the investment made; stage (c) trees will be compensated at net market value of 1-year income times the

number of years needed to grow a new fully productive tree. PAPs will also receive the necessary inputs (include labor or a corresponding allowance) to replace the trees including seedlings based on the survival rates for young trees of the species being replaced.

6.7 VALUATION AND COMPENSATION OF BUILDINGS AND STRUCTURES

This category covers valuation of land, buildings, and related structures such as houses, toilets, kitchens, and bathrooms, temporary structures made of wood and metal, and animal enclosures. For houses and other structures, it is the market cost of the materials to build a replacement structure with an area and quality like or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of labor and/or contractors' fees, and plus the cost of any registration and transfer fees. No deduction for depreciation and transaction costs will be applied.

For the partial impact (if the loss is less than 20%, then compensation is paid for the repair of the affected structure). Valuation of replacement dwellings shall include the cost of sanitation facilities. Valuation also shall include the cost of access to water supply and other services (such as electricity, sanitation) if the displaced structure had access or if the replacement location does not provide access.

Estimated costs shall be sought from PAPs and other residents and from contractors and suppliers in the affected areas. These estimates do not include the cost of land. Incomplete dwelling units or units that have collapsed and are not in use shall be valued based on replacement cost of materials. Monetary compensation only, not in-kind replacement, shall be offered for such units.

6.8 VALUATION AND COMPENSATION OF AGRICULTURAL LAND

Where active land markets exist land will be compensated at replacement rate based on a survey of land sales in the year before the impact survey. Where active land markets do not exist land will be compensated based on the reproduction cost of a plot with equal features, access and productivity to the plot lost. A clear valuation methodology for these cases will be detailed in the RAPs and various property/building valuation methods are presented below.

Table 8: Real Estate Valuation Guide

Assets	Process
<p style="text-align: center;">Structure</p>	<p>Steps</p> <ul style="list-style-type: none"> a. A detailed inventory of all persons, possession, assets and stocks requiring resettlement is to be made. b. Accurate and real valuation of dwelling is undertaken. c. Determination of compensation package according to valuation carried out.

	<p>Recommendations:</p> <p>a. REALISE to provide compensation for affected structure.</p>
Loss of tree/tree crops	<p>b. A detailed inventory of all cash tree crops.</p> <p>c. Accurate of real valuation of crops is undertaken.</p> <p>d. Determination of compensation package according to valuation carried out.</p> <p>Recommendation:</p> <p>AF-REALISE to provide compensation for affected tree/tree crops.</p>

6.9 TECHNICAL ANALYSIS FOR RESIDENTIAL AND COMMERCIAL FLATS

Structure types will be categorized, and values will be determined by the prevailing market prices of materials used, including labor cost necessary for construction. The unit of rate per structure type will be based on structure kind, roof, wall, floor, story, unit cost US\$/m² and average range/m².

The implementing agencies shall ensure that PAPs whose livelihoods are land-based and who are losing more than 20% of their total productive agricultural land are given an option allowing them to acquire comparable replacement land. PAPs may, at their option, choose cash compensation and economic rehabilitation, instead of land replacement. The implementing agencies, in collaboration with the Liberia Land Authority, will assist those PAPs who opted for land-for-land option to find appropriate agricultural land prior to the start of construction and no construction shall start unless this process is completed.

6.10 VALUATION AND COMPENSATION OF URBAN LAND

For land in urban areas, it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer fees. For agricultural land, the project team will establish compensation rates, based on specialized studies involving key stakeholders such as local authorities, representatives from potentially and currently affected communities and existing private land assessors/valuers. Such a study should ensure that such rates provide for full replacement cost for land with similar locational advantages and productive potential. Market value includes transaction costs, any income taxes or VAT and registration fees. Agricultural land will be valued at replacement rates according to two different methodologies depending on whether in affected areas active land markets exist or not.

6.11 VALUATION FOR EASEMENTS

Easements shall use market value or net present value as explained above. Where easement agreements allow future use of land for cultivation of low crops, compensation shall consider rental fees for the use of properties temporarily affected. This compensation value is distinct from compensation for any trees or other crops that would be destroyed by initial use of an easement for construction. These crops would be compensated at full value. Compensation for easement agreements will address land value lost because of the temporary restriction of future uses during the construction phase of the project.

6.12 VALUATION AND COMPENSATION OF LOSS FOR ECONOMIC ACTIVITIES

Where PAPs incur losses of income from business, the compensation method should be the following:

- Estimate the net monthly profit of the business, based on records, if any, of operator's statements, crosschecked by an assessment of visible stocks and activity
- Multiply this net monthly profit by the period during which the business is prevented from operating
- Allocate a disturbance allowance of 10% of total compensation.

Disturbance and Transportation Allowances

Disturbance allowances shall be paid in addition to the compensation value of the affected assets/properties. Disturbance should be paid in the case of an individual property/landowner whose property/land is being acquired for the proposed project; or where a project site has been subsequently abandoned in favor of another site and the landowner of the abandoned site was required to relinquish his interest over the land; or where during executing the proposed project an individual's interest in land suffered proven physical damage/disturbance.

Transportation assistance shall be paid/extended to all PAPs who will be relocated because of the project. This amount will be provided to enable them to cover all moving expenses to new locations. However, for persons eligible for compensation of structures, the transportation allowance shall be calculated at 3% per structure cost.

Disturbance and transportation allowances shall be assessed by the Project Team (PMT) to be established for the implementation of Bank-funded projects by the implementing agencies or other relevant stakeholders, in consultation with the PAPs.

CHAPTER 7: GRIEVANCE REDRESS MECHANISMS

Grievance here means any query, call for clarification, problem, or concern raised by individuals or groups related to activities undertaken, or processes applied, by the project. These, when addressed, are expected to ensure support, results, and sustainability of project activities.

The goal is to create an avenue to prevent and address potential adverse environmental and social impacts emanating from project activities. The objectives are the following:

- a. To amicably resolve grievances raised by Aggrieved Parties during project implementation.
- b. To ensure successful and timely completion of projects, without creating adverse environmental, social and health impacts on the community.

7.1 POTENTIAL GRIEVANCES/DISPUTES

In practice, grievances and disputes that arise during implementation of a resettlement and compensation program may be related to the following issues:

- a. Mistakes in inventorying or valuing properties.
- b. Disagreement on plot boundaries, either among affected persons or between the affected person and the expropriation agency.
- c. Disputed ownership of a given asset (two or more affected people claiming that the affected asset is theirs).
- d. Disagreement on plot/asset valuation.
- e. GBV/SEA cases during project implementation and
- f. Where affected person opts for a resettlement-based option, disagreement on the resettlement package (the location of the resettlement site does not suit them and/ or proposed housing or resettlement plot characteristics are not favorable to them).

Overview

In such compensation and resettlement processes, it often appears that many grievances derive from misunderstandings of project policy, which can usually be resolved through adequate mediation. Most grievances can be settled with additional explanation efforts and some mediation.

Grievance redress mechanism for affected people is established under the local government structure.

In the case of flawed decision is the Project Grievance Redress procedures; Community Oversight Committees, national level (hotline, email, text), the County Steering Committee and the court are mediums by which beneficiaries can seek redress.

7.2 SCOPE OF THE GRIEVANCE REDRESS MECHANISMS

The grievance mechanisms under the AF-REALISE project will cover all environmental, involuntary resettlement and social issues, arising during project implementation. The potential involuntary resettlement impacts of the REALISE will inevitably give rise to grievances among the affected population over issues ranging from rates of compensation and eligibility criteria to the location of resettlement sites and the quality of services at those sites. Timely redress of such grievances is vital to the satisfactory implementation of land acquisition and to completion of the project on schedule.

MYS/LACE will establish a Grievance Mechanism that will allow project-affected persons who are not satisfied with compensation and/or resettlement packages or procedures to lodge a complaint or a claim without cost and with the assurance of a timely and satisfactory resolution of that complaint or claim. The aggrieved also reserve the right to go to the court of law of the country at their own cost. To facilitate this process, the GRM will be at three levels: community, city and national levels. Even though the city level is likely to be the main recipient of complaints, provision has been made to spread access to the use of the mechanism to the community and the national level.

7.3 GRIEVANCE REDRESS COMMITTEES

Grievance Redress Committees (GRCs) will be established at all levels to administer the grievance redress procedures of the project. The project will provide financial and logistics support to each of the GRCs. The GRCs will be operational starting from the project preparation stage and will be provided with basic training. There shall be a grievance redress committee at the community, County and National levels.

Community level

The Community Chairman, Youth Leader, Women's Leader, a professional (where applicable), Community Leader, two members of PAPs and a representative of a local NGO known in the community will constitute the committee.

County level

The City Mayors, Superintendents, and Civil Society representative will constitute the committee. Overall responsibility is on the Superintendent.

National level

The committee would be constituted under chair of Minister of MYS, The Project Coordinator, One representative member from each Environmental Protection Agency (EPA), Liberia Land Authority, Ministry of Internal Affairs and Ministry of Agriculture.

Once constituted, each committee shall appoint/designate a registrar or develop an App to provide an accessible platform to the aggrieved and to handle the processing of complaints as detailed below. The Project Management Team will have overall responsibility for coordination.

7.4 GRIEVANCE REDRESS PROCEDURE

As part of the methodology, meaningful consultation would be conducted throughout the life cycle of every sub-project. Generally, affected people can lodge complaints at the community levels if it is not resolved escalate to the county level where the superintendent in consultation with the District Commissioner and other Local Government Authorities receive and document for onward action. To streamline the process, the following structure is proposed:

- a. **Community Level:** Identified as the first level of grievance redress, complaints may be submitted to the chief/community leader of the community level representatives which will be recorded/filed and discussed at an agreed date for possible resolution within 7 days upon receipt of such complaints. The community representatives will meet at the community level- to discuss and address issues and complainant informed of outcome of resolution.

County Level: If complaint is not resolved at the community level, then it is elevated to the level of the County. The Superintendent receives and convenes a meeting with all representatives to address complaint or resolve. At this level, it is recommended that a representative of an NGO/CBO working in the community and in good standing should be invited as an independent witness. Maximum time for resolution should not exceed 10 days.

- b. National Level: If issue is not resolved at the satisfaction level of complainant at the County level, then the superintendent forward the complaints and informs Minister of MYS about the issues. The Minister of MYS will inform the relevant institutions. The MYS/LACE/MGCSP will convene the Steering committee for a final resolution within 20 days. Beyond this, the complainant has the option of seeking redress at the courts of law, if not satisfied with outcome of resolution at national level of GRM.

7.5 APPEAL TO COURT

Courts of law will be a “last resort” option, in view of the first and second level mechanisms. However, as per the Constitution of the Government of Liberia any aggrieved person has the right to access to Courts of law.

7.6 RECEIPTS AND REGISTRATION OF COMPLAINTS

MYS/LACE/MGCSP will establish a register of resettlement/compensation related grievances and disputes at all levels to be overseen by focal persons. The role of these focal persons to receive complaints will be widely disseminated within the project areas as part of the consultation undertaken for the project in general. The receipt of complaints will include its logging and registration as this will help with monitoring the status of the grievances and ease reporting on them. The Projects will determine the redress action in consultation with the complainant if necessary and with the representative of the PAPs.

7.7 DETERMINING AND IMPLEMENTING THE REDRESS ACTION

MYS/LACE will encourage the grievance redress setups in the local Government (chiefdom and clan levels) to determine the redress action in consultation with the complainant if necessary. The proposed redress action and the timeframe in which it is to be implemented should be discussed within 1 week of receipt of the grievance. The grievance issue should be resolved within 2 weeks of receipt of complaints, unless it requires further investigation, which could go to 4 weeks.

7.8 VERIFYING THE REDRESS ACTION

The Grievance Redress Committee will visit the affected property site or get in touch with the complainant to confirm that the redress action is carried out. If the complainant is not satisfied with the outcome of the redress action, additional steps may be taken to resolve the issue or reach an amicable agreement. Verification should be completed within one week of the redress action being taken. The Grievance Redress Committee will issue a grievance redress form (GRF) (as shown in **Annex 3**) to the complainant confirming resolution of grievance.

7.9 AMICABLE MEDIATION AND SETTLEMENT

The Project Management Team Grievance Redress Committee attempting amicable mediation/ litigation will be selected from among the following members:

- a. Representatives (preferably two) from LACE.
- b. Attorney of the affected person(s), if available.

- c. City Commissioner or representative.
- d. Civil Society Organizations (CSOs) and Non-Governmental Organizations (NGOs); and
- e. Clan leader (or representative).

8.1 INSTITUTIONAL AND IMPLEMENTATION ARRANGEMENTS

This chapter discusses institutional arrangements for preparing and coordinating RAP preparation and implementation as well as the organizational procedures for delivery of entitlements, including, line ministries, dependents, units, committees, and the PMT.

To ensure efficient resettlement activities preparation and implementation as well as compliance with the Bank's ESS5 and the relevant Liberian legal provisions and policies, the following institutional and departmental arrangements shall be used to connect and mobilize resources and capabilities of all relevant organizations who will be involved in the preparation and implementation of the RAP associated with component 2 activities.

Project Management Team (PMT)

The PMT located at the MYS/LACE/MGCSP will execute project activities and will have an overall Project Coordinator who will be responsible for overall coordination and oversight of the project and consolidation of the information related to project implementation. The PMT will be responsible for executing the project day-to-day activities (including subproject screening and RAP implementation).

Role and Responsibilities of the Environmental/Social Safeguard Officer

The Environmental/Social Safeguard Officer who will be the staff of the PMT will be part of and shall be embedded in the day-to-day implementation of the REALISE. Under the overall supervision of the PMT Coordinator, he/she will be responsible for overseeing the overall preparation and implementation of E&S instruments/social safeguard instruments as well as lead the broader social development works for REALISE project respective Components. Major responsibilities to be performed by the Environmental/Social Safeguard Officer includes managing all social development aspects, including:

- a. ensuring highest standard of quality in social impact assessment and mitigation activities including screening of subprojects in accordance with the ESMF and this RF,
- b. engagement of all stakeholders,
- c. project disclosure and outreach,
- d. grievance management,
- e. implementing resettlement and compensation and livelihood restoration plans and measures and,
- f. guide consultants involved in resettlement studies or preparation and implementation of RAP and ESMPs.

Specific roles and responsibilities of Environmental/Social Safeguard Officers are:

- a. Ensuring that REALISE components are in full compliance with objectives, principle, and requirements of the ESS5;
- b. Ensuring that sub-project design and site selection includes all considerations and option to avoid and minimize land acquisition by the sub-projects;

- c. Where it cannot be avoided, conduct a socioeconomic study targeting potential PAPs as well as carryout a census surveys to: a) identify Project Affected Persons (PAPs) in the affected area, b) establish characteristics and typology of affected households, d) provide information on vulnerable groups and people, e) determine the magnitude of potential losses – partial or full and, f) establish communication systems to ensure two way communication channel from PAPs to the components and from REALISE to PAPs, and g) carry out consultations,
- d. Ensuring that compensation and resettlement assistance cover all permanent or temporary physical and economic displacement resulting from land acquisition or restrictions on land use in connection with components 2 activities of the REALISE,
- e. Preparing, with the assistance of PMT and consultants, Resettlement Action Plans (RAPs) and ensuring their clearances and disclosures,
- f. Ensuring that funding for RAPs is made available and deposited in a special and separate account and track and maintain compensation and resettlement assistance payments,
- g. Ensuring prompt compensation and resettlement assistance payments to PAPs are made well ahead of civil work commencement,
- h. Ensuring all PAP are fully compensated prior to taking of land and assets and the start of civil works.
- i. Monitoring and overseeing the performance Grievance Redress Committee (GRCs)
- j. Work on the broader social issues including ensuring that contractors’ workers are fully sensitized on HIV/AIDs, STDs, GBV/SEA and are following the Code of Conduct (CoC) they signed,
- k. Prepare monthly and consolidated quarterly RAP implementation reports and social safeguards performance reports,

8.2 NATIONAL LEVEL INSTITUTIONAL ARRANGEMENTS

Ministry of Public Works (MPW)

The MPW is responsible for infrastructure development (road, bridges, buildings, railway etc.) and zoning regulation in Liberia. The near lack of zoning regulation is responsible for some of the critical environmental issues such as reclaiming of urban mangroves, unplanned settlements, urban flooding etc. Very few urban centers in the country are plan consistent with zoning regulations in the whole country. The Ministry of Public Works will be part of the screening and property valuation team.

Ministry of Finance and Development Planning (MFDP)

The MFDP will sign off on Grant Agreement and oversee financial management services through its Project Financial Management Unit (PFMU). The MFDP will lead project negotiations between the Government of Liberia and the World Bank.

The MFDP leads the implementation of the National Development programs and coordinates multilateral funding support to the GoL. The ministry is the principal authority on fiscal and development planning and executing agency of GoL development programs from the fiscal standpoint.

The MFDP housed the Project Fund Management Unit (PFMU) which is responsible for fiduciary management of the Bank-supported projects. It supports the project to prepare a consolidated work plan and budget for the project on an annual basis. The work plans and budgets will include the planned project expenditures under each component. MYS/LACE's project management will be expected to coordinate and monitor the implementation progress against the work plan/budget. The PFMU will be part of the RAP pay team.

Ministry of Health (MOH)

The MOH through its department of Environmental and Occupational Health will handle matters relating to health and safety. It will conduct sanitary inspections and provide community health education.

Environmental Protection Agency (EPA)

The EPA will oversee all environmental impact assessments of the project to ensure basic compliance on all environmental protocols during the project implementation. The EPA will issue environmental compliance certificate to construction contractors under the project. The EPA is the main authority for the management of the environment, and mandated to coordinate, monitor, supervise, and consult with the relevant stakeholders on all activities in the protection of the environment and sustainable use of natural resources. The Agency promotes environmental awareness and implements the national environmental policy and the EMPL. The EPA oversees the implementation of international environment related conventions.

Liberia Revenue Authority (LRA)

For land and assets verification, the LRA will play critical role in verifying and confirming the value of project affected assets. Their continuous involvement to advance work related to land and property verification valuation exercise is vital.

Ministry of Agriculture (MOA)

Relationship with the Ministry of Agriculture (MOA) will be cultivated. Staff of MOA will be part of the verification team in which they will assist with crops valuation exercise. Involvement of agricultural extension officers at the local level will be sought to support PAPs whose livelihoods focus on agricultural products. In circumstances where farmers are substantially affected by the project, the agricultural extension officers would work closely with MYS/LACE to assist and track progress of the affected farmers.

Ministry of Internal Affairs (MIA)

The role of the Ministry of Internal Affairs (MIA) at the local level has been and will continue to be very vital in advancing social safeguard works at district and community levels. Relationship with local authorities has been very pleasant and their contribution will continue to enhance the MYS/LACE work. Furthermore, their guidance and involvement in conflict resolution and reaching amicable solutions would remain very critical while handling compensation and resettlement related issues. Thus, coordination and close partnership with MIA local authorities will be strengthened during the implementation of REALISE.

Details of the specific responsibilities of these different bodies will be discussed and finalized with the client (MYS/LACE).

Liberia Land Authority (LLA)

The LLA, subsumes land functions that were performed by several agencies of the Government, including the key land administration agencies - Department of Lands, Survey and Cartography of the former Ministry of Lands, Mines and Energy (MLME), now the Ministry of Mines and Energy, the Deeds and Titles Registry of the Center for National Documents Records Agency (CNDRA), and functions of County Land Commissioners from the Ministry of Internal Affairs. The LLA will assist with the settlement of land disputes and validation of land deeds and titles.

As the one-stop-shop for land matters in Liberia, the Act, provides LLA with three key functions – land governance, land administration and land use and management.

8.3 RAP ENTITLEMENTS DELIVERY AND RESETTLEMENT COMMITTEE

Resettlement Committee

A resettlement Committee composed of the following stakeholders shall be constituted:

- a. MYS Deputy Minister for Youth Development: Chairperson
- b. LACE DED: Deputy Chairperson
- c. MGCSP Deputy for Social Protection
- d. REALISE Project Coordinator: Secretary
- e. County Superintendent: Member
- f. EPA: Member
- g. MPW: Member
- h. Environmental/Safeguard Officer: Member
- i. Two PAP community representatives (1 man and 1 woman)

The committee will meet every three months. It will carry out the following:

- Review resettlement progress and challenges,
- Evaluate grievances from affected persons regarding resettlement issues.
- Discuss any pending and emerging E&S/social safeguard issues,
- Prepare and submit quarterly reports to the Senior Management and the Bank.

RAP Entitlements Delivery

The MYS/LACE/MGCSP and the MFDP/PFMU organizational procedures and systems shall be used for delivery of entitlements to PAPs.

Initiating the process of compensation payment requests to PAPs shall be the responsibility of MYS/LACE. The following procedures will be carried out during the verification process for the RAP:

- a. If prepared by the third party appointed by MYS/LACE and approved by the World bank, the RAP verification team shall obtain a copy of the RAP Report covering assets affected by the project on the specified road corridor.
- b. The Team shall revalue the affected properties as and where necessary to ensure that the cash value placed on those properties are neither overstated nor understated and should reflect present day situation.
- c. Collect from each Project Affected Person (PAP) proof of ownership such as attestation issued by the Court, Magistrate, Town Chief, City Mayor for his/her affected property along with two passport-sized photos of the property owner.
- d. Fill in the RAP Verification Form containing the verification date, structure code, name of owner, sex, location of structure, total dimension in square feet (sq. ft), category (fully affected - FA or partially affected - (PA), kind of structure, US\$ rate per sq. ft and total appraised value for each structure and shall also include the applicable allowances and assistance benefits to each PAP.
- e. Ensure that every member of the RAP verification team and the PAP sign in spaces provided on each RAP Verification Form as a proof to acknowledge the appraised values thereof.
- f. The PAPs' vouchers comprising of the RAP verification form, two passport-sized photos, structure photo and proof of ownership from the local court are submitted to the Deputy Minister for Administration's office for final vetting.
- g. Upon approval PAPs' vouchers comprising of the RAP verification form, two passport-sized photos, structure photo and proof of ownership from the local court are then forwarded to the Finance Office (PFMU) for check-making.
- h. Upon receipt of verification reports along with a list of verified PAPs forms, MYS/LACE's Deputy Minister for Administration, shall approve the payment processing request.
- i. Following the approval of the Deputy Minister, the MYS/LACE shall make copies of all verified PAPs forms and shall submit compensation payment requests to PFMU/MFDP with appropriate justifications attached to each request.
- j. The PFMU, upon verifying documents submitted by MYS/LACE, shall process compensation payments,
- k. The PFMU pay-team, in collaboration with MYS/LACE, shall distribute compensation checks to PAPs,
- l. The team will allow the PAPs to register their names, cell phone number, date and signatures.
- m. Payment Forms are prepared for each legitimate PAP. PAPs are finger-printed and photographed holding their checks.

The following documentations shall be attached to each compensation payment request:

- a. **Probated and registered land deed** (where land or economic crops are to be compensated). Again, clearance from local authorities is required.

- b. **Village chief and elderly attestation.** In circumstances where land ownership cannot be attested by district courts and probated land deed, the PAP shall present a clearance from the village chiefs and elders showing that he is the sole owner of that land. In the absence of court attestation and probated land deed, the attestation given by the village chief and elders to the PAP shall become proof of landownership for the PAP and shall serve the same purpose as that of district court attestation and probated land deed.
- c. **Passport-sized photographs** of the PAPs shall be attached to the completed verification forms.

8.4 COMPENSATION PAYMENT PROCESSING

Processing compensation payment to PAPs shall be the responsibility of MFDP/PFMU.

- a. Based on submission of verified list of PAPs accompanied by payment requests and the required documentation from the MYS/LACE, the PFMU shall proceed to write the compensation checks to PAPs,
- b. If the PFMU is not fully satisfied with compensation payment requests, it shall return those requests to MYS/LACE within five days after receipts with reasons for not proceeding with processing of the compensation payment request(s),
- c. The PFMU shall then requests the MYS/LACE to supply the needed documents,
- d. The MYS/LACE shall make the necessary corrections within five days of receipt of the said communication from PFMU and resubmit the compensation payment request to PFMU for the processing of checks.

8.5 ENTITLEMENT PAY TEAM

Carrying outdoor-to-door compensation payments to PAPs shall be the responsibility of the RAP pay team. The pay team shall comprise staff of the PFMU and the safeguards team of the MYS/LACE. The door-to-door compensation payment system has some risks. Some key risks factors include poor accounting for funds received and claims by some PAPs that they did not receive their payment. However, specific procedures have been put in place to mitigate these risks. When making door-to-door compensation payment to PAPs, the pay team shall follow the following procedures:

Collect all checks and the required documents attached to the completed verification forms from the PFMU to use as a basis for identifying and paying affected structure owners,

- a. Go from house to house to pay the verified PAPs in front their affected structures or farms,
- b. Fill in payment form and have each legitimate PAP and members of the pay team sign in the spaces provided for their signatures.
- c. Have each PAP's fingerprint on the payment form and photograph the PAP holding his/her compensation check in front of the affected property,

- d. Send the signed payment forms or approved list of the PAPs paid to the Bank to enhance the encashment of their checks,
- e. No third-party payment shall be allowed.
- f. Return all checks for:
 - PAPs that fail to show up during compensation payment and
 - Those that can't be disbursed due to dispute; payment report should include a list of all undisbursed checks with their numbers and the PAPs in whose names the checks are issued.
 - Prepare and submit payment report to MYS/LACE and PFMU within three days after returning from the field.

9.1 CONSULTATION

Consultations will aim to achieve the following objectives and shall be linked to the project's Stakeholders Engagement Plan (SEP):

- a. To provide information about the project and its potential impacts to those interested in or affected by the project and solicit their opinion in that regard.
- b. To manage expectations and streamline misconceptions regarding the project.
- c. To agree on resettlement preferences, if any, and discuss concerns
- d. To ensure participation and acceptance of the project by the communities

Information obtained during consultations will be used to make an inventory of existing infrastructures and to collect information on land management, socio-economic activities, infrastructure, and expectations of the residents.

9.2 METHODOLOGY

The MYS/LACE/MGCSP staff, Project preparation Team PPT and representatives of the Environmental Protection Agency (if needed) will initiate a stakeholder's mapping process. The team will identify stakeholders, decide time and venue for consultations, spread information about consultation, date and venue to ascertain maximum participation of stakeholders, disseminate information about the project, impacts, mitigation, and management proposed and collect data for the consultations. Community opinion leaders will serve as key contacts to encourage meeting attendance.

The consultations shall include several community forums, and shall be interactive, with questions from the communities and answers and explanations from the MYS/LACE/MGCSP Staff and PPT. The meeting shall include diverse stakeholders, including men, women, girls, boys, the elderly, people with disabilities, and other vulnerable groups. A list of the people consulted is to be included in the final version of this document. The minutes of the consultation meetings, photographs of the consultation meetings, attendance would be attached in the RAP and continuous consultations shall be conducted to keep informed the stakeholders and making the process transparent.

9.3 COMMUNITY & PARTICIPATORY CONSULTATION

MYS/LACE will conduct consultations immediately after identification of project sites and PAPs. These consultations are to be led by teams and integrated into the project awareness. The team expects to visit sites, meet with the chiefs, and interview local opinion leaders and community members and present the project plan in the local districts and address land acquisition processes, issues related to litigation on land in that district, assess. The impacts on public utilities to plan mitigation for public inconvenience.

Consultation with Stakeholders

A consultation meeting shall be held with project- affected residents in the six targeted counties as per the SEP. The purpose of consulting PAPs is to provide understanding and clarity as to how compensation would be carried out for structures and means of livelihoods that would be impacted by the project, due to the implementation of the subcomponent 1.1 civil works. PAPs will be informed on the following on:

- a. the extent of the subcomponent land requirement and impacts associated with it,
- b. the full replacement values principles and how this will be applied to their properties and methods used to arrive at full replacement cost.
- c. Availability of cash option for PAPs who prefer cash compensation for their affected properties,
- d. Availability of three months transition allowances for losses of: a) rental income (landlords), ii) business income, iii) rental shelter (Renters),
- e. Availability of special packages for three months transition period to vulnerable people,
- f. Information on their right to be informed about their choices and their right to make free and informed choice as well as their right to accept or reject what is offered to them by GoL (project),
- g. Availability of GRMs to file dispute and seek remedy when they are not satisfied with entitlements and assistance packages offered to them,
- h. PAPs of their rights and choices

In addition to various consultation strategies outlined in the SEP, focus group discussions and individual consultations will be used to disseminate resettlement/entitlement information and to obtain PAPs views, i.e., the RAP team, including estimators, auditors, a structural engineer, social and environmental specialists addressed issues raised by the PAPs.

During the consultation exercise all stakeholders shall be allowed to fully participate and express their view. Their views shall be fully captured and disclosed.

9.4 CONSULTATION STRATEGY

During consultations with stakeholders, various consultation methods stated in SEP shall be used, including: i) focus group discussions, ii) informal interviews and ii) public consultations. In each of these consultation sessions question and answers sessions will be used to obtain their views and efforts shall be made to ensure that everyone's voice is heard, responded to and record of the consultation (s) will be annexed to the RAP/ARAP.

The Project Management Team of the parent REALISE project held Stakeholder consultations from November 10, 2022, intended to inform policy makers about upcoming AF-REALISE and solicited relevant information that would aid successful implementation. Below are the minutes.

STAKEHOLDER CONSULTATION FOR ADDITIONAL FINANCING

Venue: Boulevard Palace,

13th Sinkor, Tubman Avenue, Monrovia Liberia

Date: November 14, 2022

Meeting Minutes

The meeting held at Boulevard Palace was a continuation of the stakeholder's consultation for additional financing (AF). The focus of the meeting centered on activities under the proposed AF as well as the associated socio-economic and environmental impacts that these activities might have on the environment.

The meeting brought together civil society actors, disable organizations, youth groups and key government stakeholders to discuss the implementation status of the parent project and the urgency for additional financing given the many economic challenges confronting the informal sector in Liberia.

The meeting commenced at about 11:00am with self-introduction and an overview of the project activities was provided by Minister D. Zeogar Wilson, Minister of Youth and Sports. Following the opening discussions, Mr. Jesse H. Bengu, project coordinator, delivered a PowerPoint presentation of the state of the parent project and emphasized the rationale for AF. He however provided a summary of the new activities to be financed as well as the potential E&S risks associated with these activities. The new ministries/agencies to be added to the list of the project steering committee members were also disclosed. Ensuing his briefing, many of the participants shared their experiences on ongoing project implementation at their various institutions, highlighting lessons learnt and progress to date.

Like many other consultations of this kind, the PMT had an opened engagement with the participating stakeholders and welcome the views of everyone in attendance. Finally, the team solicited questions, recommendations, and other issues of concern from the stakeholders. While there were some positive responses, a major concern was expressed about the inclusion of people with disability and vulnerable groups as beneficiaries during project implementation.

In view of the above, the stakeholders in a separate statement voiced out their concerns with respect to many socio-economic and environmental issues which are ways in which the project might impact the targeted beneficiary counties. Below are some comments made by the stakeholders:

- Ensure the inclusion of people with disability and vulnerable groups as beneficiaries during project implementation
- Childcare should be given priority as a means of supporting women's participation in project activities
- Develop a robust monitoring strategy to limit the risk of political interference as the country moves towards national elections in 2023
- Promote climate change adaptation by supporting climate smart agricultural activities

These were paramount amount several issues highlighted by the stakeholders. At the conclusion of the meeting, Min. Wilson thanked the participants and promise that their recommendations will form part of the project design.

9.5 RESETTLEMENT ALTERNATIVES

During the consultation exercises as well as during face-to-face meetings, PAPs shall be offered with the following alternatives including choices related to forms of compensation and resettlement assistance.

Alternatives Offered

In line with ESS5 requirement as well as the national provision, PAPs have been offered with the following alternatives and the choices accepted and rejected shall be reported in the RAP/ARAP:

- a. Cash compensation for affected structures using full replacement cost of the affected structure.
- b. Project take the responsibility for replacing the fully or partially affected structures.
- c. Paying three months' net income loss for businesses that may be partially and fully affected.
- d. Paying three months' rental/lease allowance for tenants who will be affected,
- e. Providing three months' rental, living and supplemental allowances to vulnerable people.
- f. Allowing vulnerable people to have priority access to public services.

Choices Related to Compensation and Resettlement Assistance

Following the consultation processes to be carried out in the six targeted counties, the choices PAPs identified and agreed with shall be incorporated into the RAP/ARAP compensation and resettlement assistance package:

Provision for Updating Information on PAPs

The PMT of MYS/LACE is responsible for conducting public consultations and disclosure. The goal of consultations and disclosure shall be to inform affected people and to solicit feedback that will assist the implementation of the RAP. It shall include:

- a. Creation of communication method to identify and address project impacts on on-going basis and bring forward community concerns including compensation and resettlement progress,
- b. Hosting meetings with PAPs and their representatives as it may require,
- c. Maintenance of an open-door policy through which PAPs can seek advice and lodge complaints. The focal point to be contacted on safeguard issues is the MYS/LACE/MGCSP Environmental Officer, Social Safeguard Officer and GRM Officer, Telephone numbers: (+231) **3344**.
- d. Creation of GRMs at different levels.

9.6 DISCLOSURE AND INFORMATION SHARING

The MYS/LACE shall be responsible for ensuring consultations with PAPs and for disseminating information relating to RF/RAP. Regarding information dissemination and consultation about the RF and other safeguard instruments, the MYS/LACE shall ensure that:

- a. the RF and RAP will be available at a place accessible to PAPs and local NGOs, in a form, manner, and language that are understandable to them,
- b. Copies of the final RF and RAP will be available and accessible through the website of the ministries.

10.1 IMPLEMENTATION BUDGET

Resettlement Action Plans (RAP)/Abbreviated Resettlement Action Plans (ARAP) shall include detailed budget for compensation and other rehabilitation entitlements. The budget shall be prepared based on affected assets inventory, the outcomes of assets valuation and revaluation exercises as well on the likely supervision, administrative, GRM running and training costs. It shall also include information on how funds will flow as well as compensation schedule. The RAP implementation cost under the project will be financed by the GoL. A separate Bank account designated for RAP activities will be opened.

An action plan will be developed for tracking RAP activities. The Action plans shall also clearly state where the sources of funds will come from. The Government of Liberia carries official responsibility for meeting the terms of this framework, including financial obligations associated with land acquisition.

Table 8: The key budget items for this RF

No.	Budget Item	Descriptions	Amount (US\$)
1.	Subproject Screening Activities	Conduct field assessment of project areas	
	Socio-economic study	Preparation of the census and socio-economic study of PAPs	
2.	GRM implementation including stakeholder’s consultation	Consultation meetings with PAPs and other stakeholders; awareness raising on the project	
3.	Capacity building measures	Workshop/training for institutions (GOL), NGOs, and stakeholders at all levels	
4.	Preparation of RAP/ARAP	Consultant fee for developing	
5.	Monitoring and Evaluation	Monitoring of the implementation process	
	TOTAL		

10.2 IMPLEMENTATION LINKAGE TO CLAS UNDER AF-REALISE

MYS/LACE/MGCSP shall complete all RAP activities within 36 weeks’ time and prior to the start of construction in each impact corridor/location or no construction should start until RAP is fully implemented and confirmed by post compensation and resettlement assistance payments verification exercise (RAPs audit). If more time is needed to implement RAPs, the matter will be discussed with the task team and PAPs will be duly informed of the task team decision.

Table 9: Tentative RAP Implementation plan from commencement

#	Activities	Before commencement of civil works												
		Jan	Feb	Marc	Apr.	May	Jun.	Jun.	Jul	Aug.	Sept	Oct.	Nov.	Dec.
a.	Complete Socioeconomic studies and census													
b.	Conduct consultation													
c.	Complete valuation and verification													
d.	Agree with PAPs on compensation													
e.	Start and complete entitlement													
f.	Post RAP Compensation Payment Audit													
g.	Start and complete entitlement delivery													
h.	Post RAP Compensation Payment Audit													
i.	Grace period to vacate site													
j.	Site handover to contractor													
k.	Resolve residual issues													
l.	Monitoring RAP													

11.1 MONITORING

Monitoring and Evaluation (M&E) shall constitute key components of the RF/RAP implementation. As such, the MYS/LACE shall take the responsibility to ensure that an M&E system is in place and effectively functioning.

Monitoring will be an integral part of the RAP implementation activities under REALISE and will continue throughout the project period. Regular monitoring will enable the MYS/LACE to assess resettlement implementation progress and challenges, take corrective action where and when necessary to keep the project on course, and to ensure achievement of the stated resettlement objectives stated in ESS5.

Monitoring also encompasses regular consultation with and feedback from PAPs and other stakeholders regarding resettlement implementation progress or the lack thereof. Some techniques for stakeholder engagement and consultation will include one-on-one meetings/interviews, community meetings/group interviews, and focused group discussions.

Key resettlement monitoring indicators shall include the followings (see annex for detailed monitoring indicators):

- a. Number of PAPs relocated/resettled.
- b. Number of vulnerable people assisted; type of supported provided during transitional period.
- c. Type of assistance provided to PAPs.
- d. Number and nature of complaints filed by PAPs; number of complaints amicably resolved; number of complaints unresolved/pending.
- e. Existence and functioning of the GRM; PAPs access to the GRM.
- f. Compensation payment processing and delivery time
- g. Number of PAPs who are better off because of the resettlement assistance; number of PAPs who are worse off because of the project.
- h. Status of resettlement plan implementation

Where possible, data will be disaggregated and reported by gender, youth, people with disabilities and other disadvantaged groups. MYS/LACE is responsible for monitoring RAP(s) implementation. MYS/LACE shall be responsible for incorporating and tracking progresses on these indicators.

Table 10: RAP Monitoring Indicators

No.	Monitoring	Specific indicator	frequency
1	Social and Economic monitoring	On the basis of pre project's baseline survey, provide number of PAPS: i) whose livelihoods have been restored to pre-project level, ii) whose livelihoods have improved beyond pre-project level, iii) whose livelihoods are worse than pre-project level.	Annual
2	Private structures	Provide number of PAPS: i) whose private structures have been restored/constructed to pre-project level, ii) whose private structures made better / improved beyond pre-project level, iii) whose private structures are made worse than pre-project level	Monthly
3	Public Structure	Provide number of PAPS: i) whose private structures have been restored/constructed to pre-project level, ii) whose private structures made better / improved beyond pre-project level, iii) whose private structures are made worse than pre-project level	Monthly
4	Economic Crops	Track progress on: i) number and type of economic crops replanted by affected farmers, ii) number of farmers who have restored their income to pre-project level, iii) number of farmers who have not restored their income to pre-project level, iv) number of farmers whose income has been restored beyond pre-project level, v) number of affected farmers who have changed their livelihoods from farming to other livelihood activities,	Monthly
5	Assistance to Businesses	Track progress on: i) number of affected businesses that have resumed business operation, ii) number of businesses that have restored their net income to pre-project level, iii) number of businesses that have restored their net income beyond pre-project level, iv) number of affected businesses that have not resume operations.	Monthly
6	Vulnerable Groups	Provide number of vulnerable PAPS: i) whose livelihoods have been restored to pre-project level, ii) whose livelihoods have improved beyond pre-project level, iii) whose livelihoods are worse than pre-project level, iv) who have received assistance from the special package, v) who are sick and who benefited from health service in the project area, vi) number of disable friendly facilitates constructed by the project such as access ramp from main road to their living quarters or neighbourhood,	Monthly
7	Tenants	Provide number of affected tenants: i) who have found new rental places, ii) who reported that the rental allowance is inadequate, iii) who showed satisfaction over their new rental places compared to the ones they occupied before the project, iv) number of tenants who have not yet found rental places.	Monthly
8	Grievances and grievance management system	Track grievances and report: i) number of cases at each impact location, ii) the number of cases resolved, iii) number of cases pending, iv) reasons for pending cases, v) frequency of GRMs meetings, vi) description of compliance to GRM procedures	Monthly
9	Post RAP Compensation Payment Audit	On the basis of the census and entitlement matrix, the post RAP compensation payment audit exercise will verify and confirm: i) overall total number of PAPS paid full compensation) total number of private structure owners (PAPS) paid full compensation ; iii) total number of public structures (fences and signboards) paid full compensation iv) total number of economic crops (rubber trees, oil palm trees and sugar	Annually

		cane) paid; v) total number of business owners (loss of income/revenue) paid compensation ; vi) total number of tenants paid three months rental assistance on ; vii) total number of landlords paid three months rental losses viii) total number of vulnerable people paid full special assistance (3 months rental, living and transitional allowances); ix) number of PAPs who are not paid full compensation ; x) compensation cases disputed channeled to GRMs and status of each case; xi) potential and actual residual social risks and proposed mitigation measures.	
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Questionnaire-derived data will be entered into a database for comparative analysis at all stages of the implementation. Each affected individual shall sign compensation forms recording his or her initial situation, all subsequent project use of assets/improvements, and compensation agreed upon and received.

The PMT or implementing agency shall maintain a complete database on every individual impacted by the projects' land use requirements including relocation/resettlement and compensation, land impacts or damages. The PT shall set the indicators to be used during this exercise.

11.2 EVALUATION

The following are the objectives of the evaluation:

- a. General assessment of the compliance of the implementation of the Resettlement Action Plan with general objectives and methods as set out in this document.
- b. Assessment of the compliance of the implementation of the Resettlement Action Plan with laws of Liberia and other regulations and safeguard policies, in particular those of the World Bank.
- c. Assessment of the consultation procedures that took place at a community level, together with the involvement of the Local Traditional Council and the Project Team.
- d. Assessment of fair, adequate and prompt compensation as they have been implemented.
- e. Evaluation of the impact of the compensation on income and standard of living.
- f. Identification of actions as part of the on-going monitoring to improve the positive impact of the projects and mitigate any possible negative impact, if any.

ANNEX 1: OUTLINE OF A RESETTLEMENT ACTION PLAN

Reference: ESS5, annex A.

- a. Description of the sub-project and of its potential land impacts
 1. General description of the project and identification of the project area
 2. Potential impacts. Identification of:
 1. the project component or activities that give rise to resettlement;
 2. the zone of impact of such component or activities;
 3. the alternatives considered to avoid or minimize resettlement; and
 4. the mechanisms established to minimize resettlement, to the extent possible, during project implementation.
- b. Objectives. The main objectives of the resettlement program.
- c. Socio-economic studies and census of affected assets and affected livelihoods. The findings of socio-economic studies and census to be conducted with the involvement of potentially displaced people, include:
 1. The results of a census survey covering current occupants of the affected area to establish a basis for the design of the resettlement program and to exclude subsequent inflows of people from eligibility for compensation and resettlement assistance;
 2. Standard characteristics of displaced households, including a description of production systems, labor, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population;
 3. The magnitude of the expected loss—total or partial—of assets, and the extent of displacement, physical or economic;
 4. Information on vulnerable groups or persons;
 5. Provisions to update information on the displaced people's livelihoods and standards of living at regular intervals so that the latest information is available at the time of their displacement.
 6. Other studies describing the following:
 1. Land tenure and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, non-title-based usufruct systems (including fishing, grazing, or use of forest areas) governed by local recognized land allocation mechanisms, and any issues raised by different tenure systems in the project area;

2. The patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project;
3. Public infrastructure and social services that will be affected; and
4. Social and cultural characteristics of displaced communities, including a description of formal and informal institutions (e.g., community organizations, ritual groups, nongovernmental organizations (NGOs)) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

d. Legal and Institutional Framework.

1. Summary of the information included in this RF
2. Local legal specificities if any
3. Local institutional specificities
 1. Identification of agencies locally responsible for resettlement activities and NGOs that may have a role in project implementation;
 2. Assessment of the institutional capacity of such agencies and NGOs

e. Eligibility and entitlements. Based on the definitions and categorization in this RF (see entitlement matrix), definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cut-off dates.

f. Valuation of and compensation for losses. The methodology to be used in valuing losses to determine their replacement cost; and a description of the proposed types and levels of compensation under local law and such supplementary measures as are necessary to achieve replacement cost for lost assets.

g. Resettlement measures:

1. Description of the packages of compensation and other resettlement measures that will assist each category of eligible displaced persons to achieve the objectives stated in ESS5.
2. Site selection, site preparation, and relocation. Alternative relocation sites considered and explanation to those selected.
3. Legal arrangements for regularizing tenure and transferring titles to resettlers.
4. Housing, infrastructure, and social services.
5. Environmental protection and management.
6. Community participation. Involvement of resettlers and host communities
7. Integration with host populations. Measures to mitigate the impact of resettlement on any host communities

8. Specific assistance measures intended for vulnerable people, to be identified for instance amongst those listed in section 9 of the RF
- h. Grievance procedures. Based on the principle mechanisms described in this RF, description of affordable and accessible procedures for third-party settlement of disputes arising from resettlement; such grievance mechanisms should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms.

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Sample Grievance Form

GRIEVANCE FORM				
Grievance Number		Copies to forward to:		
Name of Recorder		(Original) –Receiver Party		
County/City/Settlement		(Copy) – Responsible Party		
Date				
INFORMATION ABOUT GRIEVANCE				
Define the Grievance				
Name – Surname		Forms of Receipt		
Telephone no		Phone line		
Address				
Village/Settlement		Community Information		
City/Province		Informal		
Signature of Complainant		Other		
DETAILS OF GRIEVANCE				
1. Access to Land and Resources	2. Damage to	3. Damage to infrastructure or community Assets	4. Decrease or Loss of Livelihood	5. Traffic Accident

<ul style="list-style-type: none"> a. Lands b. Fishing Grounds c. Pasture Land d. House e. Commercial site f. Others 	<ul style="list-style-type: none"> a. Land b. house c. livestock d. Means of Livelihoods e) Other 	<ul style="list-style-type: none"> a. Roads/Railway b. Power/Telephone lines c. Water sources, canals and water infrastructure for irrigation and animals d. Drinking water e. Sewage System f. Other 	<ul style="list-style-type: none"> a) Agriculture b) Animal Husbandry <ul style="list-style-type: none"> a. Beekeeping b. Small scale trade c. Other 	<ul style="list-style-type: none"> a. Injury b. Damage to property c. Damage to livestock d) Other
<p>6.Incidents Regarding Expropriation And compensation (specify)</p>	<p>7. Resettlement Process (Specify)</p>	<p>8.Employment and Recruitment (Specify)</p>	<p>9. Construction Camp and Community Relations</p>	<p>10. Other (Specify)</p>
			<ul style="list-style-type: none"> a)Nuisance from dust <ul style="list-style-type: none"> a. Nuisance from noise b. Vibration due to explosion c. Misconduct of the project personal/worker e) Complaint follow-up f) Other 	

ANNEX 4: MAJOR TREE CROPS AND PRICE PER TREE BY MATURITY



Republic of Liberia
MINISTRY OF AGRICULTURE
 P.O. BOX 10-9010
 1000 MONROVIA 10, LIBERIA



PRICE FOR ECONOMIC CROPS DAMAGED DURING DEVELOPMENT PROJECTS
August 20, 2012

Price Analysis

No.	CROP	UNIT	Price per Unit of Crop In Production (100%)	Price per Unit of Immature Crop (50% of crop In Production)	Price per Unit of Crop out of Production (25% of crop In Production)
1	Rubber	Tree	97.92	48.96	24.48
2	Cocoa	Tree	6.02	3.01	1.51
3	Coffee	Tree	7.45	3.73	1.86
4	Grape fruit	Tree	42.00	21.00	10.50
5	Lime	Tree	56.00	28.00	14.00
6	Orange	Tree	84.00	42.00	21.00
7	Lemon	Tree	42.00	21.00	10.50
8	Tangerine	Tree	56.00	28.00	14.00
9	Mango	Tree	112.00	56.00	28.00
10	Kola	Tree	84.00	42.00	21.00
11	Avocado	Tree	68.00	34.00	17.00
12	Bread fruit/Nuts	Tree	54.05	27.03	13.51
13	Oil Palm	Tree	16.90	8.45	4.23
14	Plantain/Banana	Tree	1.69	0.85	0.42
15	Pineapple	Head	1.01	0.51	0.25
16	Pawpaw	Tree	15.15	7.58	3.79
17	Roots & Tubers (cassava, eddoes, potatoes, yam, etc)	Stand/Hill	1.01	0.51	0.25
18	Sugar Cane	Stand	0.54	0.27	0.14
19	Sour Sap	Tree	15.15	7.58	3.79
20	Guava	Tree	10.14	5.07	2.54
21	Golden Plum	Tree	20.27	10.14	5.07
22	Vegetables-Fruity (pepper, bitter ball, egg plant, okra)	Stand/Tree	5.40	2.70	1.35
23	Vegetables-leafy (collard greens)	Stand/Hill	6.76	3.38	1.69
24	Vegetables-leafy (cabbage, lettuce, mustard, etc)	Head	0.68	0.34	0.17
25	Corn	Stand/Tree	0.41	0.21	0.10
26	Cotton	Tree	10.00	5.00	2.50

Signed: *Florence A. Chenoweth*
 Dr. Florence A. Chenoweth
 MINISTER

ANNEX 5: VALUATION AND COMPENSATION OF BUILDINGS AND STRUCTURES



**Republic of Liberia
Ministry of Public Works
Lynch Street
Monrovia, Liberia**

MINISTRY OF PUBLIC WORKS APPROVED PRICE LIST FOR AFFECTED PROPERTIES FOR DEVELOPMENT PROJECTS

No.	Structure Type	Main Outer Wall	Main Roofing Material	Main Window Material	Main Floor Material	Ceiling Type	Door Type	Cost Range (per sq. ft.)
1	Residential/ Commercial	Concrete/ Storey Build.	Decra/Onduline/ Aluminum/ 28- gauge channeled zinc/ concrete	Aluminum Framed/glass	Porcelain tiles/ marble	plywood	panel/ steel	\$30.00 - \$40.00
2	Residential/ Commercial	Concrete Wall	Decra/Onduline/ Aluminum/ 28- gauge channeled zinc/ concrete	Aluminum Framed/glass	cerami c/Te rrazo/ Vinyl tiles	plywood	panel/ steel	\$20.00 - \$30.00
3	Residential/ Commercial	Concrete Wall	Metal Sheet/zinc	Jalousie Window/ Wood/ Decorative Blocks	Concrete/ Terrazo/ vinyl tiles	plywood/ mat	plywood / Panel	\$20.00 - \$25.00
4	Residential/ Commercial	Dirt Brick & Concrete	Metal Sheet/zinc	Jalousie Window/ Wood/ Decorative Blocks	Concrete/ Terrazo / Vinyl tiles	plywood	Wood/ plywood	\$10.00 - \$12.00
5	Residential/ Commercial	Dirt Brick Unplastered	Metal Sheet/zinc	Wood/ Decorative Blocks	Concrete	plywood/ mat	Wood/ plywood	\$6.00 - \$8.00
6	Residential/ Commercial	Dubbed Mud	Metal Sheet/zinc	Wood/ Zinc	Mud/Concret e	None/mat	Wood/ plywood	\$5.00 - \$7.00
7	Residential/ Commercial	Dubbed Mud	Thatch	Wood/ Zinc	Mud/Concret e	None/mat	Wood/ plywood	\$4.00 - \$5.00
8	Residential/ Commercial	Wooden	Zinc	Wood/Zinc	Wood	None/Mat	Wood/ plywood	\$2.50 - \$3.50
9	Residential/ Commercial	Zinc Framing						\$8.00 - \$10.00
10	Foundation/ slab							\$5.00-15.00
11	Concrete Fence/B. Wire							\$10.00 - \$12.00
12	Concrete Fence only							\$7.50 - \$10.00
13	Hand pump							\$3600.00 - \$4000.00
14	Well with culverts							\$1,500.00
15	Well without culverts							\$540.00
16	Grave/ Concrete							\$900.00
17	Grave/ Earth							\$500.00

18	Grave/ Tiles		\$1,500.0
19	Grave with shelter		\$1,800.0
20	Retaining wall		\$3.50 - \$5.0
21	Pavement		\$3.5
22	Monument without engraving		\$500.0
23	Monument engraving		\$350.0
24	Shed	Channeled zinc roof, Ceramic Tile floor with sides close with concrete block	\$5.0
		Channeled zinc roof, concrete floor with sides closes with concrete block	\$3.5
		Channeled zinc roof, concrete floor with sides closes with wood	\$3.0
		Channeled zinc roof, concrete, or laterite floor with open sides	\$2.5
		Thatch roof, concrete, or laterite floor with open sides	\$2.0
25	Warehouse	Reinforced concrete framed structure, usually with cast roof and concrete floor	\$35.00 - \$40.0
		Mud bricks structure with zinc roof, steel trusses and concrete floor	\$10.00 - \$12.0
		Concrete blocks structure with zinc roof, steel trusses and concrete floor	\$20.00 - \$25.0
		Concrete foundation with prefab structures and roof or zinc.	\$10.0

ANNEX 6: REAL ESTATE VALUATION GUIDELINE, LIBERIA REVENUE AUTHORITY

Land Valuation Average Market Value for Tax Determination Intelligence)		(Based on Market	Land Tax Calculation as the Stated Rate of 7% on the Asset Value	
	Location/Description	Average minimum Value on Vacant Land	Tax per Year in (U.S.D.)	Tax per Year in (L.D. @ 105.00)
Central Monrovia				
			2%	120.00
Class A	Along the Broad Street and Mamba Point, Capitol Hill	50,000.00	1,000.00	120,000.00
Class B	Along the Carey, Ashmun and Benson Streets	30,000.00	600.00	72,000.00
Class C	Other Parts of Central Monrovia not in Class A & B	20,000.00	400.00	48,000.00
Sinkor (Ocean View)				
Class A	First Blocks South of the Tubman Boulevard, Warner and Payne Avenue	40,000.00	800.00	96,000.00
Class B	Second Blocks South of the Tubman Boulevard, excluding Payne Avenue	25,000.00	500.00	60,000.00
Class C	Third Blocks and Beach Front South of the Tubman Boulevard	15,000.00	300.00	36,000.00
Sinkor (North of Tubman Boulevard to Russell Avenue)				
Class A	First Blocks along Tubman Boulevard, Warner	40,000.00	800.00	96,000.00
Class C	Lots between First Lots North of Tubman Boulevard and Rusell Avenue	20,000.00	400.00	48,000.00
Class D	First Lots along Rusell Avenue	10,000.00	200.00	24,000.00
Other Parts of Sinkor not mentioned above (Saye Town, Jallah Town, ICA Camp, Plunkor, Fiamah, Pyne People, Fish Market)				
Class E	Front Lots	5,000.00	100.00	12,000.00
Class F	Back Lots	3,000.00	60.00	7,200.00

Class G	Swamp Lots	2,000.00	40.00	4,800.00
Congo Town (Old Road)				
Class E	Lots Along the Tubman Boulevard	5,000.00	100.00	12,000.00
Class F	Other Front Lots	3,000.00	60.00	7,200.00
Class G	Back Lots	2,000.00	40.00	4,800.00
Class H	Swamp Lots	1,500.00	30.00	3,600.00
Paynesville, Gardnesville, Bardnesville, & New Georgia				
Class G	Lots Along the Main Paved Street such as Somalia Drive	2,000.00	40.00	4,800.00
Class H	Other Front Lots	1,500.00	30.00	3,600.00
Class I	Back Lots	1,000.00	20.00	2,400.00
Class L	Swamp Lots	500.00	10.00	1,200.00
Brewerville, Virginia, Cardwell, & Johnsonville				
Class H	Lots Along the Main Paved Street	1,500.00	30.00	3,600.00
Class I	Other Front Lots	1,000.00	20.00	2,400.00
Class J	Back Lots	800.00	16.00	1,920.00
Class M	Swamp Lots	400.00	8.00	960.00
Bushrod Island (Via Town to St. Paul Bridge)				
Class D	Lots Along the Main Paved Street (U.N. Drive)	10,000.00	200.00	24,000.00
Class E	Other Front Lots	5,000.00	100.00	12,000.00

Class G	Back Lots	2,000.00	40.00	4,800.00
Class I	Swamp Lots	1,000.00	20.00	2,400.00
Upper Montserrado (Lousiana Arthington, Todee, Careysburg, Bensonville, etc.)				
Class K	Lots Along the Main Paved Street	600.00	12.00	1,440.00
Class L	Other Front Lots	500.00	10.00	1,200.00
Class N	Back Lots	350.00	7.00	840.00
Class O	Swamp Lots	200.00	4.00	480.00
Outside Montserrado County (Margibi, Grand Bassa, Nimba, & Maryland)				
Class O	Administrative Centers	200.00	4.00	480.00
Class Q	Other Major Cities and Economic Zones	100.00	2.00	240.00
Class S	Towns and Urbanized Villages	50.00	1.00	120.00
Outside Montserrado County (Cape Mount, Bomi, & Grand Gedeh)				
Class P	Administrative Centers	150.00	3.00	360.00
Class Q	Other Major Cities and Economic Zones	100.00	2.00	240.00
Class S	Towns and Urbanized Villages	50.00	1.00	120.00
Outside Montserrado County (Sinoe, Rivercess, Kru, Gbarpolu, & Gee)				
Class Q	Administrative Centers	100.00	2.00	240.00
Class R	Other Major Cities and Economic Zones	75.00	1.50	180.00
Class S	Towns and Urbanized Villages	50.00	1.00	120.00

Undeveloped Farmland above Five (5) Acres				
Class I-1	Paynesville, Gardnesville, Bardnesville, & New Georgia	1,000.00	100.00	12,000.00
Class L-1	Brewerville, Virginia, Cardwell, & Johnsonville	500.00	50.00	6,000.00
Class Q-1	Upper Montserrado	100.00	10.00	1,200.00
Class S-2	Urban Areas outside Montserrado County	30.00	3.00	360.00
Developed Farmland above Five (5) Acres				
Class G-1	Paynesville, Gardnesville, Bardnesville, & New Georgia	2,000.00	100.00	12,000.00
Class I-2	Brewerville, Virginia, Cardwell, & Johnsonville	1,200.00	60.00	7,200.00
Class O-1	Upper Montserrado	200.00	10.00	1,200.00
Class S-1	Urban Areas outside Montserrado County	50.00	2.50	300.00

Proposed Survey of All Communities

a. **Name of Investigator:** _____ **DATE** _____

b. **Name and Status of Respondent:**
 (Specify if village chief, or family head or opinion leader or officials or other)

c. **Description of the locality**

Name of the locality :/Area GPS coordinates:

- a. Type of locality (hamlet, village, community):
- b. Corresponding Community and County:

4. Basic information on the locality/Area -

Population:

- a. Ethnic groups:
- b. Economic activities:
- c. Land use description of the corridor:

(Specify the kind of lands located on the corridor of the line according to appropriate indicators, development site, and plots of lands) - Land tenure description on the corridor:

(Specify if community lands/private lands, owners/tenants, or any other to be specified) Number of houses and/or farms located on the corridor.

Name of families whose houses and/or farms are located on the line route:

1	
2	
3	
4	

Is land available for resettlement of affected houses and/or farms in the village?

5. Economic Data

a. Type of crops grown along the line route:

--	--	--	--

--	--	--	--

Estimates of annual agricultural income by type of crops (specify area in acres):

Crop	Area (acres)	Income (\$)	Crop	Area (acres)	Income(\$)

- b. Average cost of crop land (specify are in acres)
- c. Average cost of land plot (development site) (specify area in acres)
- d. Average costs of economic trees which can be located on the corridor

Tree Type	Cost per tree (\$)	Tree Type	Cost per tree (\$)	Tree Type	Cost per tree (\$)

(Detail costs according to type of trees: palm tree, mango tree, etc.

6. Cultural Data

- a. Name of traditional authority
Description of traditional authority structure (e.g. Does the community have a paramount/divisional chief? Describe highest position in relation to traditional area.
- b. Main religious groups (*Estimate population of each group*)

7. Do you have any comments, questions or specific details to add?

Reference No.....

a. Name of respondent

Address

.....

b. Next of Kin.....

c. What is to be compensated? **Property/Farmland**

d. Property/Farmland (GPS Recording)

e. Chiefdom/County.....

f. Ward/Council.....

g. What is the Gender of the respondent? **Male/Female**

h. What is the age respondent (please tick one box only)?

		1.	and below	46 - 55	
		2.	- 25	56 - 65	
26 -		35		66 and above	
			36 - 45		

i. What is the respondent's Ethnic group?

j. What is the respondent's religion?

k. How many dependents does the respondent have?

- l. What is the respondent's occupation/employment?

- m. What health problems in this chiefdom/town/village?

- n. Are there any sites/shrines/objects on the proposed right of way which are of specific historical reference to the chiefdom/town/village? **YES/NO**
 If so, what are they?
 What specific historical events do they represent?.....

- o. Do you have any sites/objects that you consider very attractive for tourist attraction on the RoW? **YES/NO**
 What are the sites?.....
 What makes them attractive?.....

- p. Who owns the land in this town/village?.....

- q. Do you own this area of land? **YES/NO**
 If no, who owns this piece of land?.....
 If you own the land, do you have tenant farmers? **YES/NO**

- r. What is the tenure arrangements (for tenant farmers and land owners)?.....

- s. What crops are grown on the land? Please state the approximate percentage of the main types of crops.

Cash Crops..... %
Food crop (for sale).....%
Food crop (for own consumption).....%
Cash crops (dominant).....%
Cash crops (small quantities).....%
Food crops.....

- t. Do you practice animal husbandry, please list the animals?.....

- u. Is farming your only source of income? **YES/NO**
 What other sources of income do you have?.....

v. What positive expectations do you think the project will bring? Please also state reasons.

BENEFIT	REASON

w. Has part of the land in your chiefdom/town/village been used for similar projects?

YES/NO

What project/organization?.....

What problems did you have with the organization?.....

How did the project benefit the chiefdom/town/village?.....

.....

x. How will compensation monies for this area be divided between you and your family and /or the land owner (as relevant)?.....

.....

.....

y. Do you have a preference for the compensation money to be divided between the tenant and landowner, if so please write the names and percentages?

YES/NO

..... %

..... %

..... %

..... %

..... %

The Project Management Team of YOP held Stakeholder consultations from November 10, and 14, 2022 intended to inform policy makers about upcoming-REALISE and solicited relevant information that would aid successful implementation.

Date **November 10, 2022**

Venue **SKD Sport Complex, Paynesville**

STAKEHOLDER TYPE
Line ministries and agencies of government

Minutes

The meeting held at SKD fulfils a requirement that obligates the PMT to solicit the views of stakeholders relative to the expansion of the REALISE project through additional financing (AF). The focus of the meeting centered on activities under the proposed AF as well as the associated socio-economic and environmental impacts that these activities might have on the environment.

Despite their enormous daily engagements, stakeholders from diverse ministries and agencies were available to meet with the team and provide the needed cooperation to aid the design of the AF. The consultation brought together various stakeholders including the Deputy Minister for Administration at Public Works, Assistant Minister Aid Management Unit, Ministry of Finance and Development Planning, Program Manager, Ministry of Agriculture, etc.

The meeting commenced at about 10:30am with self-introduction and an overview of the project activities was provided by Minister D. Zeogar Wilson, Minister of Youth and Sports. Following the opening discussions, Mr. Jesse H. Bengu, project coordinator, presented the current state of the parent project and emphasized the rationale for AF. He however provided a summary of the new components to be added, the anticipated geographic coverage (scope), as well as the potential E&S risks associated with these activities. The new ministries/agencies to be added to the list of the project steering committee members were also disclosed. Ensuing his briefing, many of the participants appreciated the PMT for convening such a consultative meeting and expressed the significance of holding these meetings.

Like many other consultations of this kind, the PMT had an opened engagement with the participating stakeholders and welcome the views of everyone in attendance. Finally, the team solicited questions, recommendations, and other issues of concern from the stakeholders. While there were some positive responses, a major concern was expressed about the PMT’s plan for waste management during the implementation of the labor-intensive public works (LIPW) and community Livelihood and agriculture support (CLAS) components.

In view of the above, the stakeholders in a separate statement voiced out their concerns with respect to many socio-economic and environmental issues which are ways in which the project might impact the targeted beneficiary counties. Below are some comments made by the stakeholders:

- Develop a robust strategy for waste management during project implementation
- Community based enterprises (CBEs) could be a game changer during project implementation. Supporting CBEs as project beneficiaries could enhance support to vulnerable households while promoting good waste management practice during project rollout.
- As a means of sustainability, support implementing entities to improve their websites for project information dissemination instead of developing a standalone website that might not be managed after the project faces out.

These were paramount amount several issues highlighted by the stakeholders. At the conclusion of the meeting, Min. Wilson thanked the participants and promise that their recommendations will form part of the project design.

Picture 1: Pictures from Project Steering Committee Engagement Meeting



Date **November 14, 2022**

Venue **Boulevard Palace, Monrovia**

**STAKEHOLDER Youth Sector Steering Committee (line ministries, agencies, NGOs and CSO
TYPE**

Minutes

The meeting held at Boulevard Palace was a continuation of the stakeholder’s consultation for additional financing (AF). The focus of the meeting centered on activities under the proposed AF as well as the associated socio-economic and environmental impacts that these activities might have on the environment.

The meeting brought together civil society actors, disable organizations, youth groups and key government stakeholders to discuss the implementation status of the parent project and the urgency for additional financing given the many economic challenges confronting the informal sector in Liberia.

The meeting commenced at about 11:00am with self-introduction and an overview of the project activities was provided by Minister D. Zeogar Wilson, Minister of Youth and Sports. Following the opening discussions, Mr. Jesse H. Bengu, project coordinator, delivered a PowerPoint presentation of the state of the parent project and emphasized the rationale for AF. He however provided a summary of the new activities to be financed as well as the potential E&S risks associated with these activities. The new ministries/agencies to be added to the list of the project steering committee members were also disclosed. Ensuing his briefing, many of the participants shared their experiences on ongoing project implementation at their various institutions, highlighting lessons learnt and progress to date.

Like many other consultations of this kind, the PMT had an opened engagement with the participating stakeholders and welcome the views of everyone in attendance. Finally, the team solicited questions, recommendations, and other issues of concern from the stakeholders. While there were some positive responses, a major concern was expressed about the inclusion of people with disability and vulnerable groups as beneficiaries during project implementation.

In view of the above, the stakeholders in a separate statement voiced out their concerns with respect to many socio-economic and environmental issues which are ways in which the project might impact the targeted beneficiary counties. Below are some comments made by the stakeholders:

- Ensure the inclusion of people with disability and vulnerable groups as beneficiaries during project implementation

- Childcare should be given priority as a means of supporting women's participation in project activities
- Develop a robust monitoring strategy to limit the risk of political interference as the country moves towards national elections in 2023
- Promote climate change adaptation by supporting climate smart agricultural activities

These were paramount amount several issues highlighted by the stakeholders. At the conclusion of the meeting, Min. Wilson thanked the participants and promise that their recommendations will form part of the project design.

Picture 2: Pictures from the Youth Sector Committee Engagement Meeting

