



**Liberia: Rural Economic Transformation
Project (P175263)**

Tappita – Toe Town Road (40Km)

Lot -1

Updated Resettlement Action Plan (RAP)

June 10, 2025

Final Report (V1)



Executive Summary

A. Project Background and Description

The Government of Liberia through the funding from the World Bank is implementing the Rural Economic Transformation Project (RETRAP). The project development objective is to improve productivity and market access for smallholder farmers and agri-enterprises for selected value chains in project-participating counties. The Project seeks to increase the income of rural poor households through sustainable agricultural livelihood enhancements and improved rural access and agricultural marketing infrastructure services. As its focus, the project will support the value chains of cassava, rubber, poultry, piggery, and vegetables. The project will be implemented in 10 of the 15 counties over a period of eight years. The project consists of four main components as follows:

- **Component 1:** Improving the Enabling Environment for Agribusiness Development (IDA US\$ 6 million).
- **Component 2:** Enhancing Competitiveness and Market Access through Productive Alliances (IDA US\$ 16.5 million).
- **Component 3:** Agro-Marketing and Road Infrastructure Investments (IDA US\$ 31.5 million). With **Subcomponent 3.1**, that will support the rehabilitation of a 40km road section of the 112km Tappita-Zwedru Road.
- **Component 4:** Project coordination and Management and Contingency Emergency Response (IDA US\$5 million).

According to a conceptual design carried out, the proposed design includes a full upgrade of the road to a two-lane carriageway with bituminous surfacing within the existing right-of-way (RoW) of 150ft (75ft on both sides from the center of the existing road in a rural area) and 100ft (50ft on both sides from the center of the existing road in an urban area) with possible limited realignments to improve geometric characteristics.

The proposed road rehabilitation works will adversely affect assets found within the RoW, as well as persons living and conducting livelihood activities therein. To minimize and mitigate the potential adverse impacts of the civil works activities necessitate the preparation of this Resettlement Action Plan (RAP).

The RAP sets out the procedures and the actions to be undertaken by the Government of Liberia to properly resettle and compensate project affected persons (PAPs). It includes a project implementation schedule, eligibility criteria for PAPs, a legal and institutional framework, an asset valuation methodology, entitlements and eligibility, unit rates, participation and consultation outcomes, overall cost estimates for RAP implementation and funding arrangements, grievance redress mechanisms, monitoring and evaluation, and implementation arrangements, along with detailed annexes.

A.1. The Main Objective of the Resettlement Action Plan

The main objective of this RAP is to identify persons and or communities to be affected by the subcomponent 3.1 activities, compensate them for their losses, and assist them to restore their livelihoods to pre-project level or better. It aims to provide compensation and resettlement assistance to PAPs so that they can improve their income-earning capacity, production levels, and standards of living. As per the entitlement matrix, all persons affected by the project are entitled to compensation and resettlement assistance based on the eligibility classification commensurate to their losses stated in paragraph 10 of the ESS5.

A.2. Justification for RAP Update

The need to update this Resettlement Action Plan (RAP) arises from various factors that ensure the plan remains relevant and effective in addressing the needs of affected communities. The original version of this RAP was prepared and approved by the Bank in 2021, but due to its long stay of not being implemented, an update and verification process was opted for in December of 2024. As RAP implementation delayed, changes occurred in PAP's livelihood activities, new structures emerged, migration took place, and other local conditions that can significantly impact the resettlement process, especially the budgetary allocation, emerged. This subchapter outlines the key reasons for updating the RAP, emphasizing the importance of adapting to new realities while maintaining transparency and community engagement. The primary reason for updating this RAP Report is to mitigate the adverse effects on local populations within the project scope.

A.3. Scope of Project Impacts on Affected Assets and Population

This RAP has been prepared for the proposed 40 km road upgrading works under subcomponent 3.1 and outlines the resettlement principles and procedures for identifying resettlement needs. The Infrastructure Implementation Unit of the Ministry of Public Works (IIU/MPW) in collaboration with the RETRAP/MoA will adopt and implement the procedures for resettlement and potential loss of structures, economic crops, businesses, and livelihoods activities in compliance with the Liberian Legal/Institutional Frameworks and the requirements of ESS5 of the World Bank Environmental and Social Framework.

B. Socio-Economic Baseline Conditions of Project Affected Persons (PAPs)

A socioeconomic survey was conducted from February 6-10, 2021, leading to the preparation of this RAP. However, the implementation of the RAP was delayed, and therefore an update was conducted from December 6-17, 2024, to identify and update to capture the current compensation categories, livelihood conditions, and sociocultural characteristics of the population that will be affected by subcomponent 3.1 civil works activities. The project area is largely rural and comprises 4 main towns, 24 small towns, and 3 villages. The 2024 update has identified a total of an additional 69 project affected persons (PAPs) in the categories of private structure, public structure, grave, economic tree crop (farm), tenant, and small business owners without structure that increased the original RAP of 334 PAPs to 403 PAPs within the project impact zone and will be adversely affected by subcomponent 3.1 civil works.

Out of the 403 PAPs, 272 are private structure owners, 10 are grave owners, 12 are public structure owners, 8 are economic tree crop/farm owners, 17 are small business owners without structure, 84 are tenants are to be affected by the civil works activities. There are 46 vulnerable persons identified under this RAP that are inclusive of the 403 PAPs.

Each affected household has access to basic facilities and utilities such as improved drinking water, primary and secondary schools, basic healthcare (hospital (in Tappita) and clinics (Gbolordeala and Toe Town)), and religious and recreational facilities are located in the project area. These facilities are not within the RoW and will not be impacted by the RAP. In addition, most of the large settlements have access to electricity. It is also important to note that at least 138 light poles were identified to be within the project RoW during the RAP update.

The Project affected population is generally illiterate (71%), with only 29% having primary and secondary education as per their responses to the survey questionnaire. The census result indicates that the main

source of income is subsistence agriculture (56%), followed by small businesses (38%) with 3% employed and 3% unemployed.

A total of 330 privately owned structures will be affected by the subproject activities, of which 59% are situated in Gbolordeala (59 structures), Poker Town (29 structures), and Toe Town (114 structures), while the remaining 41% of these are in the other 3 towns and 25 villages. Ninety-six percent (96%) of the private structures will be fully affected, and the remaining 4% will be partially affected. See Table 9.4.

A total of eleven (11) graves will be impacted. The compensation amount for these graves is intended to cover the full replacement cost for tomb, the relocation cost, and cost for family and traditional rituals/ceremonies. The graves are to be removed individually because it was not identified in a cemetery.

A total of 13 publicly owned facilities will be affected by the project. Public structures to be impacted include wells, hand pumps, market stalls, and community-meeting halls. Portions of eight (8) rubber farms owned by 8 persons (7 males and 1 female) will be affected by the road rehabilitation works. A total of 874 economic trees (rubber) from the eight farms along the road corridor between Tappita and Toe Town will be affected. A total of 17 formal and informal small businesses belonging to 17 PAPs (8 males and 9 females) that are not structure owners were identified along the Tappita-Toe Town Road corridor that will be affected. A total of 46 PAPs within the project area are considered vulnerable people. The group of vulnerable PAPs considered under the RAP includes: i) elderly above age 65, ii) physically disabled, iii) sick, and iv) female household heads. The project will also impact a total of 84 tenants. See Table A.1 below.

Table A. 1: RETRAP 40km - RAP Project Beneficiaries

No .	Categories	Original PAPs	Update PAPs	Total No. of PAPs	Original Properties	Update Properties	Total No. of Properties
1	Property Owners						
1.1	Private Structures Including Landlords and Business Income Losses	209	63	272	255	75	330
1.2	Graves	8	2	10	9	2	11
1.3	Public Structures	8	4	12	9	4	13
1.4	Economic Tree Crops (Farms)	8	0	8	8	0	8
	Sub Total	233	69	302	281	81	362
2.0	Income/Livelihood Losses						
2.1	Business Income Loss (Non-Structure Owners Only)	17	0	17	17	0	17
2.2	Rental Income Loss (Tenant)	84	0	84	86	0	86
	Sub Total	101	0	101	103	0	103
	Grand Total	334	71	403	384	81	465
3	Vulnerable Persons*	44	2	46	60	3	63
There is a total of 46 vulnerable persons/individuals who own or are associated with a total of 63 structures. This further indicates that 10 out of the 46 vulnerable persons/individuals own more than one structure, i.e., 7 owning 14 structures, 1 owning 3 structures, and 2 owning 10 structures. See Annexes A7 and A7.1 analysis sheet.							

C. Legal and Institutional Framework

The preparation of this Resettlement Action Plan (RAP) was carried out within the context and requirements of the relevant national regulatory and institutional framework and the ESS5 of the World Bank Environmental and Social Framework (ESF). The Liberian legal/institutional framework within which this RAP has been prepared includes the 1986 Constitution, land acts and policies, environmental management law, zoning regulations, etc., and the roles and responsibilities of the relevant institutions and agencies for its implementation.

The World Bank social policies and standards, particularly ESS5 of the Environmental and Social Framework, have been considered for the development and implementation of this RAP. Where there are disparities or gaps between the Liberian legal framework and the requirements of ESS5, the Government has committed itself to complying with the standards and policies deemed more stringent and will enhance the resettlement and livelihood restoration assistance to project affected persons or households.

D. Entitlements and Eligibility

All assets and persons found within the project impact zone (the RoW) at the cut-off date (February 5, 2021), which has been revised to December 15, 2024, and who will be impacted by the road rehabilitation works are eligible and entitled to compensation and resettlement assistance to enable them to at least restore their affected assets and livelihoods to pre-project levels, or better. The combination of compensation measures and resettlement assistance offered to them has been determined based on the nature of the lost assets and the magnitude of the Project's impact as well as the social and economic vulnerability of the project affected persons. The compensation packages had been designed to reflect full replacement costs for all losses (economic tree crops, structures, graves, businesses, and incomes).

Prior to the Cut-Off Date of February 5, 2021, and the revised Cut-Off Date of December 15, 2024, public notices and announcements were aired through community radio stations, announcing the Government's intention to undertake a census of potential assets to be affected by the subproject in the project-affected area.

E. Valuation and Compensation for Losses

The asset valuation exercise, valuation methods, and rates used to value the various categories of assets to be affected by the subcomponent 3.1 civil works activities (e.g., tree crops and structures) were determined using the Full Replacement Costs approach. This approach does not consider depreciation of the existing asset but the cost of the replacement structure or asset, including transportation and transaction costs, based on prevailing costs of materials on the local market. Given the magnitude of the impacts on affected persons, the valuation methods used will yield compensation amounts that will enable PAPs to better improve their standards of living or at least restore them to pre-project levels.

F. Stakeholders Consultation

The IIU/MPW conducted the first series and second series of public consultations from February 10-11, 2021, and from December 6-17, 2024, respectively. A total of 432 people, including PAPs, local authorities, women's groups, and other stakeholders from the affected communities, participated in the consultation. Participants received information about the project, resettlement processes/procedures, mitigation measures including compensation and special assistance packages, eligibility and entitlement, the project timeline (especially for subcomponent 3.1), and the importance and role of the Grievance Redress Mechanisms. Participants expressed their support for the road rehabilitation works, as well as sharing

their concerns and suggestions regarding compensation for affected assets and the project implementation timeline. Stakeholder consultations and information disclosure will be carried out throughout the road rehabilitation period to keep all parties abreast of project implementation progress and challenges.

G. RAP Budget

The overall RAP compensation and implementation budget is estimated at One million one hundred eighty-four thousand eight hundred and one United States Dollars and fifty-six cents (US\$ 1,184,801.56) to be financed from the project proceeds. This amount includes the compensation to be paid for affected private structures including landlords and business income losses is US\$ 813,808.26; the compensation to be paid for affected graves is US\$ 13,657.29; the compensation to be paid for affected public structures is US\$ 39,415.97; the compensation for Economic crops/farms is US\$ 28,123.83; the compensation for three months of business income loss to non-structure owners is US\$ 8,108.79; the compensation for loss of rental income is US\$ 5,160.00; and the compensation to vulnerable persons is US\$ 18,900.00.

In addition, the amount allocated to support PAPs reimbursement for obtaining proof of ownership documents and attestation is US\$ 18,100.00. Provision for RAP implementation support activities is US\$ \$239,527.41, which includes allocations for Social Safeguards Training and Sensitization (targeting IIU/MPW and RETRAP/MoA staff, members of the Grievance Redress Committees, relevant local authorities, etc.), RAP Implementation, GRM activities, RAP Implementation Audit, and Contingency.

H. Grievance Redress Mechanisms

The Grievance Redress Mechanism (GRM) has been established to apply to all subcomponent 3.1 road rehabilitation activities that will be financed by the Project. Potential GRM includes issues related to asset valuation, resettlement compensation and assistance, environmental, and other social issues that will arise during project implementation.

The Grievance Redress Committees, comprising representatives of project-affected persons (PAPs), have been set up at the community level to make it easy for PAPs to access without incurring additional costs through long-distance travel. Because of its proximity to PAPs, it is expected that most of the grievances/complaints that may be filed will be handled and resolved at the community level. Procedures for receiving, registering, reporting, and resolving complaints at each of the three levels are clearly laid out in the chapter on the Grievance Redress Mechanism.

There will be a specific GRM established to handle only GBV-related cases. If the GRC receives a case of gender-based violence, including sexual exploitation and abuse (SEA) and sexual harassment (SH), or child labor related to the project, the complaint will only be recorded after securing the full consent of the complainant. The GBV-Focal Person or the Social Safeguards Specialist shall make follow-ups until the case is resolved and closed.

I. Monitoring and Evaluation

IIU/MPW shall take responsibility to ensure that effective M&E systems are maintained throughout the project period. Regular monitoring will enable the IIU/MPW and RETRAP/MoA to assess resettlement implementation progress and challenges, take corrective actions where and when necessary to ensure that the RAP is implemented as planned, and ensure achievement of the stated resettlement objectives.

The evaluation will also assess to establish whether the compensation payment and other resettlement activities have been carried out in compliance with the Liberian legal and institutional framework and the requirements of ESS5 of the World Bank Environmental and Social Framework. The IIU/MPW and RETRAP/MoA will produce monitoring and evaluation reports at regular intervals and share them with the project stakeholders.

J. Arrangement for Adaptive Management.

The RAP implementation activities under subcomponent 3.1, like activities under the other components of the Project, will take place in uncertain and changing socioeconomic and physical environments and circumstances. Uncertain and changing circumstances within the project landscape and the wider socioeconomic environment prior to and during the implementation of the RAP are likely to have serious implications for the attainment of the stated objectives of this RAP. Measures have therefore been put in place in the chapter on Arrangement for Adaptive Management to adapt the RAP implementation in response to unanticipated and changing conditions and circumstances. These measures include rigorous and regular monitoring of implementation activities, provision in the contingency budget to address price inflation and legacy issues, and well-functioning Grievance Redress Mechanisms that will proactively handle and address complaints/grievances before such grievances lead to problems that would disrupt implementation activities.

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Definitions

Key Terms	Meanings
Adaptive management	is a systematic approach to decision-making that emphasizes learning and flexibility in managing changes and unforeseen circumstances, making arrangements for embracing change, implementing, monitoring, and reporting environmental and social issues or risks associated with projects.
Allowance	Cash paid to defray resettlement related expenses other than losses of immovable assets. For example, tenants can be provided with a cash <i>allowance</i> to support their effort to secure alternative housing. A moving <i>allowance</i> can be paid to people who have to relocate as a result of Project land acquisition. An <i>allowance</i> is distinguished from compensation, which reimburses the loss of an immovable asset or land.
Asset	Any property owned by a person, group of persons or an institution/ agency.
Assistance	Additional support provided to Project Affected Persons (PAPs) under specific conditions who are losing assets (particularly productive assets), incomes, employment or sources of living, to supplement the compensation payment for acquired assets to achieve, at a minimum, the full restoration of living standards and quality of life.
Census	Means a field survey carried out to identify and determine the number of persons and assets affected by the project activities or displaced to leave land for civil works. The census provides basic information needed to determine the appropriate resettlement option including compensation.
Children	Under Liberian law, specifically the Children's Law of 2011, a child is defined as "any person below the age of 18 years". This definition aligns with international standards, such as those outlined in the Convention on the Rights of the Child, which similarly defines a child as any individual under the age of eighteen, unless national laws specify an earlier age of majority.
Community	A group of individuals broader than the household, who identify themselves as a common unit due to recognized social, religious, economic or traditional government ties, or through a shared locality.
Compensation	Payment in cash or in kind for loss of land, or other assets given to a displaced person in exchange for the acquisition of land. It also includes all compensation paid for loss of assets, infrastructure, livelihood and income.
Cost of disturbance	The reasonable expenses incidental to any necessary change of residence or place of business by any person having a right or interest in the land. This can either be determined and paid separately or factored into the valuation rate to be applied.
Cut-Off Date	In this RAP context, the cut-off date refers to the specific date established by the RAP Team, which is also the end day of the census. This date is used to determine eligibility for compensation and assistance related to land acquisition or project impacts.
Disadvantaged or vulnerable	Refers to those who may be more likely to be adversely affected by the project impacts and/or more limited than others in their ability to take advantage of a project's benefits. Such an individual/group is also more likely to be excluded from/unable to participate fully in the mainstream consultation process and as such may require specific measures and/or assistance to do so. This will take into account considerations relating to age, including the elderly and minors, and including in circumstances where they may be separated from their family, the community or other individuals upon which they depend.
Economic displacement	Loss of assets (including land) or access to assets that leads to loss of income sources or means of livelihood as a result of project-related land acquisition or restriction of access to natural resources. People or enterprises may be economically displaced with or without experiencing physical displacement located in the project area.
Eligibility	The criteria for qualification to receive benefits under a resettlement program.
Entitlement	The benefits set out in the resettlement instrument (RPF, RAP), including financial compensation; the right to participate in livelihood restoration programs; housing, house sites and service provision; and, transport and other short-term assistance required to resettle or relocate
Female Headed Household	A household where a female is the principal earning member of the family.

Full Replacement cost	The method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs associated with asset replacement. In applying this method of valuation, depreciation of structures and assets are not be taken into account.
Grievance Procedures	The processes established under law, local regulations, or administrative decision to enable property owners and other affected and/or displaced persons to redress issues related to acquisition, compensation, or other aspects of resettlement.
Head of the Household	The eldest member of core family in the household, for the purpose of the project.
Household	A group of persons living together who share the same cooking and eating facilities, and form a basic socio-economic and decision-making unit. One or more households often occupy a homestead.
Income restoration	Livelihoods restoration refers to that compensation for PAPs who suffers loss of income sources or means of livelihoods to restore their income and living standards to the pre-displacement levels.
Inventory of Loss (IOL)	The process of tally, location, measurement and identification of replacement cost of all fixed assets that will be recovered or adversely affected by, or because of, the project. These include, (without limitation or being in an exhaustive list) lands used for residence, business, agriculture, ponds, dwelling, stalls and shops; other structures such as fences, tombs, and wells; trees with commercial value; and sources of income and livelihood. It also includes assessing the severity of the impacts on the PAPs affected land, property, assets livelihood and productive capacity.
Involuntary resettlement	Resettlement is involuntary when it occurs without the informed consent of the displaced persons or if they give their consent without having the power to refuse resettlement.
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 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.
Livelihood	Refers to the full range of means that individuals, families, and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade, and bartering.
Physical displacement	A loss of residential structures and related non-residential structures and physical assets because such structures/assets are in the project area.
Private property owners	Persons who have legal title to structures, land or other assets and are accordingly entitled to compensation under the Land Act. In the case of a joint title deed, the replacement land or cash compensation will give to the joint holders who will be treated as a unit.
Project-Affected Person	Any person who, as a result of the project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.
Relocation	A process through which physically displaced individuals or households or communities are provided with a one-time lump sum compensation payment for their existing residential structures and move from the Project Area.
Resettlement	A process through which physically displaced persons are provided with replacement plots and residential structures at a designated site. Resettlement includes initiatives to restore and improve the living standards of those being resettled.
Resettlement Action Plan (RAP)	A resettlement instrument to prepare when the location(s) of civil works are identified. RAPs contain specific and binding provisions to resettle and/or compensate the affected persons before implementation of the activities. Resettlement Action Plan outlines how resettlement will be managed to fulfil the objectives of WB ESF -ESS5.
Resettlement Assistance	Support provided to people who are physically displaced by a project. This may include transportation, food, shelter, and social services that are provided to affected people during their resettlement. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a

	new locale, such as moving expenses and lost workdays.
Resettlement Policy Framework (RPF)	Where a project or sub-project is not defined to such a level that a final footprint is available and or detailed data are missing, an RPF defines the principles with which any Resettlement Action Plan will accord and outlines the expected impacts and compensation, physical relocation and livelihood restoration programs.
Squatter	Squatters are landless households squatting within the public/private land for residential and business purposes.
Stakeholder	All Persons or groups, affected by the project directly or indirectly and/or with interests in the project and who may be able to influence its outcome either positively or negatively.
Universal access	It means unimpeded access for people of all ages and abilities in different situations and under various circumstances.

Acronyms and Abbreviations

Initial	Meaning
EPA	Environmental Protection Agency
ESIA	Environmental & Social Impact Assessment
ESMF	Environmental and Social Management Framework
ESS	Environmental and Social Standard
Ft	Feet
GBV	Gender-Based Violence
GM	Grievance Mechanism
GoL	Government of Liberia
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
IDA	International Development Association
IIU	Infrastructure Implementation Unit
KM	Kilometer
LLC	Liberia Land Commission
LRA	Liberia Revenue Authority
M	Meter
MIA	Ministry of Internal Affairs (MIA)
MOA	Ministry of Agriculture
MOFDP	Ministry of Finance and Development Planning
MME	Ministry of Mines and Energy
MPW	Ministry of Public Works
NGO	Nongovernmental Organization
OPRC	Output and Performance-based Road Contract
PAPs	Project Affected Persons
PDOs	Project Development Objectives
PFMU	Project Financial Management Unit
PIU	Project Implementation Unit
PPA	Project Preparation Advance
RAP	Resettlement Action Plan
RETRAP	Rural Economic Transformation Project
RMMU	Road Maintenance Management Unit
RoW	Right-of-Way
RPF	Resettlement Policy Framework
SEA	Sexual Exploitation and Abuse
SECRAMP	South Eastern Corridor Road Asset Management Project
SEP	Stakeholder Engagement Plan
SGBV	Sexual and Gender-Based Violence
SIDA	Swedish International Development Cooperation Agency
TOR	Terms of Reference

CHAPTER 1: INTRODUCTION

1.1: Background

The Government of Liberia, through the Ministry of Agriculture, has sought funding from the World Bank towards the implementation of the Rural Economic Transformation Project (RETRAP). The Project seeks to increase the income of rural poor households through sustainable agricultural and livelihood enhancements and improved rural access and agricultural marketing infrastructure services. As its focus, the project will support the value chains of cassava, rubber, poultry, piggery and vegetables. The project will be implemented in 10 of the 15 counties over a period of eight years from 2021 to 2029. The Project Development Objective is to improve agricultural productivity and access to markets for selected value chains in the project targeted areas.

Agriculture is the mainstay of the Liberian economy, upon which over 70 percent of the population depend for their livelihood and income. Agriculture is a major contributor to the country's GDP and is one of the key pillars in the Government's five-year development plan – the Pro Poor Agenda for Prosperity and Development. Nonetheless, the development of a productive, viable, and sustainable agriculture sector has been greatly constrained, among other factors, by poor road infrastructure. Farmers' ability to access valuable markets and improved inputs to increase production is limited by the poor quality of the country's network of roads. During the May–September rainy season, movement from rural areas is significantly restrained due to heavy rainfall, especially in lowland swamp areas. As a result, smallholders tend to sell produce in local markets where prices are relatively lower. Despite the government's current initiative to rehabilitate main roadways and some key feeder roads in productive areas, more work is needed to improve road and bridge infrastructure in remote rural areas.

This Project addresses important challenges for developing agri-food value chains in Liberia, including improving rural access and agricultural marketing through upgrading of roads, constructing short-span critical cross-drainage structures, and improving agro-logistics centers. The project subcomponent 3.1: Roads will complement the planned road works financed as part of the South Eastern Corridor Road Asset Management Project (SECRAMP, P149279), under which a total of 100km length of road between Ganta and Tappita is to be rehabilitated. The Project will support the rehabilitation of a 40km section of the 112km Tappita-Zwedru Road, commencing at the edge of Tappita in Nimba County and traversing through and terminating at approximately 4km beyond Toe Town in Gbarzon District, Grand Gedeh County. According to a conceptual design carried out, the proposed design includes rehabilitation of the road to a two-lane carriageway with bituminous surfacing along the existing right-of-way of 150ft (75ft on both sides from the center of the existing road in a rural area) and 100ft (50ft on both sides from the center of the existing road in an urban area) with possible realignments in certain sections to improve geometric characteristics. Once rehabilitated to a bituminous standard, it is expected that the road will play a significant role in enhancing market access for farmers, businesses, traders, agro-processors, and transport service providers. This will constitute an essential part of an enabling environment that will contribute to unlocking the agricultural production potential of the southeastern region.

While the road is expected to unlock the development potential of the region, implementing subcomponent 3.1 will involve road upgrading activities including: i) site clearing/grubbing, ii) earthworks, iii) drainage works, and iv) road pavement activities. These civil work activities are expected to adversely

impact private and public structures, economic crops, businesses, tenants, and vulnerable groups whose livelihood activities are situated within the right-of-way (RoW) of the 40km road section.

Other social risks include potential legacy issues (marked structures that have not been paid for but which have collapsed) related to impacts of previous road rehabilitation activities on Project Affected People (PAP) and communities along the proposed road corridor to be rehabilitated. The project is prepared under the World Bank Environmental and Social Framework (ESF). The potential adverse social impacts of the project required the preparation of this RAP, and ESS5: Land Acquisition, Restriction on Land Use, and Involuntary Resettlement is deemed applicable to the project. The project development objective is to improve productivity and market access for smallholder farmers and agri-enterprises for selected value chains in project participating counties. The project has four main components as follows:

- **Component 1: Improving The Enabling Environment for Agribusiness Development (IDA US\$6million):** This component seeks to improve the enabling environment for agribusiness development in Liberia through (i) building the capacity of public agribusiness services to deliver quality services to private investors, including smallholder farmers; (ii) enhancing value chain coordination and public-private dialogue; and (iii) supporting agricultural research and development (R&D) and extension. It has two subcomponents.
- **Component 2: Enhancing Competitiveness and Market Access through Productive Alliances (IDA US\$16.5 million):** The objective is to support smallholders and commercially oriented farmers to improve their capacity to operate competitively in selected value chains and establish a more reliable link with buyers.
- **Component 3: Agro-Marketing and Road Infrastructure Investments (IDA US\$31.5 million):** This component seeks to improve access to markets through the rehabilitation of existing roads, construction of short-span critical cross-drainage structures, and modernization of selected agri-markets. The component is designed to improve infrastructure along a major corridor to unlock productivity in the agricultural sector and provide logistics support to the private sector. The component is linked and in support of a bigger national road transportation agenda of Government of Liberia, aimed at reducing transportation costs, improve communications, and increase the commercial viability of agriculture.
- **Subcomponent 3.1** Roads will support the rehabilitation of a 40km section of the 112km Tappita-Zwedru Road, commencing at the edge of Tappita in Nimba County and traversing through and terminating at approximately 4km beyond Toe Town in Gbarzon District, Grand Gedeh County.
- **Component 4. Project coordination and Management and Contingency Emergency Response (IDA US\$5 million):** The aim of this component is twofold: (i) establishing appropriate coordination, Monitoring and Evaluation (M&E), and communication regarding Project implementation; and (ii) ensuring that GoL is better equipped to respond to crises and emergencies. It has two subcomponents namely, Sub-Component 4.1: Project Coordination and Management (IDA US\$5 million) and Sub-Component 4.2: Contingency Emergency Response Component – CERC (IDA: US\$0.0 million).

1.2: Justification for the preparation of a RAP

The implementation of a particular component has the potential to generate environmental and social risks and impacts. In particular, the execution of the 40km road will result in physical and economic displacement along the right of way (ROW). An initial screening revealed that more than 200 individuals and households living in the right of way of the project corridor will be displaced physically and economically for which a resettlement action plan is required to mitigate the adverse impact of the displacement through compensation and resettlement support among others.

The National Environmental and Social Impact Assessment (ESIA) Regulations of Liberia, established in 2017 under the Environmental Protection and Management Law (EPML), 2003, and the ESS5 recognize that project-related land acquisition and involuntary resettlement can have adverse impacts on individuals, households, and communities. Physical and economic displacement arising from land acquisition and/or restrictions on land use, if unmitigated, may give rise to severe economic, social, and environmental risks; entire production systems may be dismantled; and affected persons will face impoverishment if the resources or sources of income upon which they depend are lost.

This RAP is prepared to ensure that compensation and resettlement assistance to Project Affected Persons are provided in accordance with the requirements of the ESS5 to address losses arising from involuntary physical and economic displacement arising from the project implementation. The RAP implementation will ensure that impacts are adequately mitigated through compensation to the extent that standards of living of project affected persons are made higher or at least restored to pre-project levels. The mitigation measures, actions, and procedures laid out in the RAP, when properly implemented, will also ensure that project implementation activities are not disrupted through unresolved PAP grievances. The cost of such disruption and delays in the project implementation would probably be much higher, and this would include claims from contractors, damaged equipment, and facilities, or closing the entire project operation.

1.3: Aim and Objectives of the RAP

The overall objective of the Resettlement Action Plan (RAP) is to identify the adverse impacts associated with the subcomponent 3.1 activities (road rehabilitation) and to put in place measures and actions to be taken to mitigate the adverse impacts on project affected persons (PAPs), ensuring that their standards of living are better, or at least restored to pre-project levels. The specific objectives of the RAP are as follows:

- To establish eligibility criteria and an entitlement framework.
- To identify and estimate the number of Project Affected Persons and estimate the total compensation costs and mechanisms for effective delivery.
- To provide compensation to eligible PAPs for losses at replacement costs.
- To improve living conditions for vulnerable persons/groups who will be physically and economically displaced through the provision of adequate resettlement assistance and support.
- To ensure that resettlement activities are planned and implemented with appropriate disclosures and through meaningful consultation with and the informed participation of project affected persons.
- To identify institutional responsibilities before and during project implementation.

- To establish mechanisms for handling and resolving project related complaints/grievances involving PAPs and project affected communities; and
- To establish a clear timeline for the resettlement activities, ensuring that all actions are completed in a timely manner.

This RAP will provide information on inter alia:

- The main RAP Objectives and Methodology.
- Findings of the Socio-Economic Baseline Assessment.
- Findings of an analysis of the Policy, legal and Regulatory Framework.
- Stakeholder Consultations.
- Entitlement and Eligibility and Cut-Off Date.
- The Valuation Methodology.
- Inventory of affected assets/structures in the project area.
- Findings of Census of Project Affected Persons (PAPs).
- Analysis of Impacts and Income Restoration Measures for Vulnerable Persons/PAPs; Compensation and Resettlement Assistance to be provided.
- Grievance Redress Mechanism.
- Budget and Financing Arrangement.
- Procedure for Delivering of Entitlements.
- Institutional arrangement for RAP Implementation.
- Arrangements for RAP Monitoring and Evaluation; and
- Implementation Schedule covering all resettlement activities.

1.4: Justification for the RAP Update

As noted, a RAP was prepared in 2021 to mitigate the risks and impacts associated with the rehabilitation of the 40km road including payment of compensation and resettlement support to the project affected parties (PAPs) and restoring livelihoods to at least pre-project levels. However, the RAP was not implemented for about four (4) years. The delay in the implementation of the RAP justifies the need to update it to ensure the plan remains relevant and to potential changes that might have occurred during the four-year period. Three to four years is long enough for changes in livelihoods as well as the social and economic activities within the project area of influence to take place and need to be captured through the update. For instance, new structures have emerged, migration took place, people have set up small businesses, inflation might have also affected the value of estimated compensation figures.

SECRAMP left behind some issues, One Thousand Six Hundred and Fifty-Three (1,653) petty traders were displaced and yet resettlement support was not provided. This has become a legacy issue that must be addressed through payment of resettlement support, reimbursement of documents processing fees, and disturbances to some shelters. The updated RAP assesses and makes budgetary provision to address these legacy issues.

Updating the RAP is essential for adapting to changes in project design, legal frameworks, stakeholder feedback, and monitoring results. By recognizing these factors and incorporating them into a revised plan, project implementers can enhance the effectiveness of resettlement efforts while ensuring that affected communities receive the support, they need to rebuild their lives successfully.

Changes in the social and economic activities within the project area of influence might have taken place and will need to be captured through the update. Table 1 shows the RETRAP 40km RAP Project Beneficiaries.

Table 1: RETRAP 40km - RAP Project Beneficiaries

No .	Categories	Original PAPs	Update PAPs	Total No. of PAPs	Original Properties	Update Properties	Total No. of Properties
1	Property Owners						
1.1	Private Structures Including Landlords and Business Income Losses	209	65	272	255	75	330
1.2	Graves	8	2	10	9	2	11
1.3	Public Structures	8	4	12	9	4	13
1.4	Economic Tree Crops (Farms)	8	0	8	8	0	8
	Sub Total	233	71	302	281	81	362
2.0	Income/Livelihood Losses						
2.1	Business Income Loss (Non-Structure Owners Only)	17	0	17	17	0	17
2.2	Rental Income Loss (Tenant)	84	0	84	86	0	86
	Sub Total	101	0	101	103	0	103
	Grand Total	334	71	403	384	81	465
3	Vulnerable Persons*	44	2	46	60	3	63
There is a total of 46 vulnerable persons/individuals who own or are associated with a total of 63 structures. This further indicates that 10 out of the 46 vulnerable persons/individuals own more than one structure, i.e., 7 owning 14 structures, 1 owning 3 structures, and 2 owning 10 structures. See Annexes A7 and A7.1 analysis sheet.							

1.5: Methodology for the Updated RAP

The approaches and methodology adopted in the preparation and updating of this RAP document include the following:

1.5.1: Initial Update Meeting

The initial project meeting was held involving the GoL and the World Bank Team, at which time the socioeconomic survey questionnaire was developed. This was followed by field-level consultations with PAPs and relevant agencies. In addition, prior to the verification and updating exercise, the IIU/MPW and RETRAP/MoA designated team met and reviewed the existing RAP-related document and data collection instruments.

1.5.2: Literature Review

A number of project relevant documents were reviewed to prepare the original RAP. The documents reviewed include the following:

- RETRAP Concept Note
- RETRAP Project Appraisal Document
- Draft RETRAP Stakeholder Engagement Plan

- Draft RETRAP Environmental and Social Management Framework
- RETRAP Request for Project Preparation Advances
- Draft RETRAP Resettlement Policy Framework
- Draft ESIA/ESMP prepared for the proposed 40Km road section
- World Bank Environmental and Social Framework
- Approved SECRAMP RAP for Ganta to Tappita Road Section (100km)
- Liberia Household Income and Expenditure Survey 2016
- 1986 - Constitution of the Republic of Liberia and other relevant national laws
- Liberia Demographic and Health Survey 2019/20

1.5.3: Census Questionnaire

A structured questionnaire was used to collect socio-economic information on the affected people. The PAP census data obtained include:

- Characteristics of the Project Affected Persons (PAPs).
- Information on vulnerable groups or persons for whom special provisions may have to be made.
- Project Affected Household organization.
- Inventory of Affected Assets (structures and tree crops).
- Public or community infrastructure, property, or services that may be affected.
- Patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project; and
- Social and cultural characteristics of displaced communities, including a description of formal and Informal institutions (e.g., community organizations, ritual groups, NGOs) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

1.5.4: PIU Engagement and Training of Enumerators

During the first round of the census, the IIU engaged 12 enumerators (5 males and 7 females) who were trained on the usage of the designed RAP survey instruments, which include data collection using the socioeconomic survey form, inventory and measurement of affected properties using tape measurement, and photo taking, in adherence to COVID-19 prevention.

The enumerators were engaged from communities along the road corridor due to their familiarity with the area, customs, and other social norms, as well as providing temporary employment to the youths of the area. As part of the quality assurance measures, the minimum educational qualification of the enumerators was first-year-level college education. Colleges in Nimba County nominated students who met the stated requirement and forwarded their names to the MPW Resident Engineer for interview. Following the interview, the resident engineer forwarded the names of the 12 successful students to IIU/MPW and MoA teams for training and deployment.

During the second round of the census, the RAP verification and updating process included staff emanating from IIU/MPW and RETRAP/MoA. The staff worked together in updating the socioeconomic survey form and went into the field to complete the data collection process on additional impacted properties within the right of way of the existing road.

1.5.5: Consultation with Communities and Stakeholders

The consultations with communities were carried out through town hall meetings, focus group discussions, and key informant interviews, all of which created an opportunity to convey project information to community stakeholders, including the project benefits and adverse impacts and the measures to be taken to mitigate the impacts.

The consultations also provided an opportunity for PAPs and affected communities to voice their concerns and views, which were documented and included in the preparation of this RAP.

Additional approaches carried out included:

- Administration of an updated structured questionnaire to collect socioeconomic information on newly identified PAPs and Project Affected Households (PAH);
- Physical marking and valuation of affected assets, during which cost-related information on the affected assets was collected;
- Photographing of affected assets to show their entire dimensions; and
- Secondary information related to population and other demographic data were collected at the district level to give a broader demographic and socioeconomic profile of the project-affected districts (Tappita District in Nimba County and Gbarzon District in Grand Gedeh County).

CHAPTER 2: DESCRIPTION OF THE PROJECT AREA ENVIRONMENT AND SOCIAL BASELINE

2.1: Description of the project Counties

The agriculture component of RETRAP will be implemented in 10 out of the 15 counties in Liberia, covering Group 1: Bong, Sinoe, Lofa, Grand Bassa, Bomi, Grand Cape Mount, Margibi, Montserrado, and Nimba, which offer a comparative advantage for the production of cassava; (ii) Group 2: Nimba, Bong, Margibi, Maryland, Grand Bassa, and Grand Cape Mount, with advantages for rubber production; and Group 3: Grand Cape Mount, Bomi, Montserrado, Bong, Grand Bassa, Nimba, and Margibi for poultry/piggery production. The Project would give priority to counties where farmer organizations already exist and where there are market opportunities (processing factories, close to urban areas, border outlets, etc.) before moving to counties without any existing farmer organizations. However, this RAP applies only to the rehabilitation of the 40km road section from Tappita to Toe Town.

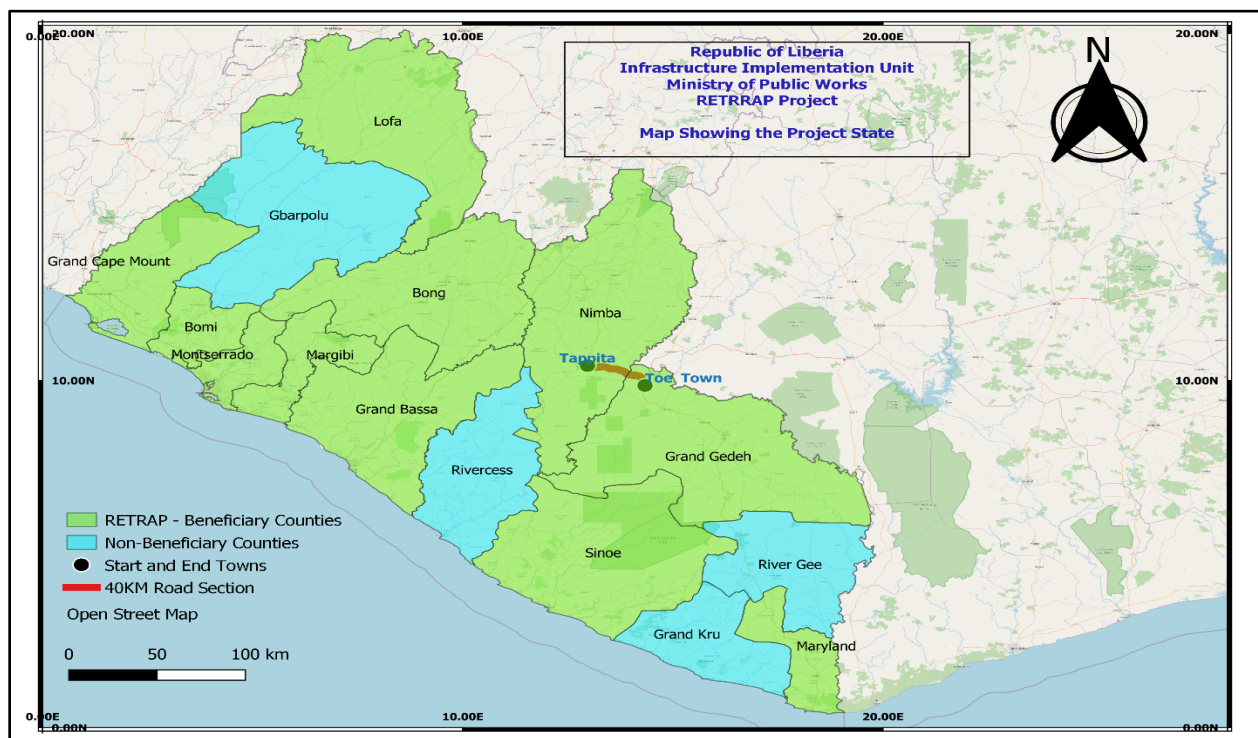


Figure 2. 1: Map of Liberia showing the locations of the beneficiary Counties

2.2: Income Levels

The local economy is mainly based on subsistence agriculture and small businesses (individual or family businesses) such as trading in dry goods, used clothing, and staples like cassava, palm oil, and vegetables. The socio-economic survey questionnaire did not include specific questions on income level for affected households, only for businesses with regard to revenue, profit, and operating expenses. However, based on the predominant economic activities of the area, the majority are subsistence farmers and small business owners of low-income status.



2.4: Demographic characteristics of the Project Area

The project transverse through 2 counties (Nimba and Grand Gedeh) which is characterized by diverse ethnic compositions and play vital roles in Liberia's cultural and demographic landscape. Both counties have significant rural populations engaged primarily in agriculture. They differ significantly in terms of their dominant ethnic groups and their household structures show male dominance across both regions.

2.4.1: Nimba County

Nimba County is situated in northeastern Liberia, Nimba County shares borders with Côte d'Ivoire to the east and Guinea to the northwest. It covers an area of approximately 11,551 square kilometers, it is the largest of 15 counties in Liberia. As of the 2022 Census, Nimba County has a population of 621,841, making it the second most populous county in Liberia. The county is predominantly inhabited by the Dan (also known as Gio) and Mano ethnic groups. The Dan people primarily reside near the Côte d'Ivoire border, while the Mano are found closer to the Guinea border. Other minority groups include the Krahn, Gbi, Doru, Kpelle, and Bassa. Sanniquellie serves as the capital city, and Ganta is the most populous city in the county.

2.4.2: Grand Gedeh County

Grand Gedeh County is located in southeastern Liberia, Grand Gedeh County is bordered by Nimba County to the west, Sinoe County to the southwest, River Gee County to the southeast, and Côte d'Ivoire to the north. It encompasses an area of about 10,484 square kilometers. According to the 2022 Census, the county has a population of 216,692, ranking it as the seventh most populous county in Liberia. Grand Gedeh is predominantly inhabited by the Krahn ethnic group. The county also hosts significant Muslim and Ivorian communities. Zwedru is the capital and largest city of Grand Gedeh County.

2.5: Economic and livelihood activities and Existing Land Use in the Project Area

Both counties balance agricultural development, forestry conservation, and mining activities, reflecting their diverse natural endowments and contributing to Liberia's overall economic landscape. Nimba County's economy is driven by agriculture (shifting cultivation), mining (iron ore), and forestry. Generally, Grand Gedeh often relies heavily on subsistence farming.

2.6: Social and Economic Infrastructure, among others.

Nimba and Grand Gedeh counties in Liberia have distinct social and economic infrastructures that reflect their unique histories, resources, and development trajectories. The Tappita-Zwedru proposed road rehabilitation project aims to enhance connectivity between Nimba and Grand Gedeh counties.

2.6.1: Nimba County

The county's healthcare infrastructure includes facilities such as the George Way Harley Hospital in Sanniquellie and Jackson F. Doe in Tappita serving as the county referral hospitals. Additionally, the Methodist Church operates a private hospital in Ganta, and the Saclepea Comprehensive Health Center is jointly managed by the Government of Liberia and Africare.

The county hosts several educational institutions, ranging from primary to tertiary levels. The presence of schools and vocational training centers contributes to the educational development of the region. Efforts to improve access to reliable electricity have been part of broader initiatives to stimulate economic growth in Liberia. Projects like the Millennium Challenge Corporation's Liberia Compact have focused on

enhancing electricity infrastructure, which indirectly benefits counties like Nimba. The county has benefited from a network of roads connecting major towns and facilitating trade and movement.

2.6.2: Grand Gedeh County

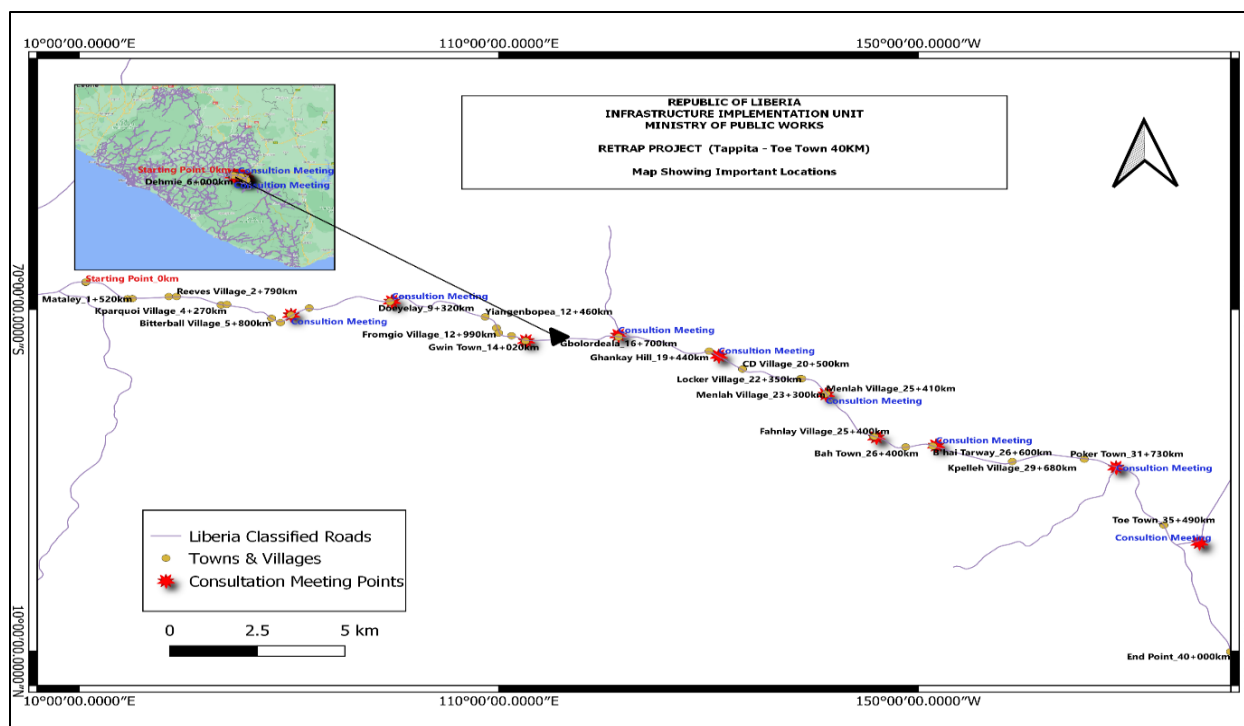
Access to quality healthcare in Grand Gedeh is limited. The county has several health facilities, but challenges persist in terms of infrastructure, medical supplies, and personnel. Educational infrastructure in Grand Gedeh includes primary and secondary schools. However, there is a need for improvements in facilities, teacher training, and educational resources to enhance learning outcomes. The county's transportation infrastructure faces challenges, particularly concerning road conditions. The Tappita-Zwedru highway, for instance, has been highlighted as needing pavement to improve connectivity and economic activities.

2.6.3: General Description of the Project Area

The planned road works under subcomponent 3.1 lie between Tappita and Toe Town, starting at coordinates -8.838287/6.495888 and ending at coordinates -8.54504108/6.37377674. This 40km road runs through two counties, namely, Nimba (Tappita District) and Grand Gedeh (Gbarzon District).

The existing road generally traverses rolling terrain and sharp curves in some places. The condition of road drainage is generally poor. The condition of the road surface is bad, especially during rainy seasons, impeding movement of traffic for long periods of time. Some sharp curves also require improvements. Widening in narrow sections is required in several parts along the corridor. The proposed width of this road section is within the 45.72meters (150ft) or 30.48meters (100ft) of the existing RoW and includes drainage. The proposed upgrading activities include rehabilitation, widening of road width from 6.5m to 10.5m within the existing 150ft (75ft on both sides from the center of the existing road in a rural area) and 100ft (50ft on both sides from the center of the existing road in an urban area), filling embankment to achieve road gradient, sub-base and base overlaying prior to bituminous wearing course, rehabilitation extension, and construction of side drains and cross drainages.

Key settlements through which the project road passes include Gborlodeala, Poker Town, and Toe Town, with the three towns combined accounting for 59% of the total 354 private and public structures to be affected by the project.



Map Source: RMMU/IIU/MPW

Figure 3. 1: Map showing the Project Route

The proposed road rehabilitation is a critical link in the transportation network. The road is to complement the ongoing feeder roads improvement by SIDA to achieve a greater level of accessibility. The selection of the project road (which is part of the primary road network) was based on several factors:

- a) Firstly, rehabilitation of the selected road segment supports the ongoing attempts by the Government to improve the southeastern corridor to an all-weather standard. This road is critical to the effective transportation of agricultural goods. Currently, the road condition is poor and frequently impassable to transit during the rainy season. Over the years, repeated grading has lowered critical sections to below the original ground level. This has created an entrenched cycle of “ponding” on the carriageway, resulting in significant rutting under truck loads and further deterioration of the road. In the absence of improved backbone infrastructure, the main bottlenecks to improved transportation will persist, with inordinately longer travel times leading to increased post-harvest losses.
- b) Secondly, there are government programs supported by donors that are investing in improvements in the feeder roads. As of now, Swedish International Development Cooperation Agency (SIDA) is supporting 499km of feeder roads in the project area, connecting small-scale farmers to a functioning road network. The selection of this road segment enhances the efforts by the government to improve the feeder road network to help meet service delivery requirements and will benefit inputs, i.e., the exchange of knowledge for sustainable operations and management through close collaboration with the donors who are already supporting the feeder roads.

- c) Thirdly, the road contributes significantly to market accessibility, in spite of its relatively short length. The Bank has financed the rehabilitation of the 253km Monrovia-Guinea Border Road, which is one of the important transport links leading to the port of Monrovia. The planned improvements to the Ganta - Zwedru corridor will increase the mileage of the key transport infrastructure that provides the backbone for effective transportation.

The Project will support the rehabilitation of a 40km section of the 112km long Tappita - Zwedru road.¹ According to a conceptual design carried out, the proposed design includes a rehabilitation of the road to a two-lane carriageway with bituminous surfacing along the existing right-of-way, with a 20-year design life. Once rehabilitated, it is expected that the road will play a key role in improving market access for farmers, businesses, traders, agro-processors, and transport service companies and unlocking the agricultural potential of the entire southeastern region.

Figures 3.2 and 3.3 show the typical cross sections of the road design in urban areas and rural areas, respectively. The cross-sections consist of 3.75m lanes and 1.5m paved shoulders. In towns/villages it will be modified with the addition of 1.5m-wide block-paved pedestrian walkways on both sides of the road with parallel concrete side drains wherever possible.

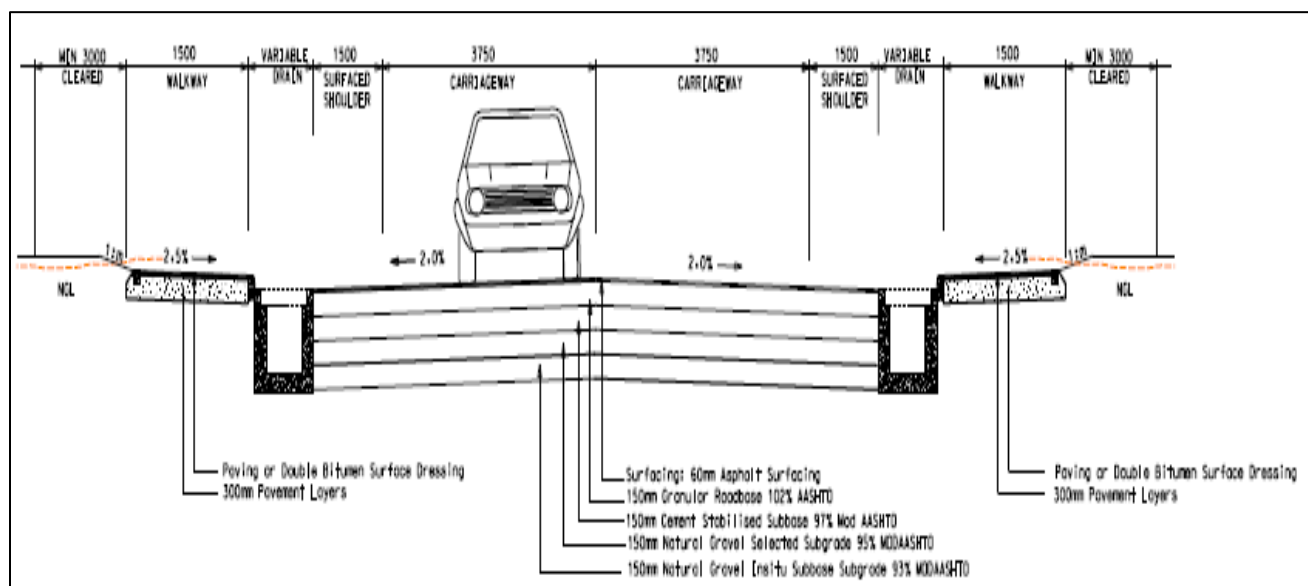


Figure 3. 2: Typical cross-section in urban areas

¹ Currently, the Ganta -Tappita stretch, almost halfway to Zwedru, is under financing from GoL, the World Bank, and Liberia Reconstruction Trust Fund (LRTF) sources (Ganta-Saglepie, 39km financed by GOL, and Saglepie-Tappita, 61km financed by WB/LRTF) under the South Eastern Corridor Road Asset Management Project (SECRAMP). The AfDB is also financing the paving of the stretch from Harper to the Ivorian Border in the south. A gap of about 85km is still under discussion for financing by donors in the next round of allocations.

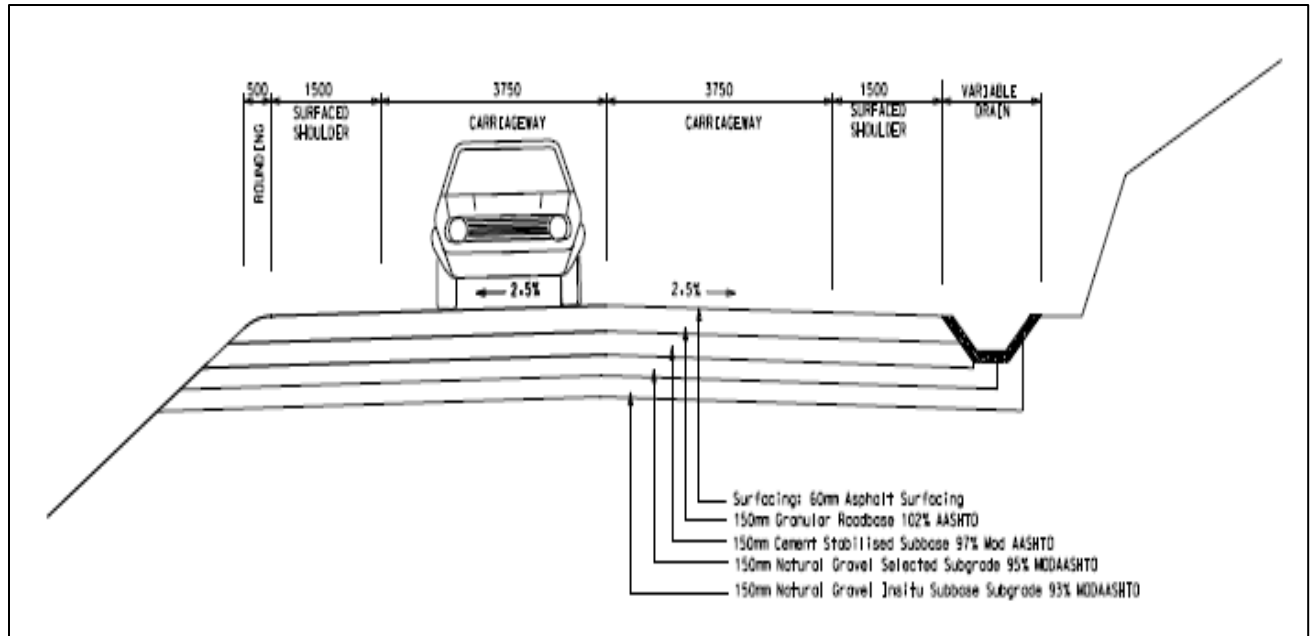


Figure 3. 3: Typical cross-section in rural areas

CHAPTER 4: 40 KMS TAPPITA-TOE TOWN ROAD PROJECT POTENTIAL IMPACTS

This chapter provides details on project activities that give rise to involuntary physical and economic displacement, the zone of impact, the scope and scale of impacts on structures and other fixed assets, design alternatives considered to avoid or minimize displacement, and mechanisms established to minimize displacement, to the extent possible, during project implementation.

4.1: Project Sub-Component 3.1

The construction of the 40km road will involve specific activities such as Earth excavation, Haulage of materials, Block laying, Woodworks, Steel bending, Concrete works, Drilling, etc.; and the main equipment to be used are Concrete mixer; Excavator/backhoe; Tipper truck; Water storage tanks; Light duty vehicles, etc.

These activities will adversely impact private and public structures, economic tree crops, businesses, livelihoods/incomes, and communities along the 40km road section.

4.2: Zone of Impact

Subcomponent 3.1 activities will affect twenty-four (24) locations in Tappita District in Nimba and seven (7) locations in Gbarzon District in Grand Gedeh, with 59% of all structures to be impacted located in three towns: namely, Gbolordeala in Nimba; Pokor and Toe Towns in Grand Gedeh. There are 3 urban locations along the road corridor, namely, Tappita, Gbolordeala, and Toe Town, that are impacted by the 100ft RoW, while the remaining 23 locations in the rural area are impacted by the 150ft RoW.

4.3: Impacts of Project

4.3.1: Positive Social Impacts of the Project

Subcomponent 3.1 of the Project is expected to have several positive impacts during construction and operation phases, and these are:

- Creation of temporary jobs for Liberians, including youth, women, and other categories of the population in the two counties during construction. Approximately 750 workers are expected to be employed during the 3-year rehabilitation phase. Industry norms suggest 15-25 workers per km for large-scale road projects. For 40km, this equals 600–1,000 workers, making 750 a reasonable estimate.
- In addition, the SECRAAMP Project, which forms a boundary with the RETRAP project, has a range of 300–500 contractor workers, 15–20 consultant workers, 100-plus GRM committee members, GBV-NGO, and other subcontractor staff who are benefitting from the project as well.
- Reduction in travel time and vehicle operating costs during the operation phase.
- Creation of income-generating activities with greater movement of people and goods along the proposed road corridor.
- There will be improvement in the local economy through increased circulation of money from construction workers and vendors supplying goods and services.
- Improved market access for farmers, businesses, agro-processors, transport service providers, road users, and enhanced access to social and other vital services.
- Increased sales through enhanced local and cross-border traffic.
- Improved access to social services, including health and educational facilities along the road corridor.

4.3.2: Negative Social Impacts

The execution of the sub-project is expected to have several adverse social impacts that include:

- Loss of private and public structures – 354 (59%) most of which are situated in three towns within the road right-of-way limits (Gbolordeala in Nimba; Pokor and Toe Town in Grand Gedeh Counties).
- Loss of economic trees.
- Destruction of community graves.
- Loss of local people's livelihoods/businesses.
- Influx of Workers.
- Economic Disparities.
- Impact on vulnerable persons; and
- Loss of rental income.
- Risks of SEA/SH.

4.4: Mechanism to Minimize Resettlement during Project Implementation

During project implementation, the IIU/MPW will provide the lead oversight in collaboration with the RETRAP/MoA to ensure that the contractor does not encroach beyond the right of way of the road corridor to avoid further displacement. The contractor's contract will include requirements to remain within the RoW and comply with the approved project design. Any land acquired by the contractor for workers' camps, quarries, borrow areas, and sites for batching plants will be at the expense of the contractor. A RAP addendum will be prepared by the contractor for workers' camps, quarries, borrow areas, and sites for batching plants. It will be reviewed by the IIU and cleared by the Bank to ensure its consistency with this RAP and the requirements of ESS5.

4.4.1: Avoidance and Reduction

During project implementation, the IIU/MPW will provide the lead oversight in collaboration with the RETRAP/MoA to ensure that the contractor does not encroach beyond the right of way of the road corridor to avoid further displacement. The contractor's contract will include requirements to remain within the RoW and comply with the approved project design. Any land acquired by the contractor for workers' camps, quarries, borrow areas, and sites for batching plants will be at the expense of the contractor.

Also, during construction, diversions may be required for motorists to continue to use the route while the road construction activities are ongoing. The normal practice in Liberia is for the contractor to make a temporary earth track close to the actual road alignment to divert traffic for one to two months while the embankment, road formation, and surfacing are constructed. Long-term diversions may be required at culverts and bridge sites and through towns, where concrete drains and walkways may be built. As a contractor has not been selected at this stage of preparation of the RAP, diversions along the entire road are unknown but anticipated. Diversion cost is the contractor's responsibility and is to be included in the contractor's civil works contract. In addition, this updated RAP has also made provision for a contingency amount of 10% of the total direct compensation cost, which is earmarked for addressing several unforeseen factors, including major diversions. Other measures to be considered include the following:

- i. Rehabilitation of the 40km road section will follow the existing alignment as closely as is technically feasible, with only minor deviations anticipated;
- ii. All civil works activities will be confined within the government reserved right-of-way. This will avoid the acquisition of private land for these road upgrading works;
- iii. Feasible design alternatives have been considered as part of the measures to drastically reduce the potential adverse impacts on individuals, households, and communities within the project area of influence. The design options will continuously be reviewed and appropriately readjusted throughout the duration of civil works to ensure that impacts are kept at the minimum and within environmentally and socially acceptable limits; and
- iv. Regular and rigorous monitoring will be carried out to ensure that the contractor remains within the established RoW and carries out the works in accordance with the approved design.

4.4.2: Diversions

During construction, diversions may be required for motorists to continue to use the route while the road construction activities are ongoing. The normal practice in Liberia is for the contractor to make a temporary earth track close to the actual road alignment to divert traffic for one to two months while the embankment, road formation, and surfacing are constructed. Long-term diversions may be required at culverts and bridge sites and through towns, where concrete drains and walkways may be built. As a contractor has not been selected at this stage of preparation of the RAP, diversions along the entire road are unknown but anticipated. Diversion cost is the contractor's responsibility and is to be included in the contractor's civil works contract. In addition, this updated RAP has also made provision for a contingency amount of 10% of the total direct compensation cost, which is earmarked for addressing several unforeseen factors, including major diversions. The contractor's contract will include a provision for diversion. In order to avoid adverse impacts, the contractor shall obtain approval of all diversions to accommodate traffic and coordinate all construction activities with neighboring land uses and respect the rights of local landowners. If located outside the ROW, written agreements with local landowners for temporary use of the property will be required, and sites must be restored to a level acceptable to the owner within a predetermined time period. Moreover, the contingency cost covers unforeseen factors, including major diversion. The practice is up to 50% of the road width is excavated and worked on, opened to the traffic, and the contractor later moved to the remaining 50% width. It is in very rare cases where private land is impacted.

CHAPTER 5: POLICY, REGULATORY AND INSTITUTIONAL FRAMEWORK

The preparation of this Resettlement Action Plan (RAP) was carried out within the context and requirements of the relevant national regulatory and institutional framework and the World Bank Environmental and Social Framework (ESF) governing project related Land Acquisition, Restrictions on Land Use and Involuntary Resettlement – ESS5.

This chapter begins with the review of the relevant Liberian laws, acts, and policies on the expropriation of land for national development and security purposes. It then considers the Bank's policies on land take under ESS5, noting points of convergence and divergence between the Liberian legal and regulatory framework and those of ESS5, with the aim of identifying gaps between the two and selecting the standards that are higher and more stringent in effectively and adequately addressing the adverse impacts of involuntary resettlement.

5.1: Land Tenure System

5.1.1: Customary Tenure

The Land Rights Law defines and delineates the different categories of land ownership and rights recognized in Liberia. It also prescribes how each of the categories of land may be acquired, used, transferred, and otherwise managed. The Act further ensures that all communities, families, individuals, and legal entities enjoy secure land rights free of fear that their land will be taken from them, except in accordance with due process of law; and confirms, declares, and ensures equal access and equal protection with respect to land ownership, use, and management, including ensuring that customary land and private land are given equal legal protection and that land ownership is provided for all Liberians, regardless of identity, custom, ethnicity, tribe, language, gender, or otherwise.

The procedures for obtaining customary land are provided for in Article 49 of the Law.

Article 49: General Provisions Pertaining to Sale, Lease, and Transfer of Customary Land

1. Customary land on which a Community Member(s) has his or her residence as of the effective date of this Act shall be automatically transferred to the Community Member and shall be owned by the Community Member in Fee Simple, consistent with the provisions of Section 2 of Article 36, Section 2 of Article 39, and Section 4 of Article 70.
2. The transfer of a Residential Area to a Community Member(s) shall be confirmed and formalized by a Deed to be issued by the CLDMC in the name of the Community Member after the establishment of the CLDMC, except that the absence of such Deed shall not affect or defeat the Community Member's ownership of his or her Residential Area if otherwise provable.
3. Except for transfers of Residential Area as provided in Section I of this Article, Customary Land shall not be sold or otherwise permanently alienated to a private person until after a period of fifty (50) years following the Effective Date of this Act.
4. A Customary Land may be leased on such terms and conditions as the Community may determine by and through its CLDMC for areas smaller than fifty (50) acres, and by consensus of the Community Membership for areas larger than fifty (50) acres. The total certain period of any lease of Customary Land shall not exceed fifty (50) years.

5. A lease agreement in respect of any Customary Land shall include payment of rent and equitable benefits to the community, an agreed payment schedule, and a mechanism to ensure full and timely payment of rent and the performance of all obligations assumed by the lessee.
6. A lease of a Customary Land may not be made to any Person until:
 - i. the Community has organized and established a CLDMC; and,
 - ii. the lease or transfer is duly authorized in keeping with the provisions of Articles 35 and 36 of this Act.

5.1.2: 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.

5.1.3: Leasehold Tenure

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

5.1.4: 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:

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

5.2: The Real Property Laws

The Real Property Laws of Liberia are 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 in order 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, clan, and town, 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.

5.2.1: Zoning Law

The Zoning Law prescribes designated sites for the construction of specific structures. Construction of unauthorized structures is a violation under this statute. Section 102 of the Law requires that a Zoning Permit be obtained prior to the construction of any structure. However, section 72 of the same statute also provides 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.

5.2.2: Methods of Acquiring Land

There are four ways of acquiring land:

- **Mutual agreement**-This is where two or more parties having claim to a land mutually agreed to be used for a particular purpose.
- **Eminent Domain**- This occurs when the government decides to forcibly take private land for development purposes in the sole interest of the state and provide just compensation to the landowner.
- **Donation**- As the name denotes, this is when private land is voluntarily given to the government or an individual for use without payment.
- **Reversion**- When land is bought wrongly, the aggrieved party goes to court and gets power to own back such land.
- **Government-Owned Land Allocation** - the government can allocate public land for road construction. The Liberia Land Authority (LLA) and the Ministry of Public Works (MPW) oversee the acquisition process. No compensation is required if the land is already government-owned.

5.2.3: Compensation

Article 24 of the 1986 Liberian 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:

- Prompt payment of just compensation.
- 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
- When property taken for public use ceases to be used for the intended purpose, the Republic shall accord the former owner the right of first refusal to reacquire the property.

5.2.4: Liberian Freedom of Information Act of 2010

The Freedom of Information Act Section 1.4 (b, c, and d) states as follows:

- Everyone has a right to access information generated, received, and/or held by public bodies, subject only to such limitations as are necessary and narrowly established for reasons of an equally or more compelling public interest.
- The right of access to information includes both the right to request and receive information and an obligation on the part of public bodies and officials to disseminate essential information that the public would generally want to know, including their core functions and key activities.
- The right of access to information applies to private entities that receive public resources and benefits, engage in public functions, and/or provide public services, particularly in respect of information relating to the public resources, benefits, functions, or services.

5.2.5: Liberian Legal/Regulatory Framework

The Constitution and other Liberian laws, acts, and policies provide the basis for land expropriation that may result in the physical and economic displacement of affected individuals, households, and communities. This section presents a detailed description of the relevant legal/regulatory framework for the expropriation of land for public interest projects and involuntary resettlement.

5.2.6: 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, and participation. More significantly, the policy was primarily developed to address historic inequalities by recommending that customary lands, like private lands, are given equal protection.

5.2.7: The Liberian Constitution 1986

Article 22 (a) and (b) of the Constitution vests in all individuals the right to own property either on an 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.

Article 24 indicates that the state guarantees the inviolability of property rights but then provides for the expropriation of property for public purposes. It requires prompt payment of just compensation where this occurs. However, there is a lack of procedural provisions.

Article 24 of the 1986 Liberian Constitution further 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:

- That reasons for such expropriation are given;
- That there is prompt payment of just compensation;

- 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
- That when property taken for public use ceases to be so used, the republic shall accord the former owner, the right of first refusal to reacquire the property.

Article 65 also contains a provision that the courts shall apply both statutory and customary laws in accordance with the standards enacted by the Legislature. This provides the constitutional basis for the application of the customary land tenure rules under which most rural-based Liberians hold their land.

5.2.7: Aborigines Law of 1956

Chapter II of this law states that each tribe is entitled to the use of as much of the public land in the area inhabited by the tribe as is required for farming and other enterprises essential to tribal necessities. It shall have the possession of such land as against any other person. It goes further to say that the omission of a tribe to have its territory so delimited shall not, however, affect in any way its right to the use of the land.

5.2.8: Property law of 1976

This law established the conditions under which a Liberian can own real property and dispose of the same. It states that one must hold title document for such land, and when transferring the same, it shall be done by title, duly registered.

5.2.9: Land Act 1856

Prior to independence, land acquisition and distribution were done based on relationships and class systems. 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 in 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 descent.

5.2.10: 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.

5.2.11: Revised Rules & Regulations Governing the Hinterland of Liberia (2001)

These rules are a successor to the earlier law and regulations on the hinterland. These rules apply not only to the hinterland but also to land in other counties under the customary land tenure system.

Articles 66 and 67 of the rules grant tribal people in the rural area the right to utilize land in their locale. And that any stranger wishing to utilize such land as against their usage, such stranger shall compensate for the use of the land.

Legal and policy requirements of Liberia, particularly those related to land acquisition and resettlement of persons affected by development projects, and the different land regulations as outlined above, provide guidance and steps to be taken. The Land Acquisition Act of 1929 lays out steps to be taken for land acquisition and payment of compensation to claim, whether in cash or land for land. With civil works

activities of subcomponent 3.1 of the proposed RETRAP project planned to follow the existing road alignment and within the road's reserved RoW, no private lands are expected to be acquired.

Two other relevant laws that relate to the resettlement of people to be affected by infrastructure development are the Zoning Law and Real Property Law. The Zoning Law prescribes designated sites for the construction of specific structures. Construction of unauthorized structures is a violation under this statute. Section 102 of the Law requires that a Zoning Permit be obtained prior to the construction of any structure. However, section 72 of the same statute also provides that a Temporary Permit could be obtained from the Zoning Council for a period of not more than one year to construct a non-conforming structure.

The Real Property Laws of Liberia are based upon the doctrine of Eminent Domain which holds that the Government owns the land within the borders of Liberia and that the Government of Liberia is the original grantor of land in Liberia. Under the Real Property Laws of Liberia, the only instrument of Title is the Deed. Squatter Right is only intended as a temporary arrangement for accommodation. Originally, 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.

5.2.12: 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:

- Obtaining consent of Tribal Authority to have a parcel of land deeded to the individual by the Government,
- Pay a sum of money as a token of his intention to live peacefully with the tribesmen,
- 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).
- The City Commissioner, after satisfying himself that the land is not encumbered in anyway, 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:

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

Upon completion of the above steps, the purchaser 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.

5.2.13: National Environmental Policy (2003)

The National Environmental Policy aims at improving the physical environment, quality of life, and coordination and balancing economic development, growth, and sustainable management of natural resources.

Key objectives of the policy include:

- The systematic and logical framework with which to address environmental issues;
- Benchmarks for addressing environmental problems in the medium-to-long term;
- Context for financial/donor support to sectors and non-sectors;
- The means for generating information and awareness on environmental problems; and
- To demonstrate Liberia's commitment to sustainable management of the environment.

5.2.14: World Bank ESS5: Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement

If the negative impacts are not mitigated properly, Project Affected Persons (PAPs) will face difficult economic, social, and environmental risks. Thus, ESS5 suggests avoiding, if it cannot be avoided, then minimize the acquisition and those risks and adverse impacts on PAPs and their livelihoods. The impacts must be mitigated or managed in a way that improves the condition of PAPs from their pre-project condition and if not improved, then at least restore it to the level of their pre-conditions.

The Bank requires the Government of Liberia (GoL) through MOA-RETRAP and MPW-IIU to comply with the ESS5 provisions when carrying out components' activities entailing involuntary land acquisition and land restriction. Hence, this Resettlement Action Plan, along with the ESS5, is to be applied during Project preparation and implementation phases. No civil works will start until compensation measures are fully implemented. Furthermore:

- Structural demolition that would cause physical relocation of households or businesses will be avoided as much as possible.
- Without any regard to land registration and ownership, PAPs will receive compensation or appropriate support in accordance with the Bank ESS5 and applicable Liberian legislations.
- PAPs will be informed about their rights and choices.
- PAPs will be consulted on, offered choices, and provided with technically and economically feasible resettlement alternatives and packages.
- PAPs will be offered effective compensation at full replacement cost for losses of assets.
- PAPs will be offered additional support in case impact is considered to be severe, to support their livelihood during the transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and living standards to pre-project level or better.
- Special attention will be paid to the needs of the most vulnerable groups of the PAPs, including women, the elderly, the disabled.
- A fair and accessible grievance redress mechanism will be developed.

5.2.14.1: Objectives of ESS5

Involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate mitigation measures and actions are properly planned and implemented.

For these reasons, the overall objectives of the Bank's ESS5 are as follows:

- a) Involuntary resettlement should be avoided where feasible or minimized, exploring all viable and feasible project design alternatives.
- b) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and implemented as sustainable development programs, providing sufficient investment resources to enable PAPs displaced by the project to share in project benefits. Displaced PAPs should be meaningfully consulted and given the opportunity to participate in planning and implementing resettlement programs.
- c) Displaced PAPs should be assisted in their efforts to better improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

5.2.14.2: Impacts Covered

This World Bank ESS5 covers direct economic and social impacts that result from development activities supported under the Bank's Investment Project Financing and are caused by:

- A. the involuntary taking of land resulting in
 - I. relocation or loss of shelter.
 - II. loss of assets or access to assets; or
 - III. loss of income sources or means of livelihood, whether the affected persons must move to another location; or
- B. the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of displaced people.

5.3: Comparison of Liberian Legal/Regulatory Framework with Requirements of ESS5

The table below provides a comparison between ESS5 requirements and the Liberian legal framework, highlighting major differences between the two as well as measures to bridge the policy gaps.

Table 5. 1: Comparison between Liberian Legal framework on land acquisition and ESS5

Theme	Liberian Legislation	World Bank ESS5 requirements	Measures to Bridge the Policy Gaps
Resettlement	Liberia has legal requirements mandating project proponents to develop a Resettlement Action Plan (RAP) when projects lead to displacement or loss of assets. The key national law governing this is the Environmental Protection and Management Law of Liberia (EPML), 2003 , which is enforced by the Environmental Protection Agency (EPA) .	Avoid or minimize involuntary resettlement and, where not feasible, assist displaced persons in improving or at least restoring their livelihoods and standards of living in real terms relative to pre-displacement levels or to levels prevailing prior to the project, whichever is higher.	No Gap Exists

Land acquisition procedure	Liberian law has a provision on how private land is acquired for public interests, which includes providing: “private property owners with reasons for expropriation”	ESS5 provides guidelines on how to acquire land for public interest projects	No Gap Exists
	In the event where inhabitants must be displaced, the State is to resettle them.	Affected people who are physically displaced are to be provided with residential housing, or housing sites, or, as required, agricultural sites at least equivalent to the old site. Preference to be given to land-based resettlement for displaced persons whose livelihoods are land-based.	Gap: Liberian law requires the affected persons to receive compensation based on replacement value when permanent structures are affected. Although the law can be interpreted to include labor and relocation expenses, these are not explicitly enumerated under Liberian law. Mitigation: Such owners will be paid full replacement costs including labor and relocation expenses.
Owners of Non-permanent Structures/Tenants/Squatters including settlers/Migrants	There are no constitutionally or legislatively recognized resettlement rights or assistance for those without recognized (formal) legal rights to land.	For those without formal legal rights to land or claims to such land or assets that could be recognized under the laws of the country, Bank policy provides for resettlement assistance in lieu of compensation for land, to help improve or at least restore their livelihoods	Gap: There is significant difference between Liberian laws and Bank policy. Those without formal legal rights or claims to such lands and/or semi-permanent structures are not entitled to resettlement assistance or compensation. Risk of making some PAPs worse off as compared to pre-displacement conditions. Mitigation: All PAPs and owners of pre-cut off date assets, regardless of legal tenure, will be considered for some level of resettlement assistance (but no compensation for land) and treated equally. Owners of non-permanent structures will be given supplemental assistance to remove their chattels and supported to re-establish their livelihoods.
Cut-off date for eligibility for compensation	Cut-off date for eligibility for compensation requirements is not provided for directly in legislative or constitutional provisions.	The Bank provides opportunities for PAPs, affected communities and local NGOs as appropriate to be involved in arriving at a cut-off date for eligibility for compensation that will be convenient to them.	Gap: The Liberian legislation and law do not effectively guarantee the rights of all PAPs. Mitigation: Adequate consultation of affected persons and other stakeholders in setting cut-off date for property inventory will be ensured.

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 of the census 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.	RAP should be designed to distinguish between classes of affected individuals, and this should be taken into consideration in awarding compensation. Gap: Liberian laws do not provide distinction of different affected persons to receive compensation based on replacement value when permanent structures are affected. Mitigation: Such owners will be paid full replacement costs including labour and relocation expenses as stipulated by ESS5
Vulnerable groups	No provision in Liberian Laws	Particular attention is to be paid to vulnerable groups, especially those below the poverty line, the landless, the elderly, female heads of household, people with disabilities, the sick, and other marginalized groups.	Gap: Vulnerable PAPs given the same treatment as all others under Liberian law. Mitigation: Further assistance to be given to this category of PAPs to enable them to restore their living standards to pre-project levels at least
Squatters	In Liberian law, “Squatter Rights” do 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 with resettlement assistance for structures constructed by themselves, or moving allowances (but no compensation for land).	Squatters will be provided with resettlement assistance but not compensated for land. In the absence of provision for squatters in the Liberian Laws, the Bank’s ESS5 requirements shall prevail. The issue of squatters has to be clearly considered in any resettlement action plan and shall be offered, whether through alternative shelters or fair compensation that enables them to find other shelter.
Livelihood Restoration and Assistance	There are no specific laws or regulations specifying support for livelihood restoration and transition and moving allowances	Livelihoods and living standards are to be restored in real terms to pre- displacement levels or better.	Gap: Liberian policy and legislation do not guarantee support for livelihood restoration and transitional assistance. Mitigation: Resettlement assistance in terms of moving allowances, loss of earnings etc. will form part of compensation framework, in addition to longer term livelihood development programs as the case may be.

Compensation and Participation	<p>Affected people are to be informed before possession of land. However, there is no provision on the notice period, neither is there a distinction between farmland, and developed land.</p> <p>Chapter 3 Article 17 of the Liberian Constitution (1986) provides the right to assemble and consult upon the common good...</p> <p>Section 1.4 (b, c, and d) of the Freedom of Information Act of Liberia states the principles that shall govern the construction, exercise, and protection of the right of access to information.</p>	<p>Affected people should be:</p> <ul style="list-style-type: none"> • Informed in a timely manner on their options and rights 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. 	<p>Since common good is subject to different interpretations, it is important that land acquisition consultations conducted under Bank financed projects observe the principle of free, prior, informed, and consent.</p> <p>Affected groups should get access to full information about the resettlement process and options for compensation.</p> <p>Participatory planning and decision making should be applied in resettlement options and compensation.</p>
Calculation of compensation	<p>Article 24 (a) 1 Provision is made for prompt payment of just compensation. However, the provision is not very clear.</p>	<p>Full replacement cost: a method used to determine the amount sufficient to replace lost assets and cover transaction cost.</p>	<p>Full replacement costs will be used.</p>
Timing of compensation payment	<p>Prompt payment of just compensation</p>	<p>Prompt compensation payment prior to commencing construction or before acquiring land and assets</p>	<p>Follow ESS5 requirements to pay compensation prior to commencing construction or before acquiring the land and as Gap: Timing for Compensation payments is unspecified under Liberian Law</p> <p>Mitigation: Compensation payments will be made prior to displacement or commencement of civil works on the impacted land.</p>
Grievances	<p>Chapter 3, Article 17 of the Constitution of Liberia provides avenue for grievances.</p>	<p>Appropriate and accessible grievance mechanisms to be established.</p>	<p>Gap: No intermediate avenues for redress other than ADR and a court of law under the laws of Liberia.</p> <p>Mitigation: A project specific GRM, is proposed involving community, local and county and national judiciary system. The GRM will be accessible, reliable and transparent.</p>
Monitoring and Evaluation	<p>External evaluation is not required.</p>	<p>Internal monitoring and external evaluation are required.</p>	<p>Involve third party assessment of compensation and resettlement.</p>

5.4: Institutional Framework

The institutions with a legal mandate and responsibility for the preparation and implementation of the RAP are listed below.

5.4.1: Environmental Protection Agency (EPA)

The EPA is mandated to set environmental quality standards and ensure compliance with pollution control and management measures. It is responsible for the development of guidelines for the preparation of Environmental Assessments and Audits, and the evaluation of environmental permits. These may include certification procedures for landfills and other activities potentially dangerous to the environment.

The EPA is also established to coordinate, monitor, supervise, and consult with relevant stakeholders on all activities related to the protection of the environment and the sustainable use of natural resources. It has an Inter-Governmental Steering Committee whose responsibility is to review, approve, and clear the RAP. The Committee is comprised of the 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), and Ministry of Health (MOH), with each institution providing its expertise based on applicable Liberian laws and international best practices.

5.4.2: 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 take on the responsibilities and functions executed by the erstwhile Department of Lands, Surveys, and Cartography (DLSC) under the Ministry of Mines and Energy, as well as Deeds Registry and Archiving, currently within the Centre for National Documents and Records Agency (CNDRA).

The Land Authority controls and manages, in the interest of equitable development, access to and use of Public and Government Land except for Reserves, Protected Areas, Proposed Protected Areas, and Diplomatic Missions.

The Land Authority functions include administering the deed registry and land registry systems; establishing standards and regulating survey and mapping services; administering public survey and mapping services, and the national cadaster, promoting and regulating the proper development of private surveying profession, and therefore under no condition shall a surveyor or other staff of the Authority engage in the survey of private land or in the survey of communal land in a private capacity; value land and buildings for the Authority's land registry system; implement programs in support of property rights, including those of customary land owning communities; and adjudicate disputes arising in the context of systematic land registration.

Land use and management functions include promoting, supporting, and ensuring the development of land use management plans and zoning schemes and their implementation through counties, districts, and other local government structures (clans, etc.).

5.4.3: Ministry of Finance and Development Planning (MFDP)

The MFDP will sign off on the 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 fiscal standpoint.

The MFDP houses the Project Financial Management Unit (PFMU), which is responsible for fiduciary management of World Bank-supported projects. It will support RETRAP to prepare a consolidated work plan and budget for the project on an annual basis. The work plans and budgets will include planned 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.

5.4.4: Liberia Revenue Authority (LRA)

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

5.4.5: Ministry of Public Works (MPW)

The MPW 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:

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

5.4.6: Ministry of Agriculture (MOA)

MOA's mission is to create an enabling environment for a more dynamic and vibrant agricultural sector to ensure sustainable food security and employment opportunities for all Liberians. In this role, MOA will support verification and validation of the replacement costs of economic crops that will be affected by the civil works activities of subcomponent 3.1 of the RETRAP.

5.4.7: 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 local government administration, the maintenance of peace and healthy social relations, and cultural heritage in the hinterland. As such, LGAs will be included on the Grievance Redress Committees at the district and county levels to help in the resolution of PAPs grievances, claims, and complaints. The support of LGAs has proved critical in previous projects, and it is expected that their meaningful involvement will enhance the implementation of the project.

CHAPTER 6: CENSUS SURVEY AND BASELINE SOCIOECONOMIC STUDIES

6.1: Introduction

A household-level census identifying and enumerating affected persons, structures, and other fixed assets, with the involvement of affected persons, was conducted from the 6th to the 10th of February 2021 and was updated from the 6th to the 17th of December 2024. The household-level census was conducted to:

- Identify characteristics of displaced households, including a description of production systems, labor, and household organization; 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.
- Gather information on vulnerable groups or people for whom special provisions may have to be made.
- Identify public or community infrastructure, property, or services that may be affected.
- provide a basis for the design of and budgeting for the resettlement plan.
- Provide a basis for excluding ineligible people from compensation and resettlement assistance in conjunction with the established cutoff date, and
- Establishing baseline conditions for monitoring and evaluation purposes.

6.2: Socio-Economic Baseline Conditions of Project Affected Persons (PAPs)

A socioeconomic survey was conducted from February 6-10, 2021, and updated from December 6-17, 2024. The cut-off date for the RETRAP RAP was on February 5, 2021. This cut-off date was widely published in the form of public notices and community radio announcements. Due to the delay in commencing the RAP implementation phase, a RAP update was conducted that incorporated new properties. In order to accurately capture legitimate new development and avoid speculative activities a new cut-off date was negotiated on December 15, 2024, and published just as the previous cut-off date. This second cut-off date enabled verification and confirmation of people who were already captured by the original RAP and their details updated. At the end of the cut-off date a total of 403 project affected parties (PAPs) were counted. Table 6.0 presents the gender characteristic of the PAPs.

Table 6.0: Gender Distribution of Project Affected Persons (PAPs)

Category	No.	Percent (%)
Total number of project-affected persons (PAPs)	403	100
Number of Males PAPs	264	66
Number of Females PAPs	139	34
Number of vulnerable persons (% of total number of PAPs)	46	11
Others (if different from the above)	0	0

6.2.1: Characteristics of PAPs Household Organization and Labor

Table 6. 1: General Socio-Economic Baselines Data of Nimba and Grand Gedeh Counties

Variables	Description
Population	Nimba County: 563, 939 (Male: 282,347; Female: 281,592); Sex ratio: 100.3 Grand Gedeh County: 152,887 (Male: 76,375; Female: 76,512); Sex ratio:99.8
Households	Nimba County: Number of HH (119,173); Average Household Size (4.7) Grand Gedeh County: Number of HH (35,314); Average Household Size (4.3)
Age	Nimba County: 0-14 years (46.5 %); 15-64 years (49.8 %); 65+ years (3.6 %); 18+ years (47.3%); Age dependency ratio (100.6%). Grand Gedeh County: 0-14 years (47.4 %); 15-64 years (49.4 %); 65+ years (3.1 %); 18+ years (46.7%) Age dependency ratio (102.2 %)
Poverty	Nimba County: Absolute Poverty (66.5); Food Poverty (45.2); Extreme Poverty (20.6) Grand Gedeh County: Absolute Poverty (63.7); Food Poverty (47.8); Extreme Poverty (17.5)
Literacy rate	Nimba County: 59.8%; Grand Gedeh County: 68.5%
Employment	Nimba County: Informal employment (88.9%); vulnerable employment (91.7%); and unemployment (1.1%) Grand Gedeh County: Informal employment (84.6%); vulnerable employment (83.7%); and unemployment (2.8%)
Food vs. Non-food Consumption expenditure	Nimba County: Share of food (71.7%); Share of food non-food (28.3%) Grand Gedeh County: Share of food (67.9%); Share of food non-food (32.1%)
Housing/Dwelling structure (rural)-Nimba and Grand Gedeh Counties	Wall Type: Mud and Sticks (68.6%); Mud Bricks (24.9%); Zinc/Iron/Tin (0.4%); Stone/Clay Bricks (1.3%); Sand Crete/ Cement Blocks (4.1%); Other Materials (0.7%); Roof Type: Iron Sheets, Zinc/Tin (75.5%); Straw, Grass, Bamboo or Thatch (22.9%); Other Materials (1.6%).
Land area cultivated in hectares	Nimba County: Male-headed households (2.1); Female-headed Households (1.5); All households (1.9); Land cultivated per capita (0.5). Grand Gedeh County: Male-headed households (1.2); Female-headed Households (1.1); All households (1.2); Land cultivated per capita (0.3).
Distribution of land tenure by County (percent of farms)	Nimba County: Community land (26.1); Tribal land (10.2); Distributed by family (55.3); Privately owned (7.0); Rented (0.8); Farming as a tenant (0.7) Grand Gedeh County: Community land (34.5); Tribal land (21.3); Distributed by family (34.9); Privately owned (6.3); Rented (1.2); Farming as a tenant (1.9).
Labour utilization in farming	Nimba County: Share of HH using hired/Kuu labour ² (93.0); Share of female labour (43.1%) Grand Gedeh County: Share of HH using hired/Kuu labour (86.2%); Share of female labour (46.3%)
Percent distribution of households that received different types of transfers by county	Nimba County: Money (35.2); Food goods (10.7); Non-food goods (7.1) Grand Gedeh County: Money (41.8); Food goods (6.5); Non-food goods (10.0)

² Kuu labour is a mutual labour system very common between Liberian farmers in which a group of men and women from within the community/town work for the farm of a household in the community. This activity is routinely distributed among farming households; food is the only source of payment and commitment for the days of work.

Several criteria are commonly used to identify vulnerable persons within the project-affected population. This data helps policymakers, planners, and project managers to assess the impact, formulate appropriate policies, and allocate resources effectively. When identifying vulnerable persons for projects that may affect them, it is crucial to consider specific criteria to ensure their protection and inclusion. A generally agreed upon definition of vulnerability is the lack or inadequate capacity of an individual or group to anticipate, cope with, and or recover from the consequence or adverse impact of natural, or human-induced action or event. When such action or event takes place persons with the same characteristics will not usually experience the same level of vulnerability. Key indicators used as criteria for assessing vulnerability are many and differ depending on the complexity of the activity or event but would usually include personal factors (age, household composition, special needs of a person/household, health status, etc.), socio-economic factors (level of poverty, loss of livelihoods, assets, etc.) and the person/household's capacity to cope or recover. These indicators help in the identification of vulnerable persons. In this study the following indicators were used as criteria for identifying vulnerable groups:

- **Age:** Persons above 65years or below 18years.
- **Gender:** specifically, Women or girls at risk of exploitation/abuse.
- **Poverty:** Persons living below the poverty threshold (Person who falls below the poverty threshold and who is registered under the Department of Social). While generally most of the PAPs were living below the poverty threshold none of them was registered as recipient of poverty stipend.
- **Persons with disability:** A person/child who have long-term physical, mental, intellectual or sensory impairments which in interaction with various barriers may hinder their full and effective participation in society on an equal basis with others (Vulnerability Criteria, 2014).

Vulnerable groups under this RAP are:

- People with physical disabilities;
- The elderly, above 65 years;
- The Sick; and
- Female Household Heads.

Gender

Of the total 403 PAPs to be affected by the project, 264 (66%) are males, while 139 (34%) are females, and 28 out of the 139 females are household heads.

³ The General Socio-Economic Baselines survey was lastly implemented by the Liberia Institute of Statistics and Geo-Information Services (LISGIS) over a 12-month period from January 2016 to January 2017; since then, there has been no survey.

Table 6. 2: Age Distribution of PAPs by Gender

Gender	Age Range							
	15 – 25	26 - 35	36 – 45	46 – 55	56 – 64	65 - above	Total	
Male	31	44	74	71	35	9	264	66%
Female	12	21	45	42	12	7	139	34%
TOTAL	43	65	119	113	47	16	403	100%
Source: Updated RETRAP RAP Field Survey Data (December, 2024)								

Marital Status

Of the total 403 property owners to be affected by the project, 172 (43%) are married, while 73 (18%) are single, 7 (2%) are divorced, 12 (3%) are windowed and 139 (34%) are in consensual unions.

Table 6. 3: Marital Status by Gender

Category	Sex of PAP		Total	%
	Male	Female		
Married	127	45	172	43%
Single	43	30	73	18%
Divorced	3	4	7	2%
Window/er	5	7	12	3%
Consensual Union	94	45	139	34%
Total	272	131	403	100%
Source: Updated RETRAP RAP Field Survey Data (December, 2024)				

Education

Of the total 403 property owners to be affected by the project, (118) 29% of the PAPs have no formal education, (187) 46% are school dropouts (from either elementary, junior high, or high school), while (98) 24% have formal education.

Table 6. 4: Educational Status of PAPs by Gender

Education Status	Gender		Total	%
	Male	Female		
Never Attended	69	49	118	29%
Drop Out	132	55	187	46%
Secondary and above	82	16	98	24%
Total	283	120	403	100%
Source: Updated RETRAP RAP Field Survey Data (December 2024)				

Religion

The majority of the PAPs are Christians (88%), followed by Muslims (11%) and traditional and other religions (1%).

Access to Electricity

About 60% of the affected structures (Toe Town and Gbolordeala) have access to electricity.

Access to drinking water

All of the affected communities have access to drinking water within about a 10 to 100 meters radius.

Livelihoods

PAPs are engaged in a variety of livelihood activities. Most of the PAPs along the project route are self-employed, evidenced by the majority of commercial structures, especially in the major towns such as Toe Town, Poker Town, and Gborlodeala.

Findings from the socio-economic study revealed that (227) 56% of the PAPs are subsistence farmers who are mainly engaged in the growing of rice, vegetables, plantains, groundnuts, rubber, and other cash crops, as well as hunting activities; 38% are small business owners; 3% are employed either by the public or private sectors; and the remaining 2% are unemployed.

Table 6. 5: Livelihood activities of the PAPs by Gender

Sources of Livelihood	Gender		Total	%
	Male	Female		
Farmer	156	71	227	56%
Business Owner	92	62	154	38%
Teacher	8	0	8	2%
Employed	4	0	4	1%
Unemployed	7	3	10	2%
Total	267	136	403	100%
Source: Updated RETRAP RAP Field Survey Data (December, 2024)				

CHAPTER 7: ELIGIBILITY

This section deals with the definition of displaced people and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cutoff dates.

7.1: Definition of PAPs

PAPs under this RAP are defined as:

- I. Those who are residing along the 40km section spanning from Tappita to Toe Town and found within the defined RoW of 150ft (75ft on both sides from the center of the existing road in rural area) and 100ft (50ft on both sides from the center of the existing road in urban area).
- II. in densely and sparsely populated areas;
- III. Those who suffer direct economic and social impacts as a result of subcomponent 3.1 civil works activities;
- IV. Those vulnerable groups in the project area whose livelihood and living conditions will be worsened through the direct impacts of the project; and
- V. Those who are qualified for special assistances or packages, as it may be appropriate, such as tenants and landlords.

7.2: Eligibility Criteria

The World Bank ESS5 classifies affected persons 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; or
- c) Who have no recognizable legal right or claim to the land or assets they occupy or use.

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 a formal title, or their documents may be incomplete or lost.

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. Under this RAP, these are persons occupying the Right of Way 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.

The conditions of eligibility also include meeting the cut-off date (which was set **February 5, 2021 and renewed December 15, 2024** when the IIU communicated its decision and intention to execute the 40km road project and negotiated during field visits for the census. All persons encroaching into the defined

area of the sub-project after this date are not eligible for compensation and or resettlement assistance. The eligibility was based on the category of losses at the cut-off date identified through the various interest and rights derived from customary laws, common law and international conventions and in specific cases as agreed with the project affected persons.

Analysis of Assets and Livelihoods of PAPs

PAPs were categorized into the following categories:

- (i) Those who own property (Private and public property)
- (ii) Destruction of graves
- (iii) Income/Livelihood losses
- (iv) Vulnerable persons

Type of Property/Structure and *Extent of Impact*

A total of 465 structures/property and 403 structures/property owners will be affected by the 40km road construction. The type of property, number, extent of impact and entitlement are provided in table 7.1.

The basis of what is to be paid as compensation or resettlement assistance was determined by identifying the most appropriate entitlement for each loss or impact. Based on the entitlements, restitution options were selected in accordance with ESS5 and the merits of the option. Entitlements to which PAPs are qualified under each category of impacts.

Table 7. 1: Entitlement Matrix for PAPs

Category of Property	No. of Property	Level of Impacts	Entitlement
Private Structures including landlords and business income loss (330)	318	Fully Affected - Loss of structures/properties	Full Replacement Cost
	12	Partially Affected - Loss of structures/properties	Full Replacement Cost
Graves (11)	11	Fully Affected - Loss of structures/properties	Full Replacement, ritual, and Relocation Cost
Public Structures include market building, town halls, hand pumps, checkpoint, and school fence (13)	10	Fully Affected - Loss of structures/properties	Full Replacement Cost
	3	Partially Affected - Loss of structures/properties	Full Replacement Cost
Economic Tree Crops (8 Farms (874 Trees))	8	Partially Affected - Loss of Income	Compensated value for each affected economic tree crop making up a farm
Business without Structure - Income Loss (17)	17	Fully Affected - Loss of Income	Three months of income loss for each affected business on the basis of monthly net profit
Vulnerable Persons (46)	46	Disturbance	Three-month rental, living, and other supplementary allowances at a rate of US\$ 100 per person per month for a three-month transition period
Tenants (84)	84	Disturbance	Three months rental allowance on the basis of rent amount paid for a place occupied before the cutoff date.

CHAPTER 8: VALUATION METHODS

8.1: Introduction

This chapter reviews the asset valuation exercise and valuation methods and rates used to value the various categories of assets to be affected by the subcomponent 3.1 civil works activities (e.g., tree crops and structures). This approach does not take into account depreciation of the existing asset, but the cost of the replacement structure or asset, including transportation and transaction costs, is based on prevailing costs of materials on the local market. Given the magnitude of the impacts on affected persons, the valuation methods used will yield compensation amounts that will enable PAPs to better improve their standards of living, or at least restore them to pre-project levels.

8.1.1: Method and Basis of Compensation-Valuation process and methods

The World Bank ESS5 requires that any person whose property is affected by involuntary resettlement is entitled to compensation, which shall be assessed and paid at Full Replacement Cost. The methods for valuation for compensation and resettlement as a result of the losses are presented as follows:

- **Land** – Amount per square meter of loss land; (No one lost land as a result of the project and so this did not arise for computation/valuation).
- **Building/Structure**—Amount per square meter (Amount depends on the type of wall material, status of completion and materials used).
- **Farms/Tree Crops**-Amount to be paid is based on the current economic crop rate established by the Ministry of Agriculture (see Annex C).
- **Loss of Graves**- Amount to be paid is based on the current rate established by the Ministry of Public Works (See Annex A2 & A2.1).
- **Loss of Rental Income and expenditure incurred on rent (Supplemental Assistance)** – Three months' rental income (See Annex A6).
- **Loss of income from sales/business** - Average estimated monthly income for a period of 3 months per person (See Annex A5).
- **Resettlement support/assistance for vulnerable persons (Supplemental Assistance)** – A flat rate of \$100 per person was negotiated and agreed upon (see Annex A7 & A7.1).

8.2: Valuation Responsibility

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 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. This is applied only for taxation purposes.

8.3: Valuation Principles

The valuation of assets to be affected by the subcomponent 3.1 civil works activities was determined using the full replacement cost. The valuation methodology employed the full replacement cost principles in determining affected properties values necessary to achieve i) replacement cost for lost assets, ii) investment method, and iii) direct comparison method.

8.4.2: Investment Method

This method treats assets like any other investment in the market, where the main factors influencing investment decisions are security of principal, adequate yield, security of income, administrative costs, and capital growth.

8.4.3: Technical Analysis for Residential and Commercial Flats

Structure types were categorized, and values were determined by the prevailing market prices of materials used, including labor and transportation costs necessary for construction. The unit of rate per structure type was based on structure kind, roof, wall, floor, story level, and unit cost in US\$ per ft².

The project team calculated compensation amounts based on prevailing construction cost estimates for a given area using current market price. The assessed value of affected structures was estimated using the valuation guidelines of the Real Estate Division of the Liberia Revenue Authority (LRA) and the Ministry of Agriculture guidelines for tree crops valuation.

8.5: 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.

8.6: Valuation and Compensation of Buildings and Structures

The valuation considered the entire buildings and related structures, such as houses, toilets, kitchens, bathrooms, and temporary structures made of wood, along the proposed 40km route based on the principle of “Full Replacement Cost” in accordance with ESS5.

For houses and other structures, the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, the cost of transporting building materials to the construction site, plus the cost of labor and/or contractors’ fees were considered. No deduction for depreciation and transaction costs was applied.

For the partial impact, where the loss is less than 20%, the valuation considered payment for the repair of the remaining affected structure. Uncompleted structures were valued based on the full replacement cost of materials.

The current rates are based on rates revised in November of 2017 by the Ministry of Public Works for its specific use and adjusted to account for inflation. This was used to calculate the compensation amount to be paid for affected structures using the principle of full replacement cost. See Table 10.1 showing old and revised unit rate per structure type. See details in Table 8.1 and Annex B (1 and 2).

Table 8. 1: Rates used for the Full Replacement Cost

Structure Types	Roof	Wall	Floor	Storey	Old Rates		Revised Rates	
					Unit cost per ft ² (US\$)	Average range per ft ² (US\$)	Unit cost per ft ² (US\$)	Average range per ft ² (US\$)
Concrete Flat	Zinc	Concrete	Concrete	Single	15.00	10.00 - 20.00	25.00	20.00 - 30.00
Mud Bricks	Zinc	Mud-brick	Concrete	Single	6.00	4.00 – 8.00	11.00	10.00 -12.00
Mud Bricks	Thatch	Mud-brick	None/soil	Single	4.50	4.00 – 5.00	7.00	6.00 - 8.00
Mud-Dub	Zinc	Mud-Dub	None/soil	Single	4.25	4.00 – 4.50	6.00	5.00 - 7.00
Mud-Dub	Thatch	Mud-Dub	None/soil	Single	3.50	3.00 – 4.00	4.50	4.00 - 5.00
Wooden Frame	Zinc	Round Pole	None/soil	Single	3.50	3.00 – 4.00	3.00	2.50 - 3.50
Wooden Frame	Thatch	Round Pole	None/soil	Single	2.50	3.00 – 4.00	3.00	2.50 - 3.50
Container	None	None	None	None	None moveable	None moveable	None moveable	None moveable

8.7: Valuation and Compensation of Economic Crops and Trees

For agricultural crops and trees, it is the pre-project or pre-displacement value, whichever is higher, that is considered. Economic crops affected by the project were valued for compensation based on the rates provided by MOA. Trees were valued based on their age, type, and productive value.

The MOA pricing guidelines make provision for the valuation of trees according to different methodologies depending on whether the tree lost is a wood tree or a productive tree. Wood trees are 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 are valued based on age (a. seedling; b. adult-not fruit-bearing; and c. fruit-bearing). Stage (a) and (b) trees are compensated based on the value of the investment made; stage (c) trees are compensated at net market value of 1-year income times the number of years needed to grow a new fully productive tree. See Annexes A4 and C1 on Economic Tree Crops/Farms details.

8.8: Assistance for Business Income Losses

Income losses from business without structure are calculated based on monthly net income loss. Affected business owners will be provided with assistance for the total of three months of income loss as well as moving allowances. The total calculated business income loss to be given to eligible small business owners without structure (17 persons) is US\$ 8,108.79.

8.8.1: Assistance to Vulnerable People

Assistance to 46 vulnerable people associated with 63 properties is calculated based on a three-month special package (US\$ 100.00 per month) allowance to each person in this category to aid in supporting their living expenses during the three-month transition period. The total amount calculated as special assistance to be given to eligible vulnerable persons is US\$ 18,900.00.

8.9: Compensation and Resettlement Assistance

Compensation and resettlement assistance to PAPs covers: i) private property owners, ii) graves owners, iii) public property owners, iv) economic crops/farms owners, v) businesses owners without structure, vi) tenants, and vii) vulnerable people. The total compensation and assistance packages for mitigating direct impacts associated with the project amount is US\$ 943,774.14. Table 8.3 below presents a summary of the packages and assistance to be provided.

Table 8. 1: Summary of Compensation packages by Category of Impacts on Various Assets

RETRAP 40km - RAP Compensation Packages							
No.	Categories of Affected Assets	Fully Affected Structures	Partially Affected Structures	Income Loss (US\$)	Resettlement Assistance (US\$)	Total (US\$)	Percentage (%)
1	Private Structures including landlords and business income loss	\$778,173.91	\$35,634.35			\$813,808.26	86.23%
2	Graves	\$13,657.29	\$0.00			\$13,657.29	1.45%
3	Public Structures	\$35,304.61	\$4,111.36			\$39,415.97	4.18%
4	Economic Crops (Farms)			\$28,123.83		\$28,123.83	2.98%
5	Business Income Loss without structures			\$8,108.79		\$8,108.79	0.86%
6	Tenants			\$5,160.00		\$5,160.00	0.55%
7	Special Assistance for Vulnerable Persons				\$18,900.00	\$18,900.00	2.00%
8	Transaction Fees Refunds				\$16,600.00	\$16,600.00	1.76%
	Total Compensation	\$827,135.81	\$39,745.71	\$41,392.62	\$35,500.00	\$943,774.14	100.00%

8.9.1: Private Properties

A total of 330 privately owned structures owned by 272 PAPs will be affected by the project. The total compensation cost for the privately owned structures including landlord and business income losses is US\$ 756,545.29. See Table 8.4 and Annex-A1 and A1.1 for details on private structures.

Compensation for the entire private structures along the project route was valued based on the principle of "Full Replacement Cost." As discussed earlier, the 40 km road section passes through 31 towns and villages. Of these towns and villages, the largest impact on private properties will be 113 structures in Toe Town, 59 structures in Gbolordeala, and 26 structures in Poker Town. Of the overall 330 private structures to be impacted, 59% of the structures are in Gbolordeala, Poker Town, and Toe Town, while the remaining 41% are in small towns and villages, respectively. 96% of the private structures will be fully affected, and the remaining 4% will be partially affected.

Table 8. 2: Summary of Impacted Private Structures per Location

No.	Locations/Towns	Fully Impacted	Partially Impacted	Total	Total US\$
		(A)	(B)	C= (A+B)	
1	Tappita	2	1	3	\$79,851.55
2	Worwoe Village	1	0	1	\$1,318.40
3	Mataley Village	1	0	1	\$4,302.67
4	Gberow Village	1	0	1	\$1,414.09
5	Reeves Village	1	0	1	\$806.91
6	Jeremiah Village	2	0	2	\$1,413.00
7	Kparquoi Village	3	0	3	\$11,358.89
8	Konseh Village	3	0	3	\$2,422.48
9	Bitterball Village	1	0	1	\$3,342.82
10	Doeyelay Village	13	0	13	\$24,963.07
11	Yiangerbopea Village	7	0	7	\$9,292.24
12	Fromgoi Village	2	0	2	\$1,431.17
13	Beh Village	2	0	2	\$2,264.84
14	Fireman Village	2	0	2	\$1,822.73
15	Gwin Town	8	0	8	\$11,506.85
16	Gbolordeala Town	54	5	59	\$101,034.11
17	Ghankay Hill	11	0	11	\$8,567.82
18	C D Village	2	0	2	\$2,318.57
19	King Village	1	0	1	\$407.46
20	Locker Village	5	0	5	\$7,447.43
21	Menlah Village	6	0	6	\$7,354.96
22	Fahnley Village	11	0	11	\$12,620.98
23	Cestor River	0	0	0	\$0.00
24	Bah Town	14	0	14	\$17,946.36
25	Barkerh Village	3	0	3	\$563.27
26	Yermie Village	5	0	5	\$2,338.89
27	B'Hai Tarway	12	0	12	\$17,525.79
28	Goldsmith Village	0	0	0	\$0.00
29	Kpelleh Village	12	0	12	\$12,251.00
30	Poker Town	25	1	26	\$111,057.08
31	Toe Town	108	5	113	\$297,599.86
	Total	318	12	330	\$756,545.29
Source: RETRAP RAP Field Survey Data Update (December 2024)					

8.9.2: Graves

A total of 11 graves owned by 10 PAPs are expected to be affected by the project. Compensation for Graves followed the principle of Full Replacement Cost by type. The compensation amount covers the cost of materials to reconstruct, consultations, traditional rituals, and the cost of relocating the graves to be affected by the project. The graves are to be relocated individually because it was not identified in a cemetery. Table 8.5 shows the number of graves to be affected.

The IIU/MPW and RETRAP/MoA, in consultation with the contractor and the EPA, shall give special attention to avoiding these graves, as relocation of graves and graveyards is always sensitive to communities or families whose loved ones have to be relocated. Where avoidance is not possible, the IIU/MPW and RETRAP/MoA will engage community, religious leaders, families, and next of kin of those affected and the EPA on the acceptability of disturbing and relocating the graves and seek their permission and guidance on necessary precautions and rituals to be performed at the old and new site. An amount of US\$ 13,657.29 has been provided in this RAP to address these impacts. See Annex-A2 and A2.1 for details on private structures.

Table 8. 3: Summary of Impacted Graves per Location

Impacts on Graves, Coordinates, and Costs						
No.	Grave Representative Name	Location	Chainage (Km)	Coordinate		Cost (US\$)
				X	Y	
1	Arthur Nyudeh	Jeremiah Village	4+100	-8.8034927	6.4880614	\$ 1,298.92
2	Musu Russell	Fahnlay	25+730	-8.6304985	6.4397702	\$ 974.19
3	William Llyod	Cestos River (Check Point)	26+130	-8.6277037	6.4400323	\$ 1,298.92
4	Emmanuel Kraty	Bah Town	26+430	-8.6276489	6.4401114	\$ 541.22
5	Lawerence Gaye	B'hai Tarway	27+420	-8.619672	6.44006	\$ 1,298.92
6	N/A	Poker Town	31+730	-8.5816791	6.4353705	\$ 1,623.65
7	Alvin Carr	Poker Town	32+470	-8.5753357	6.4336598	\$ 1,298.92
8	Alvin Carr	Poker Town	32+480	-8.5577194	6.4072234	\$ 974.19
9	Edith Campbell	Toe Town	36+220	-8.5590363	6.4081146	\$ 1,948.38
10	Esther Russell	Goldsmith Village	25+900	-8.630927	6.440282	\$ 1,200.00
11	Oretha Downen	B'hai Tarway	26+108	-8.618275	6.4394715	\$ 1,200.00
Total (US\$)						\$ 13,657.29

8.9.3: Public Properties

A total of 13 public structures owned by 12 PAPs are expected to be affected by the project. Public structures to be impacted include wells, hand pumps, market stalls, and meeting centers. Compensation for public structures followed the principle of "Full Replacement Cost." The compensation amount was calculated using the market cost of the materials to build a replacement public structure with an area and quality similar to or better than that affected by the project, or to repair a partially affected public structure, plus the cost of transporting replacement materials to the new site, plus the cost of any labor and contractors' fees. The total cost of restoring these public structures is US\$ 39,415.97. Of the total public structures to be impacted, 77% will be fully impacted while 22% will be partially impacted. See Table 8.6 and Annex- A3 and A3.1 for updated details on public structures.

Table 8. 4: Summary of Public Properties to be Affected

Public Properties (Market Buildings, Town Halls, Hand Pumps, Checkpoint, & School Fence) to be Affected					
No.	Locations/Towns	Fully Impacted.	Partially Impacted	Total	Total US\$
		(A)	(B)	C= (A+B)	
1	Kparquoi Village	1	0	1	\$2,559.80
2	Gbolordeala Town	0	1	1	\$2,758.32
3	Fahnley Village	2	0	2	\$2,796.03
4	Bah Town	1	0	1	\$3,896.76
5	Cestos Checkpoint	1	0	1	\$2,362.50
6	Kpelleh Town	1	0	1	\$540.00
7	Poker Town	2	0	2	\$7,793.51
8	Toe Town	2	2	4	\$16,709.05
	Total	10	3	13	\$ 39,415.97

Source: Updated RETRAP RAP Field Survey Data (December, 2024)

8.9.4: Businesses without Structures

A total of 17 formal and informal small businesses belonging to 8 males and 9 females were identified along the Tappita-Toe Town Road corridor. These small businesses provide sources of income and means of livelihood for PAPs in the project affected area and are likely to be affected by civil works activities. Compensation for losses of income to businesses is determined by multiplying the monthly net profit of each business by three months to arrive at the total business transitional allowance for each business owner. The total compensation to be paid for affected businesses is US\$ 8,108.79. Table 8.7 below provides information on business income losses by location and gender. Annex – A5 also provides further details on the affected businesses.

Table 8. 5: Summary of Business Income Losses

No.	Location	No. of PAPs			Income Loss by Gender		Total Income Loss
		Male	Female	Total No. of PAPs	Male	Female	
1	Tappita	2	0	2	\$162.16	\$0	\$162.16
2	Reeves Village	1	0	1	\$370.59	\$0	\$370.59
3	Barkerh Village	2	1	3	\$48.65	\$0	\$48.65
4	Yarmine Village	2	1	3	\$343.78	\$48.65	\$392.43
5	Doeyelay	4	2	6	\$853.73	\$1,164.72	\$2,018.45
6	Yeayenbopea	4	0	4	\$324.32	\$0	\$324.32
7	Gwin Town	3	0	3	\$69.83	\$0	\$69.83
8	Beh Village	0	1	1	\$0	\$64.86	\$64.86
9	Gbolordeala	24	10	34	\$7,967.27	\$2,361.09	\$10,328.36
10	Menlah Village	1	1	2	\$529.41	\$63.54	\$592.95
11	Gankay Town	0	1	1	\$0	\$56.76	\$56.76
12	Bah Town	3	1	4	\$487.44	\$129.74	\$617.18

13	B'hai Tarway	1	3	4	\$45.00	\$219.73	\$264.73
14	Poker Town	2	1	3	\$56.76	\$150.00	\$206.76
15	Fahnlay	0	1	1	\$0	\$45.00	\$45.00
16	Toe Town	48	34	82	\$25,471.43	\$19,177.30	\$44,648.73
Total		97	57	154	\$36,730.37	\$23,481.39	\$60,211.76

Source: Updated RETRAP RAP Field Survey Data (December, 2024)

8.9.5: Economic Tree Crops / Farms

There are eight (8) partially affected farm owners (7 males and 1 female) who will be affected by the road project. A total of 874 economic trees summing up to 8 farms along the road corridor between Tappita and Toe Town will likely be affected, and the total value of the affected economic tree crops is estimated to be US\$ 28,123.83. The type of crops to be affected are rubber trees. There is no additional farm identified during the update exercise. Table 8.8 provides information on economic trees/farms. Annex – A4 provides further details on affected farms.

Table 8. 6: Summary of Economic Tree Crops /Farms

Tappita - Toe Town Road Section			
Type of Crops	No. of Farms	Qty of Affected Economic Tree Crops	Value of Economic Tree Crops/Farm (US\$)
Rubber Farm	8	874	\$ 28,123.83
Total	8	874	\$ 28,123.83

Source: Updated RETRAP RAP Field Survey Data (December, 2024)

8.9.6: Vulnerable Persons

A total of 46 potential PAPs associated with 63 properties within the project area were considered to receive compensation as vulnerable people. The total resettlement assistance for vulnerable people is estimated to be US\$ \$18,900.00. The special package covers living costs for a transition period of three months. These vulnerable people are spread in 6 towns and 10 villages. Of the total updated vulnerable people to be impacted, 56% are female, while 44% are male. Table 9.9 provides updated information on vulnerable persons. Annex – A6 and A6.1 provides further details on vulnerable persons.

Table 8. 7: Summary of Vulnerable People

Category	Gender per Vulnerable PAPs			Total Assistance Allocated
	M	F	Total	Amount (US\$)
Elderly	9	7	16	\$4,800.00
People with Disability (PwD)	7	4	11	\$5,700.00
The Sick	6	2	8	\$2,400.00
Female household heads	0	11	11	\$6,000.00
TOTAL	22	24	46	\$18,900.00

Source: Updated RETRAP RAP Field Survey Data (December, 2024)

8.9.7: Tenants

The project will impact a total of 84 tenants associated with 86 properties. Tenants will lose their rental shelters. A total of US\$ 5,160.00 is allocated in this RAP to offset impacts associated with shelters lost. During the RAP update, the team did not identify any additional tenant along the project route. Table 9.10 below presents a consolidated picture of rental allowances for tenants by location. Of the total tenants to be impacted, 47% are female, while 53% are male.

Table 8.8: Summary of Tenants

No.	Location	No. of PAPs			Total Allowances
		Male	Female	Total	Tenants
1	Mataley	2	0	2	\$120
2	Reeves Village	2	1	3	\$180
3	Kparquoi Village	1	1	2	\$120
4	Konseh Village	2	0	2	\$120
5	Bitterball Village	1	1	2	\$120
6	Doeyelay	1	2	3	\$180
7	Yiangubopea	1	1	2	\$120
8	Beh Village	1	0	1	\$60
9	Gwin Town	4	1	5	\$300
10	Gbolordeala	12	5	17	\$1,020
11	Ghankay Hill	1	1	2	\$120
12	Menlah Village	3	0	3	\$180
13	Bah Town	1	5	6	\$360
14	Poker Town	4	9	13	\$780
15	Toe Town	10	7	17	\$1,020
16	Gberow	0	1	1	\$60
17	CD Village	0	1	1	\$60
18	Locker Village	0	1	1	\$60
19	B'hai Tarway	0	3	3	\$180
Total (Tenant)		46	40	86	\$5,160.00
Source: Updated RETRAP RAP Field Survey Data (December, 2024)					

8.9.8: Disturbance and Transportation Allowances

Disturbance allowances shall be paid in addition to the compensation value of the affected assets/properties. A disturbance allowance should be paid from the contingency allocation 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 interest over the land, or where during the course of executing the proposed project an individual's interest in land suffered proven physical damage/disturbance.

Transportation assistance shall be paid/extended from the refund cost allocation to PAPs who will be relocated as a result of the project. This amount will be provided to enable them to cover all moving

expenses to new locations.

8.9.10: Update on Light Poles

The RAP found 138 metallic functional electrical poles that are positioned within the right of way limits in the project route between Tappita and Toe Towns. This should be considered as part of the bill of quantities for the contractor.

CHAPTER 9: INSTITUTIONAL ARRANGEMENTS- ROLES AND RESPONSIBILITIES

9.1: Introduction

This chapter discusses the institutional framework required to effectively plan and coordinate RAP preparation and implementation activities, as well as the organizational procedures for delivery of entitlements, including line ministries, dependents, units, committees, RETRAP/MoA, and the IIU/MPW.

In order 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 on involuntary resettlement, the following institutional arrangements discussed below in the subchapter 8.2 shall be used to connect and mobilize resources and capabilities of all relevant organizations that will be involved in the preparation and implementation of the RAP associated with subcomponent 3.1 activities.

9.2: Roles and Responsibilities of Agencies

9.2.1: Project Implementation Units (PIUs)

The Ministry of Public Works is responsible for infrastructure development (roads, bridges, buildings, railways, etc.) and zoning regulation in Liberia. The MPW will approve all drawings for civil works and issue construction licenses to works contractors under this project.

The IIU, located in the MPW, will execute subcomponent 3.1. activities, with its Program Manager taking full responsibility for the implementation, coordination, and oversight of the resettlement activities. The MPW through the IIU will liaise with the MOA through the RETRAP to secure funding from the World Bank to pay compensation to PAPs and will be responsible for overseeing and ensuring the preparation and implementation of this RAP.

The RETRAP-PIU will secure funding to implement the RAP prior to the commencement of civil works. The RETRAP-PIU houses the Project Financial Management Unit (PFMU), which is responsible for fiduciary management of this RAP. The RETRAP-PIU and the IIU/MPW project management team will be expected to coordinate and monitor the implementation progress against the work plan/budget.

9.2.2: IIU's Social Safeguard Officer

The Social Safeguard Officer, who is a staff member of the IIU, will be part of and shall be embedded in the day-to-day implementation of the RETRAP subcomponent 3.1 activities. Under the overall supervision of the Program Manager, he/she will be responsible for overseeing the preparation and implementation of social safeguard instruments as well as supervising the broader social development works for the RETRAP subcomponent 3.1. Major responsibilities to be performed by the Social Safeguard Officer include:

- Managing all social development aspects of subcomponent 3.1 activities.
- Ensuring the highest standard of quality in social impact assessment and mitigation activities related to subcomponent 3.1 in accordance with the ESMF and the RPF.

- Ensure continuous engagement of all stakeholders throughout implementation.
- Disclosure of relevant social safeguard instruments.
- Grievance management.
- Overseeing resettlement compensation and livelihood restoration plans and measures, and providing guidance to consultants involved in resettlement implementation of the requirements of the RAP and ESMPs for the road component.
- Ensuring that RETRAP subcomponent 3.1 activities are in full compliance with ESS5 requirements and objectives.
- Ensuring that sub-project design and site selection include all considerations and options to avoid and minimize land acquisition.
- Conduct a socioeconomic study targeting potential PAPs as well as carryout a census surveys where avoidance is not possible particularly when road diversions will be needed during construction 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 RETRAP subcomponent 3.1 activities to PAPs, and g) carry out consultations.
- Ensure that compensation and resettlement assistance cover all permanent and temporary physical and economic displacement resulting from land acquisition or restrictions on land use in connection with the RETRAP subcomponent 3.1 activities.
- Prepare, with the assistance of IIU and consultants, Resettlement Action Plans (RAPs) and ensure their clearances and disclosures whenever required.
- Ensuring that funding for RAPs is made available and deposited in a special and separate account and tracking and maintaining compensation and resettlement assistance payments.
- Ensuring prompt compensation and resettlement assistance payments to PAPs are made well ahead of civil work commencement.
- Ensuring all PAP are fully compensated prior to the taking of land and assets and the start of civil works.
- Monitoring and overseeing RAP implementation and the performance of Grievance Redress Committee (GRCs).
- Work on the broader social issues, including ensuring that contractors' workers are fully sensitized on HIV/AIDS, STDs, and GBV/SEA and are following the Code of Conduct (CoC) they signed; and
- Preparing monthly and consolidated quarterly RAP implementation reports and social safeguards performance reports.

9.2.4: Environmental Protection Agency (EPA)

The EPA will oversee all environmental and social impact assessments of the project to ensure basic compliance regarding all environmental protocols during the project implementation. The EPA will issue environmental compliance certificates to construction contractors under the project. The EPA is the main

authority for the management of the environment and is 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. The EPA will issue construction permits and be involved in field monitoring to ensure compliance with construction permits and ESIA requirements.

9.2.5: MPW Engineering and ESAFE Division

For the verification of land and structures/buildings, the MPW Engineering and ESAFE Division will play a critical role in verifying and confirming the value of these project affected assets. Their continuous involvement to advance work related to land and property valuation and verification exercise is vital for this work.

9.2.6: Ministry of Agriculture (MOA)

The Ministry of Agriculture (MOA) is the key implementing agency for this Project. Staff of MOA will be part of the RAP implementation team and will assist with crop valuation and verification exercises, which are part of their mandate. Involvement of agricultural extension officers at the local level will be sought to support PAPs whose livelihoods focus on agricultural produce and products to restore their livelihoods. In circumstances where farmers are substantially affected by the project, the agricultural extension officers would work closely with IIU/MPW to assist and track the progress of the affected farmers.

9.2.7: 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 work at district and community levels. The relationship with local authorities has been very pleasant, and their contribution will continue to enhance the RETRAP/MoA and IIU/MPW works. 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 RETRAP.

9.2.8: Liberia Land Authority (LLA)

The LLA subsumes land functions that were performed by several agencies of the Government, including the key land administration agencies: the 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.

In instances where private land is acquired and compensation payments need to be made, the main role and responsibility of the LLA will be to scrutinize and validate the authenticity of land deeds provided by PAPs and sign off on them. Payment will only be made for lands whose titles or deeds are validated by the LLA. Agencies included in this implementation arrangement shall meet periodically to review and assess implementation progress and challenges and agree on measures and actions that may be required to address challenges encountered and to accelerate progress.

9.2.9: NGOs

NGOs might be responsible for resettlement services such as the implementation of socioeconomic surveys, education and awareness, construction of resettlement housing, promotion of development initiatives, or the monitoring of RAP implementation.

9.2.10: GRM Committees

The overall role of the grievance mechanism is to deploy a reliable, effective, and timely process for capturing and responding to the concerns and grievances of Project Affected Persons. A well-functioning grievance mechanism is one that addresses concerns in a transparent manner that is culturally appropriate and readily accessible to all segments of the affected communities, at no cost and without retribution. The GRM is therefore a part of the institutional arrangement for the effective implementation of this RAP.

9.2.11: Resettlement Implementation Committee

Resettlement Implementation Committee comprising of Project Sponsor, relevant government line and administrative departments, community-based organization and NGOs involved in support of resettlement activities and representatives of communities by the project. Their role shall include 1) ensuring the regular exchange of information and 2) coordinating and serving as a channel for redressing grievances between communities and the project implementation unit.

9.2.12: Contractor

The contractor role will include the execution of the civil works in accordance with the project Environmental and Social Management Framework, the Environmental and Social Impact Assessment and Environmental and Social Management Plan. The Contractor will prepare Environmental and Social Management Plan based on these instruments to mitigate the risks and the impact and the impact reduction measure laid out in this RAP.

9.2.13: Institutional Capacity and Role

The RAP implementation will involve various agencies; however, the overall responsibility lies with the Infrastructure Implementation Unit of the Ministry of Public Works (IIU/MPW). While a well define organizational structure exists within the MPW, there is a strong need to strengthen RAP implementation and supervision capacity of the IIU. Equally, the level of awareness and understanding about the World Bank ESS5 by line ministries is extremely low. Sensitization and awareness workshops on the Bank's ESS5 and on RAP preparation and implementation processes for these line ministries are very critical and should be undertaken as soon as possible. Policy makers, planning and technical departments, districts, and local level officials, as well as MPW resident engineers, property valuers, and contractors, should be targeted. To strengthen existing weak capacity, it is also strongly recommended that third-party monitoring and evaluation arrangements are considered, such as the involvement of local NGOs.

CHAPTER 10: STAKEHOLDERS CONSULTATION

10.1: Introduction

In accordance with national regulations and requirements as provided for in the Constitution and the Freedom of Information Act of Liberia, the World Bank's policy on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, the project proponent (GOL) took the necessary measures to inform individuals, households, and communities likely to be affected by the project as well as other relevant stakeholders.

The main objectives of the consultations were to:

- Inform PAPs about their rights and choices.
- Disseminate information about RETRAP, particularly subcomponent 3.1 civil works activities to PAPs and other stakeholders.
- Notify project affected persons and communities about the project setup and development objectives.
- Establish and maintain a two-way process of dialogue and understanding between the project and its stakeholders.
- Obtain the input of the PAPs in the RAP preparation process and seek feedback on how to ensure their active participation in the preparation and implementation process to create ownership; and
- Elicit broader inputs and suggestions that will ensure project sustainability and success in the long term.

A total of nine stakeholder consultation meetings per round were held at village/town levels across the project impact area during the socioeconomic survey, asset marking, and inventory of losses phase of the RAP preparation. Information provided to stakeholders on the project included: i) the project description, objectives, and activities, especially the civil works activities to be implemented under subcomponent 3.1; ii) the positive and negative impacts associated with the proposed works; iii) the actions and measures, including compensation and resettlement assistance payments, that will be put in place to mitigate and offset the project's direct social and economic adverse impacts related to land acquisitions and RoW clearing; and iv) the establishment of grievance redress mechanisms to address project-related grievances/complaints throughout the implementation period.

The first round of consultation meetings was held from the 10th to the 11th of February 2021 at various locations (as indicated in Figure 10.1 on the map below), and updated consultation meetings were held from the 7th to the 8th of December 2024. Both consultation meetings targeted the appropriate levels of local government (commissioners, city majors), community and opinion leaders (town/village chiefs and elders), PAPs, and the affected communities in the villages/towns along the project impact corridor. The table below shows the total number of people who attended the various stakeholders' meetings. Annex E1-E3 provide the list of stakeholders consulted in project communities.

Table 10. 1: Total Number of PAPs Attended both First and Second Rounds of Consultation

No.	Locations	Number of Attendees during the 1 st and 2 nd Round of Consultations						Dates of the 1 st and 2 nd Round of Consultations		Time of the Consultation	
		1 st Male	2 nd Male	1 st Female	2 nd Female	1 st Total	2 nd Total	1 st Meeting Date	2 nd Meeting Date	1 st Meeting Time	2 nd Meeting Time
1.	Poker Town	25	12	17	10	42	22	Feb. 10, 2021	Dec. 8, 2024	7AM - 9:30AM	9:30am-12:00noon
2.	Toe Town	42	39	28	10	70	49	Feb. 10, 2021	Dec. 8, 2024	10:52am - 12:00 Noon	12:30pm-2:00pm
3.	Bhai Tarway	22	20	6	10	28	30	Feb. 10, 2021	Dec. 7, 2024	5:00pm - 6:30pm	9:30am-11:00
4.	Fahnlay	8	10	6	9	14	19	Feb. 11, 2021	Dec. 7, 2024	9:22am - 10:30am	11:30pm-1:00 pm
5.	Menlah	5	18	3	12	8	30	Feb. 11, 2021	Dec. 8, 2024	11:09am - 11:35am	2:30pm-4:00pm
6.	Ghankay Hill	8	5	5	4	13	9	Feb. 11, 2021	Dec. 7, 2024	11:49am - 12:25pm	3:30pm - 4:15pm
7.	Gbolordeala	16	10	12	3	28	13	Feb. 11, 2021	Dec. 7, 2024	12:50PM - 1:55 PM	12:17-1:47pm
8.	Gwin Town	11	10	6	3	17	13	Feb. 11, 2021	Dec. 8, 2024	2:15pm - 3:30pm	4:30pm - 6:00pm
9.	Doeyelay Town	10	9	4	4	14	13	Feb. 11, 2021	Dec. 7, 2024	4:35PM - 5:15PM	4:30 - 6:00pm
	Total	147	133	87	65	234	198				

Note: Of the total PAPs that attended both consultations, 35% are female while 65% are male.

10.2: Active Stakeholder Participation

Stakeholders, particularly PAPs, actively participated in the consultations. During the interactive meetings, PAPs expressed several concerns, one of which was about the asset marking and valuation carried out under SECRAMP, the project previously proposed for implementation, but about which they were told has either been cancelled or would be implemented under new and different arrangements.

“After marking our houses over three years ago, the people from MPW told us to obtain a paper from the court to prove that we own the affected properties. We spent a lot of money to get that court paper, including transportation expenses. Now that the project has been cancelled, will we get our money back?” they asked.

It was explained to them that the reason why the project proponent demanded PAPs to obtain proof of ownership (attestation) of the affected properties from the court was to avoid making compensation payments to the wrong people. In the past, some people had tried impersonating themselves as owners of properties they did not own. As a result, some PAPs have suffered unduly through that process. As lessons learned, going forward under this compensation payment, measures would be put in place to ensure that the rightful PAPs are paid their compensation without having to go to the court for attestation. The measures or arrangements would involve the use of credible town/village leadership and the grievance redress committees that will be established to vet and certify PAPs for payment, if needed. These leaders will then monitor to ensure that only PAPs who have been vetted and certified by them are paid during compensation. Such arrangements, once in place, would eliminate the need for PAPs to go to court for proof of ownership as a requirement for receiving their compensation.

10.3: Stakeholders' Knowledge about the Road Project

From the socioeconomic survey and the stakeholder consultations conducted, it is established that information about the proposed road project is widely disseminated in communities along the project impact corridor and even beyond. In all consultation meetings, PAPs and other stakeholders confirmed that they have heard about the road pending project. Thus, while concerns have been expressed about aspects of the project that are related to displacement and resettlement, the overwhelming majority of individuals (including PAPs), households, and the wider communities in the project area warmly welcome the project as a development they have long waited for and which, when implemented, will relieve them of the enormous travel difficulties they currently face. They said the upgraded road will enhance their access to markets and vital social services and will open the region for social and economic development that will contribute to improvement in their standards of living.

10.4: Consultation Methods

Consultations were conducted using these methods: i) Focus Group Discussions, ii) Key Informant Interviews, and ii) Town hall meetings. During these consultations, care was taken to ensure that everyone's voice was heard, responded to, and recorded.

10.4.1: Focus Groups Discussions:

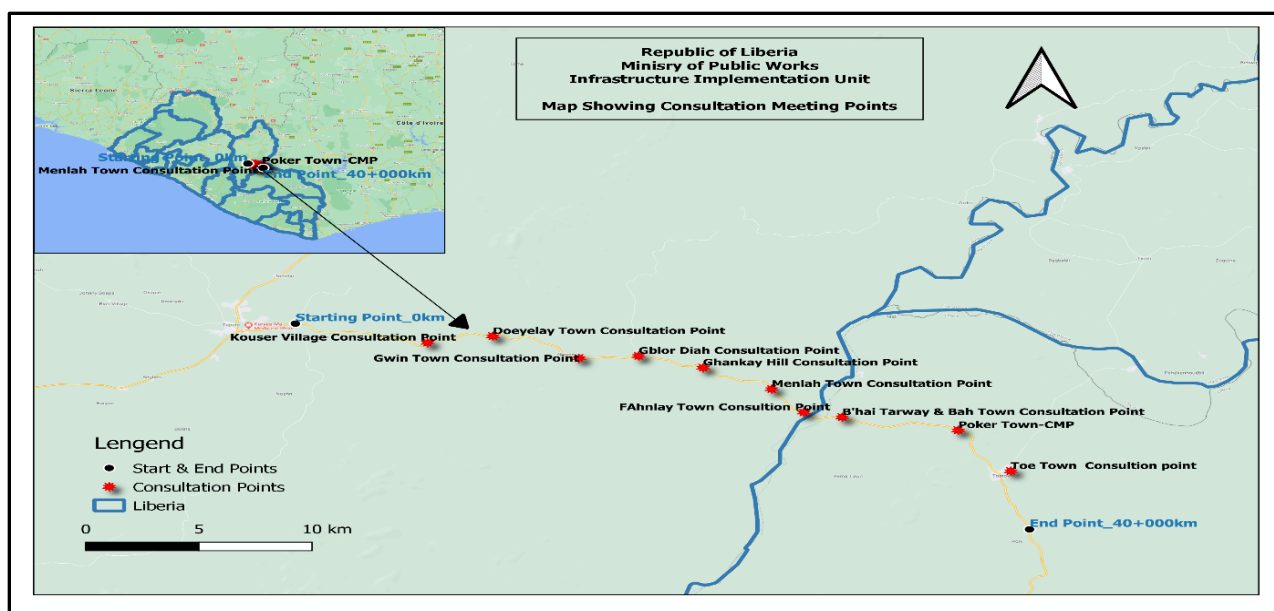
Consultations were held at various locations with chiefs and elders, youths, women, businesspeople, farmers, and road users (drivers and passengers). From each of these groups, important information was collected and used in the preparation of the RAP.

10.4.2: Key Informant Interview:

In addition to focus group discussions, information was also collected through interviews with knowledgeable individual PAPs, opinion leaders, and interested individuals. The interviews with individual PAPs also provided an opportunity to clarify to each PAP misinformation he/she had received about the project from unofficial sources, including rumors.

10.4.3: Public/Community Consultation:

Town hall meetings were the main method used to convey the project information to entire communities. The answers provided to questions raised and concerns expressed by PAPs and other stakeholders got disseminated to the wider village/town population in a short space of time. To that extent, town hall meetings were an effective platform for disseminating the project information to the wider community audience, as well as listening to the concerns and views of community members, especially the PAPs.



Map Source: RMMU/IIU/MPW



Figure 10. 1: Map of Liberia showing the locations of Consultation Meeting Points








10.5: PAPs Rights and Choices










Throughout the consultation meetings, town hall, focus groups, and key informant interviews, PAPs were informed about the rights and choices available to them under the Resettlement Plan. They were told that it was their right to be consulted and to participate in all resettlement decisions that affect them, that they have the right to accept or reject the value of their affected assets when disclosed to them and can demand revaluation, and that they have the choice to request cash or in-kind compensation for their affected assets.

10.6: Summary of Views/Concerns Expressed by PAPs

Table 10. 2: Summary of Main Concerns and Views expressed during the first and second series of Stakeholder Consultations

First series of Stakeholder Consultations Concerns and Response	
Issues/Concerns	Responses/Countermeasures
SECRAMP: expenses incurred to obtain attestation from the court  Now that this project has been cancelled, will we get a refund of the money we spent to obtain attestation from the court, including transportation expenses under the initial project- SECRAMP?	For affected structures that are still standing and which have been remarked and revalued for compensation and demolition under the new project, the cost of attestation that may be required for the payment of compensation will be reimbursed by the new project. So, PAPs qualified for compensation payment under the new project will get back money they will spend to obtain new attestations, if required.
SECRAMP: previously marked structures that have broken down  What happens to our structures that were marked but have broken down? We obtain attestations for them from the court, so will they be	Previously marked structures that have broken down are a legacy issue, and allowance has been made in the contingency budget to compensate those structure owners. Thus, both marked structures that have collapsed and those still standing and have been re-marked in the RoW prior to the cut-off date of February 5, 2021, will be considered for compensation under the new Project. Without adding new development, all PAPs are advised to maintain their structures until they are compensated. Photographs of all

included in the new marking for compensation payment?	affected structures and ground conditions are provided in Annex - A1, A2, A3, G1, & G2.
Adequacy of compensation amount  Will the compensation amount be sufficient to help us rebuild our affected structures and livelihoods?	<p>All assets will be compensated based on the full replacement cost approach - that is, how much it costs to rebuild the same structure today, including the costs of materials, labor, transportation, and transactional costs.</p> <p>The mode of payment was also discussed with PAPs during the consultations, and most PAPs expressed a preference for cash payment over in-kind payments.</p>
Time given to relocate  Our structures have been marked for demolition, so should we move out of them now?	<p>No, the owners of all marked (affected) structures should continue to live in or use them until they receive their compensation. During compensation, PAPs will be informed about the time they are to move out of the affected structures for demolition to be carried out. Once paid, PAPs can even do their own demolition, taking whatever materials (doors, windows, zinc sheets, and wood) they can reuse. Demolition and other information about the various stages of the RAP implementation will be disseminated to PAPs and the project affected communities at regular intervals. This will be done through community radio stations, local authorities, and town criers.</p>
Tenants' concerns about refund of advance rental money paid  If the structure we are renting is demolished, will we get back our money for the remaining unused time?	<p>Both tenants and the landlords will be compensated separately. Each tenant will receive a three-month rental allowance to enable him/her to find accommodation in another rental shelter. The amount of the rental allowance will be calculated based on the amount currently paid by tenants or the amount currently being charged for similar rental shelters or room sizes in the community. Tenants will be required to present receipts of previous rental payments as evidence.</p> <p>Tenants who have paid more than 3 months' rent in advance will be captured during the verification process in order not to lose their rent advance, and adjustments will be made accordingly.</p>
Local materials extracted and used by the contractor  Will the contractor pay us for materials (rock, laterite) they extract from our community?	<p>If any materials will be extracted from a community, the contractor and the community people, or owners of the resource, will negotiate and agree on the type and amount of benefits the contractor will provide to the community. Such negotiations will be witnessed and documented by the relevant local authorities, the supervision engineer, RETRAP/MoA, and the IIU/MPW.</p> <p>The Contractor ESMP will adequately address those impacts relating to borrow pits, quarry sites, and site camps in accordance with the E&S impacts, risks, and mitigation measures.</p>
Construction damages to unmarked/unaffected properties  What happens if the contractor damages properties that were not marked for demolition? Will they pay for the damaged properties?	<p>Yes, if a property was not captured and marked for demolition but got damaged by the contractor during construction, the contractor or the project proponent (MPW) will assess and pay for the damaged property based on full replacement cost.</p>
Vulnerable groups  What will be done to help old and sick people whose structures are affected and have to move?	<p>The elderly - 60 years and above, the sick, people with disabilities, and female household heads/single mothers who will lose shelters and/or sources of livelihood on account of the project will be provided special resettlement assistance and support. E.g. This group of vulnerable people will be provided with a three-month special package allowance to cover rental and living expenses during the three-month transition period.</p>
Relocation of affected graves  How will we move the affected graves?	<p>The IIU/MPW and RETRAP/MoA, in consultation with the contractor, shall give special attention to avoiding the relocation of graves. Where avoidance is not possible, all graves within the ROW will be compensated and relocated to a proposed and approved site by the grave's owners in consultation with the county and local traditional authorities, religious leaders, and the EPA.</p>

Rental/lease of land within the RoW  I constructed the structure, but it is Zuaplay who gave me the land for rental/lease and I have been paying him the agreed rental money. Now he wants to get the money for the affected structure, but I'm the one who built it. So, who will receive the compensation/payment?	<p>Compensation will be made only to the person or party that invested their money and other resources to build the structure.</p> <p>If the land were private land with a title (deed), then the market value of the land would be assessed separately and payment made to the landowner.</p>
Payment for single fruit trees in the RoW.  Will single fruit trees (orange, plum, etc.) in the RoW be paid for?	<p>No, payment will not be made for one, one (single) fruit tree. If there are many (at least 10 or 15 fruit trees) - to the extent that they make up a small farm, and then they can be valued and paid for. However, payment will not be made for one plum tree here, one orange tree there.</p>
Death of a PAP prior to compensation  What if a PAP dies before the payment of compensation? Who will receive it?	<p>Compensation will be made to the dead person's family (recognized spouse, child or children, next of kin, or legal representative), based on submission of all relevant legal documents (death certificate, written will if available, etc.) backed by attestation from local authority to substantiate their claims of ownership.</p>
Compensation payment procedures  How will the payment be made?	<p>Payment will be made by bank cheque to each person whose structure, economic tree crops, and/or business have been affected by the road upgrading works. The pay team will go from house to house to make the payment. Each PAP will receive and sign for his/her cheque, and will hold that cheque to his/her chest and be photographed as evidence of receipt of your payment.</p>
Collapse of marked structure prior to compensation  What if a marked structure gets broken down prior to compensation? Will compensation be made for it? If not, why?	<p>Collapsed structure owners will be paid if payment will be carried out by the same project under which the marking and valuation have been done. However, all affected structure owners are encouraged to do all they can to maintain the structures in their current state, without adding new development to them. The people who are coming to pay will like to see the structures for which they will be making the payment. If they do not see a structure, they will find it hard to believe that it was not there in the first place.</p>
Commencement of civil works  How soon will the project start and end?	<p>Well, that is hard to answer because the government is still trying to secure the money from donors, particularly the World Bank. Therefore, if the government is able to secure the money this year, then the work could start sometime early next year. Notwithstanding, all affected persons will be informed about the commencement of the project and will receive their payment and given time to relocate prior to the commencement of the construction works. Approximately, the construction phase is expected to last for about 3-years.</p>
Second series of Stakeholder Consultations Concerns and Response	
Issues/Concerns	Responses/Countermeasures
 What will be done for our football field if it's affected by the project?	<p>The project does not compensate for land that falls within the RoW. However, if the football field will be affected by the project, the community through the established GRC can work with the contractor to clear a new site out of the RoW to be used as another field.</p>
 Our structures were marked before and about to be marked again, which one of the markings will be considered.	<p>The old marking will be erased, and the new markings will now be considered.</p>
 My house was marked before when the first people came, but the house has fallen down. Will I be considered for payment?	<p>Yes, you will be compensated if the structure information, including photos and other details, is in the RAP database.</p>

✚ For instance, my house is not within the right of way, but it has been affected due to the demolition of an adjacent property or machine work. Will I be compensated?	In that case, you report the matter to the GRC, and they look into the claim, and if it is proven that indeed it happened, you will be compensated.
✚ What should I do if my farm was not included during the marking period but has since been affected by a detour passing through it?	You should take the matter to the GRC, and they will investigate the matter and report it to the project team, who will visit the site on short notice and resolve the issue appropriately.
✚ Will there be a package as part of the compensation for persons with disabilities?	Yes, when said individual was captured during the socio-economic census, he/she was associated with a coded/marked property.

Note: Responses to PAPs concerns and questions are contained in the Stakeholder Consultation Table in Annex - E2.

10.6.1: Information on RAP Disclosure Process

The disclosure of information relative to the approved Resettlement Action Plan (RAP) is a critical process to ensure transparency, accountability, and engagement with all stakeholders, particularly Project-Affected Persons (PAPs) and affected communities during the implementation of the resettlement process. The project will foster trust and cooperation among all stakeholders while safeguarding the rights and interests of PAPs.

During the disclosure process, information regarding the approved RAP will be disclosed using multiple methods to ensure broad accessibility and comprehension by all stakeholders are adhered to, including: public meetings and consultations, printed materials, online platforms, media engagement, grievance redress mechanisms, and engagement with stakeholders.

10.7: Community Level GRMs Established

During the stakeholder consultations, Community Level Grievance Redress Committees (CGRCs) were constituted and set up in nine towns/villages (3 in Grand Gedeh and 6 in Nimba) across the project impact corridor. The GRCs are charged with the responsibility to handle and address project-related grievances/complaints that may be filed by PAPs and other community members during the construction phase of the project. The CGRCs will operate in accordance with the grievance redress procedures laid out in the chapter on Grievance Redress Mechanisms.

Each CGRC consists of a chair, co-chair, secretary, and members. It is important to also note that all the existing CGRSCs were updated during the second series of stakeholder consultations. The updated details of each established CGRC, including the updated names and contact phone numbers of members, are found in Annex E3.

10.8: Third Series of Consultations

The third series of stakeholder consultations will be carried out during the disclosure of the findings of the updated RAP report. The focus of the second series of consultations will, inter alia, be on disclosure of the estimated values of affected assets to individual PAPs, payment procedures and requirements, and the time the compensation payment will be made. PAPs will have the right to ask and obtain clarity on any of these.

A joint team comprised of staff from the RETRAP/MoA and the IIU/MPW will conduct the next series of consultations under IIU leadership. Consultations with stakeholders are vital for the effective and smooth

implementation of the RAP and the project as a whole. Thus, consultations with PAPs and other stakeholders shall be conducted throughout the construction period.

CHAPTER 11: IMPLEMENTATION SCHEDULE

11.1: RAP Preparation and Implementation Timeline

The objective of the RAP preparation and implementation schedule is to ensure that all RAP-related activities are fully completed before the commencement of civil works. This RAP was prepared under an exceptionally condensed process. The exceptional approach was taken to assist the project to meet its board date and appraisal requirements. The preparation of the RAP occurred between February and March 2021, and it was updated between December 2024 and February 2025. The RAP implementation activities provide the tasks to be carried out before and during implementation involving disclosure of the RAP, verification of valuated assets, preparation of compensation and resettlement assistance packages, and payment of compensation to PAPs.

The IIU/MPW and the RETRAP/MoA will be required to complete all tasks listed under activity columns when implementing the RAP. No civil work shall commence unless these steps are completed and compensation is paid to PAPs in full. An indicative implementation schedule for the RAP is given in Table 11.1 below. This is, however, tentative, as delays in approval processes may affect the duration allocated herein. The IIU/MPW and the RETRAP/MoA will ensure that there is a clear linkage between RAP implementation and civil works commencement.

Timetable for the Resettlement Action Plan

The indicative timeline for the RAP implementation activities is contained in the table below:

Table 11. 1: RAP Implementation Schedule

No.	Item	Month-1				Month-2				Month-3				Month-4				Month-5				Month-6				Month-7			
		W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28
1	Submission of Updated RAP Report for Bank’s Comment and Additional Comments																												
2	Incorporation of Bank’s Comments and Additional Comments																												
3	Submission of Updated RAP Report for Approval/No Objection																												
4	Receipt of Bank’s No Objection																												
5	Disclosure of the Approved Updated RAP Report and Compensation Amount to PAPs																												
6	Grievance Management - Dispute Resolution and Correction of Mistakes (if any)																												
7	Start and complete PAPs Compensation / Entitlement Delivery process																												
8	PAPs Relocation Process																												
9	Demolition of affected properties																												
10	Site Handover to Contractor																												
11	Monitoring of RAP Implementation																												
12	Submission of Draft RAP Implementation Report																												
13	Submission of Final RAP Implementation Report																												
14	RAP Completion Audit																												

CHAPTER 12: RAP IMPLEMENTATION BUDGET

12.1: Introduction

This chapter provides a detailed and updated budget for RAP compensation and other entitlements. The budget is prepared based on inventory and valuation of affected assets, income loss, and special assistance to project affected persons, as well as implementation support costs. This chapter provides information relating to the cost estimates for all resettlement activities, allowances for inflation factors applied to private, public, and farms and other contingencies, and a financing plan indicating the sources of funds and arrangements for the timely flow of funds.

12.2: RAP Budget

The overall RAP compensation and implementation budget is estimated at One million one hundred eighty-four thousand eight hundred and one United States Dollars and fifty-six cents (US\$ 1,184,801.56). Table 12.1 presents the breakdown of the budget as follows:

Table 12. 1: RETRAP Lot - 1 (40Km) RAP Budget

RETRAP Lot -1 (40Km) Updated RAP Budget Summary						
Item N°	Budget Item	No. of PAPs	No. of Property	Direct Impacts Cost (US\$)	Indirect Impacts Cost (US\$)	Total (US\$)
A	COMPENSATION AND SPECIAL ASSISTANCES:					
A1	Private Structures Including Landlords and Business Income Losses*	272	330	\$ 813,808.26	\$ -	\$ 813,808.26
A2	Graves*	10	11	\$ 13,657.29	\$ -	\$ 13,657.29
A3	Public Structure*	12	13	\$ 39,415.97	\$ -	\$ 39,415.97
A4	Economic Tree Crops/Farms*	8	8	\$ 28,123.83	\$ -	\$ 28,123.83
A5	Business Income Loss (Non-Structure Owners Only)	17	17	\$ 8,108.79	\$ -	\$ 8,108.79
A6	Rental Income Loss (Tenant)	84	86	\$ 5,160.00	\$ -	\$ 5,160.00
	Sub Total	403	465	\$ 908,274.15	\$ -	\$ 908,274.15
A7	Resettlement Assistance to Vulnerable Persons	46		\$ 18,900.00	\$ -	\$ 18,900.00
A8	Refund to PAPs for processing Attestation and other required documents	302	362	\$ 18,100.00	\$ -	\$ 18,100.00
	Sub Total					\$ 37,000.00
Sub Total (A1+A2+A3+A4+A5+A6+A7+A8)						\$ 945,274.15
B	Allocation for RAP Implementation Support	Unit		Direct Impacts Cost (US\$)	Indirect Impacts Cost (US\$)	Total (US\$)
B1	Allocations for Social Safeguards Training and Sensitization	Lump Sum		\$ -	\$ 50,000.00	\$ 50,000.00
B2	RAP Implementation Audit	Lump Sum		\$ -	\$ 25,000.00	\$ 25,000.00
B3	GRM and RAP Implementation Committee	Lump Sum		\$ -	\$ 50,000.00	\$ 50,000.00
B4	Supervision and Monitoring	Lump Sum		\$ -	\$ 20,000.00	\$ 20,000.00

B5	CONTINGENCIES (10%) ⁴	Percentage		\$	\$	\$
				-	94,527.41	94,527.41
Sub Total (B1+B2+B3+B4+B5)						\$
						239,527.41
GRAND TOTAL (A+B)						\$
						1,184,801.56

* Please note that this budget is inclusive of a 2% inflation factor per annum applied to the original impacted private and public structures and a 3% inflation factor per annum applied to the original farms.

12.3: Financing plan

The Government of Liberia, utilizing portion of the proceeds of the World Bank RETRAP-2, has committed to provide the estimated overall RAP implementation costs of One million three hundred forty-five thousand twenty-four United States Dollars and sixty-four cents (US\$ 1,345,024.64) to finance the resettlement-related costs for the 40km Tappita to Toe Town Road section under RETRAP. The IIU/MPW will liaise with the RETRAP/MoA to secure funding to manage implementation of the RAP in a timely manner, while the Project Financial Management Unit at the RETRAP/PIU will perform the financial management role.

The total RAP implementation cost will be reflected in the overall project costs. The IIU/MPW and RETRAP/MoA will not mobilize contractors without completing payments to 95% of the eligible PAPs, without submitting to the Bank compensation and resettlement assistance payments completion reports, and without obtaining the Bank's clearance.

12.4: RAP Budget Direct and Indirect Costs Comparative Analysis

12.4.1: Direct Costs Comparative Analysis

The analysis reveals that the RAP budget has undergone significant revisions with increases in both the number of affected persons and the overall direct costs due to inflation factors applied to various categories (2% for structures and 3% for farms). The total revised direct impacts cost reflects a comprehensive approach to addressing the needs arising from the RAP while accounting for inflationary pressures on compensation and assistance programs. The table titled "RAP Budget Direct Cost Comparative Analysis" outlines the financial allocations for various compensation and assistance items associated with the Resettlement Action Plan (RAP).

Table 12. 2: RAP Budget Direct Cost Comparative Analysis

No.	Categories	Original PAPs	Update PAPs	Total No. of PAPs	Original Properties	Update Properties	Total No. of Properties	Original Cost	Update Cost	Total Cost
1	Property Owners									
1.1	Private Structures Including Landlords and Business Income Losses	209	63	272	255	75	330	\$747,442.27	\$66,365.99	\$813,808.26
1.2	Graves	8	2	10	9	2	11	\$11,257.29	\$2,400.00	\$13,657.29
1.3	Public Structures	8	4	12	9	4	13	\$27,908.48	\$11,507.49	\$39,415.97
1.4	Economic Tree Crops (Farms)	8	0	8	8	0	8	\$28,123.83	\$0.00	\$28,123.83
	Sub Total	233	69	302	281	81	362	\$814,731.88	\$80,273.48	\$895,005.36

⁴ Contingencies will include payment for legacy issues and the cost of NGOs who will be given a specific role in this RAP implementation.

2.0	Income/Livelihood Losses									
2.1	Business Income Loss (Non-Structure Owners Only)	17	0	17	17	0	17	\$8,108.79	\$0.00	\$8,108.79
2.2	Rental Income Loss (Tenants)	84	0	84	86	0	86	\$5,160.00	\$0.00	\$5,160.00
	Sub Total	101	0	101	103	0	103	\$13,268.79	\$0.00	\$13,268.79
	Grand Total	334	69	403	384	81	465	\$828,000.67	\$80,273.48	\$908,274.15
3.0	Resettlement Support									
3.1	Vulnerable Persons*	44	2	46	60	3	63	\$18,000.00	\$900.00	\$18,900.00
3.2	Refund to PAPs for processing Attestation and other required documents	233	69	302	281	81	362	\$14,050.00	\$4,050.00	\$18,100.00
*The total number of vulnerable persons is inclusive of the total number of PAPs as well as the total number of properties.										

12.4.2: RAP Implementation, Supervision, Capacity Building and Contingency Costs

This analysis highlights significant increases in budget allocations for training and audits associated with social safeguards and compensation processes within the RAP framework. The adjustments reflect a responsive approach to project needs and priorities as they evolve over time. The overall increase in budget indicates a commitment to thorough implementation and oversight of RAP activities.

The table titled "RAP Budget Indirect Cost Comparative Analysis" provides a detailed breakdown of budget allocations for various activities related to the RAP (Resettlement Action Plan).

Table 12. 3: RAP Implementation, Supervision, Capacity Building and Contingency Costs Comparative Analysis

RAP Budget Indirect Cost Comparative Analysis				
B	Allocation of Key Activities	Original Allocation (US\$)	Updated Allocation (US\$)	Revised Allocation (US\$)
		(A)	(B)	(C=A+B)
B1	Allocations for Social Safeguards Training and Sensitization	\$41,293.00	\$8,707.00	\$50,000.00
B2	RAP Implementation Audit	\$8,259.00	\$16,742.00	\$25,001.00
B3	GRM and RAP Implementation Committee	\$20,646.50	\$29,353.50	\$50,000.00
B4	Supervision and Monitoring	\$20,646.50	(\$646.50)	\$20,000.00
B5	CONTINGENCIES (10%)	\$165,172.00	(\$70,644.59)	\$94,527.41
	Total (US\$)	\$256,017.00	(\$16,488.59)	\$239,528.41

CHAPTER 13: GRIEVANCE REDRESS MECHANISMS

13.1: Introduction

The potential adverse impacts associated with subcomponent 3.1 of the RETRAP are substantial and, if not properly managed and mitigated, will give rise to conflicts among the affected population. Grievance Redress Mechanisms are essential tools for allowing affected people to voice their concerns and grievances arising from project implementation, often related but not limited to resettlement and compensation issues. These mechanisms are fundamental to addressing and resolving project affected persons' concerns, claims, and grievances outside of the judicial system (the court), as well as helping to prevent disruption of project implementation activities through violent demonstration by aggrieved PAPs.

This RAP has incorporated some members (male and female) of the existing community structures into the GRM set up to resolve resettlement related complaints (see Annex – E3). This chapter seeks to set out procedures for receiving, handling, and resolving PAP's grievances/conflicts in a transparent, fair, and timely manner throughout the project implementation period, particularly the civil works component, which is in accordance with the RPF and ESS5.

13.2: Objective of the Grievance Redress /Complaint procedure

The objective of this mechanism is to provide an easily accessible platform for PAPs to file and seek redress for their concerns, claims, grievances, complaints arising from the implementation of the project.

13.3: Scope of the Grievance Redress Mechanisms

The proposed grievance redress mechanism will apply to all subcomponent 3.1 activities that will be financed by the project. It includes issues related to asset valuation, resettlement compensation and assistance, environmental, and other social issues that will arise during project implementation.

The Grievance Mechanism will be established in several projects affected communities and at three different levels (Community, County, and Project levels) to make it easy for PAPs to access without incurring additional cost through long distance travel. Because of its proximity to PAPs, it is expected that most of the grievances/complaints that may be filed will be handled and resolved at the community level.

13.4: Levels of the GRM

Many grievances/complaints originate from misunderstanding of compensation issues and procedures. Grievance Redress Mechanisms (GRMs) at various levels will be established. Allocation for the requisite funding to offset its operational and administrative costs is catered for in this RAP. A grievance redress mechanism committee of knowledgeable persons experienced around conflict resolution will be identified and established at various levels. The Ministry of Public Works and its Infrastructure Implementation Unit (MPW/IIU) in collaboration with the RETRAP-PIU at the MoA and PAPs will be responsible for establishing the GRMs as described below:

13.4.1: Community Level Grievance Redress Committee (GRC)

Community level GRM is a system of dispute resolution that shall be established at the impact corridor/location. Its objective is to bring the GRM closer to PAPs. The first instance of dispute/grievances shall be handled at the community level where the impact area is. All effort shall be made to resolve issues at first instance.

The Community Level GRM shall have the following members:

- Town Chief/City Mayor, Chairperson, Member
- Vice Chairperson, Member
- Secretary, Member
- Youth Representative, Member
- Women Representative of PAPs, Member
- Men Representative of PAPs, Member
- Vulnerable Group Representative, Member
- Monitoring Consultant Representative, Member
- Contracting Entity Representative, Member

The Community Level GRM committee shall resolve or reach a decision five (5) days from the date the complaint is received. The chairperson of the GRM committee shall communicate the committee's decision to the aggrieved PAPs in writing and keep a record of all decisions related to each case. See Annex-E3.

13.4.2: County Level Grievance Redress Committee (GRC)

A committee of knowledgeable people, experienced in the subject area, shall be constituted at the county level to handle complaints that have not been addressed or resolved at the community level in the project area.

County Level GRM shall do everything possible to resolve issues within fifteen (15) days of the date the case has been transferred to it from the project level GRM. The chairperson of the GRM committee shall communicate the committee's decision to the aggrieved (PAPs) in writing and keep a record of all decisions related to each case.

The County Level GRM shall be composed of the following members:

- County Superintendent, Chairperson
- District Commissioner, Vice Chairperson
- District Magistrate/Circuit, member
- City Mayor, Member
- Clan Chief, Member
- Land Commissioner Representative, Member
- MIA County Inspector, Member
- MPW County Resident Engineer, Member
- EPA Representative, Member

The County Level GRM shall do everything possible to resolve issues within fifteen (15) days from the date the case has been transferred from the Community Level GRM Committee. The chairperson of the committee shall communicate the committee's decision to the aggrieved project affected persons (PAPs) in writing and keep a record of all decisions related to each case.

13.4.3: Project Level Grievance Redress Committee

This is a committee of knowledgeable people, experience in the subject area, shall be constituted at the IIU/MPW to handle complaints that have not been addressed or resolved at the County Level GRM in the project impact area or corridor. Not all members must physically be present for a decision to be made, but everyone will be informed, and their opinions will be considered. The Project Level GRM shall be comprised of the following members:

- Deputy Minister for Administration, MPW, Chairperson
- IIU Program Manager, Vice Chairperson
- IIU Social Safeguards Officer, Secretary
- RETRAP/PIU Project Manager, Member
- MPW ESAFE Director, Member
- RETRAP Social Safeguards Officer, Member
- MPW Legal Counsel, Member
- Property Valuator (MPW), Member
- Internal Audit, Member
- PAPs Representative (Male)
- PAPs Representative (Female)
- Monitoring Consultant Representative, Member
- Contracting Entity Representative, Member

The Project Grievance Redress Mechanism committee shall do everything possible to resolve issues within fifteen (15) days from the date the case has been transferred to it from the county level GRM committee. The chairperson of the committee shall communicate the committee's decision to the aggrieved PAP(s) in writing. The decision reached at the Project GRM Committee Level will be the final decision. The committee shall keep a record of all decisions related to each case.

13.5: Grievance Procedures

The following procedures shall be followed while filing and processing complaints:

Grievance Register Book: A grievance register book shall be opened and kept in the office of each GRM committee. All grievances shall be registered when and upon the receipt of complaints from the aggrieved. The book shall have: i) case reference number, ii) the aggrieved name, iii) the date the case is received, iv) the date the case is resolved, and v) a remarks column.

- **Responsibility for Registering Complaints:** The Monitoring Consultant in the project area shall register in the Grievance Register Book all written complaints received.
- **Case Receipt:** Within 24 hours of receiving complaints, the monitoring consultant shall issue a letter to the aggrieved acknowledging receipt of the case and providing a date when the case will be reviewed as well as the venue.
- **Public Access to the Book:** The book shall be accessible to the public.
- **PAPs:** All PAPs who have issues with their compensation and assistance are required to submit written complaints to the appropriate level of GRMs.
- **Mediation meetings and outcomes:** Mediation meetings and outcomes will be recorded and kept in safe places at each of the Grievance Redress Mechanism Committee's locations.

13.6: Determining and Implementing Redress Action

The project will encourage the grievance redress setups in the local Government (community and county 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.

13.7: Verifying 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) to the complainant confirming resolution of grievance.

13.8: Appeal to the Court

The court of law will be a “last resort” option if all mediation efforts to resolve the complaint(s) at the four GRM levels fail. As per the Constitution of the Republic of Liberia, any aggrieved person has the right to take his/her case to the court of law.

13.9: Gender-Based Violence - Sexual Exploitation and Abuse and Sexual Harassment and Child Labor

There will be a specific GRM established to handle only GBV-related cases. If the GRC receives a case of gender-based violence, including sexual exploitation and abuse (SEA) and sexual harassment (SH), or child labor related to the project, the complaint will only be recorded after securing the full consent of the complainant.

To support confidential uptake and resolution of GBV/SEA/SH or child labor complaints, cases received from all outlets would be processed solely by the GBV-Focal Person or the Social Safeguards Specialist of the IIU and/or referred to the appropriate GBV/SEA/SH and child labor service provider or relevant government authorities for the appropriate redress.

The GBV-Focal Person or the Social Safeguards Specialist shall make follow-ups until the case is resolved and closed. Also, as part of the contractor's agreement, each contractor and subcontractor staff member associated with the project would be required to sign a code of conduct to prevent and mitigate the potential risk of GBV/SEA/SH and child labor. In cases where the perpetrator(s) is linked to project activities, then the contractor will take appropriate actions as per the provision of the contractor's contract agreement and under the effective law in Liberia. The procedure for GBV/SEA/SH and child labor mechanisms includes:

- Reporting of GBV/SEA/SH and child labor cases.
- Investigation and referral of complaint to the appropriate government agency; and
- Disciplinary measures.

The IIU will recruit a GBV/SEA/SH service provider NGO with appropriate set of experience and skill sets to advance prevention work along the road corridor, communities, popularize the SEA/SH GRM, including the referral pathway to services.

CHAPTER 14: MONITORING AND EVALUATION

Arrangements for monitoring of displacement and resettlement activities by the implementing agency, supplemented by third-party monitors as considered appropriate by the Bank, are to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of results for a reasonable period after all resettlement activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.

Monitoring and Evaluation (M&E) shall constitute key components of this RAP implementation. As such, the IIU/MPW and RETRAP/MoA shall take the responsibility to ensure that effective M&E systems are maintained throughout the project period. Regular monitoring will enable the IIU/MPW and RETRAP/MoA to assess resettlement implementation progress and challenges, take corrective actions where and when necessary to keep the project on course, and ensure achievement of the stated resettlement objectives.

14.1: Internal Monitoring

An Internal Monitoring and Evaluation body comprising representatives of the Ministry of Public Works/IIU and the Ministry of Agriculture/RETRAP will carry out the Internal Monitoring and Evaluation. The purpose of monitoring and evaluating will be to ensure that the implementation of compensation is carried out as per plan and to take necessary and immediate corrective measures where there are lapses.

The Internal Monitoring and Evaluating Committee will ensure an appropriate social screening process as well as coordination of the overall implementation of the RAP with regards to the processes of financial compensation. This Committee will carry out the following tasks:

- Collection and verification of title deeds for properties (if applicable) and attestation documents;
- Registration of legal owners of affected structures;
- Registration of affected persons indicated in the RAP;
- Preparation of checks to beneficiaries; and
- Maintenance of appropriate financial records for all payments.

The Internal Monitoring and Evaluation Committee will be led by the IIU/MPW - Social Safeguards officer in collaboration with the M&E Officer at the RETRAP/MoA.

The Internal Monitoring and Evaluation Committee basic indicators that the Program Manager of IIU/MPW and RETRAP Project Coordinator shall consider in monitoring will include:

- RAP Implementation timetable/schedule for structures demolition.
- Number of legal documents presented and verified.
- Number of beneficiaries on the census rooster.
- Number and category of PAPs compensated.

- Accuracy and soundness of financial records; and
- Number of complaint/grievance cases filed/resolved.

An internal progress monitoring report reflecting the resettlement process will be prepared for onward submission to the IIU/MPW, RETRAP/MoA, and the World Bank. A final report will also be prepared after completion of the resettlement exercise and submitted to both the IIU/MPW, RETRAP/MoA, and the World Bank. The final report shall indicate:

- Project context and resettlement issues,
- Detailed description of the resettlement process,
- Types of different Impacts: Structures demolished or relocated, livelihood, restriction of access etc.,
- The values of affected structures,
- Statistics of affected people,
- Status of Payment of compensation,
- Highlights of challenges and difficulties encountered in the implementation of the resettlement plan and workable solutions employed, and
- Lessons learnt from the RAP preparation, implementation, and M&E exercise.

14.2: Independent Monitoring

An Independent or External Monitoring and Evaluation body comprising a third party or hired consultant shall be appointed to ensure that the appropriate social screening processes as well as coordination of the overall RAP activities with regards to the processes of financial compensation are implemented as planned.

The objectives of external monitoring are as follows: i) to provide a source of independent evaluation and advice during the implementation of resettlement and compensation activities; ii) verify compliance of the implementation with the requirements of the RAP, Liberian Laws, and the World Bank ESS5 requirements and standards; and iii) to conduct and prepare the RAP completion audit from a global perspective with a view to drawing lessons that can be used for future RAPs.

The following issues will be monitored by the independent consultant that IIU will appoint for this task:

- (i) Compensation must be paid in full to the affected/displaced persons before the demolition of affected assets.
- (ii) The amount of compensation must be sufficient to replace the affected assets.
- (iii) Compensation for affected buildings shall be equivalent to the cost of replacement of materials and labor, including transaction costs at current prices.
- (iv) No reduction shall be made for the depreciation of the building or the value of recoverable materials.
- (v) The payment procedure must be transparent, and the PAPs must be correctly informed of the procedure and their possibilities of appeal; and
- (vi) Conduct periodic external assessments of resettlement progress.

The IIU Social Safeguards Officer and the RETRAP/MoA-M&E and Social Safeguards Officers will develop a detailed monitoring work plan for the terms of reference, based on the resettlement plan submitted to and approved by the World Bank. IIU/MPW and RETRAP/MoA will select a firm with extensive experience in social survey and resettlement monitoring for this work.

IIU/MPW and RETRAP/MoA will review and approve the questionnaires and inventory forms developed by the external monitoring consultant, as well as the research methods, analytic techniques, and reporting formats proposed by the external monitoring consultant.

The aim of this independent monitoring is to provide verification of key concerns in resettlement, such as compliance with resettlement policies, implementation progress, the extent of effective consultation and participation of local populations, and the direction and extent of changes of income and livelihood among displaced people. Careful attention to monitoring matters such as these will help ensure equitable benefits for every displaced person.

14.3: Monitoring Indicators

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. IIU/MPW and RETRAP/MoA shall be responsible for incorporating and tracking progress on these indicators. These indicators measure inputs, outputs, and outcomes relative to the resettlement activities. Key resettlement monitoring indicators shall include the following:

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

Table 14. 1: RAP Monitoring Indicators

No.	Monitoring	Specific Indicator	Frequency
1	Social and Economic Monitoring	Provide the 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	Annually
2	Private structures	Provide the number of PAPs: i) whose livelihoods have been restored to pre-project level, ii) whose livelihoods improved beyond pre-project level, iii) whose livelihoods are worse than pre-project level	Monthly
3	Public Structures	Provide the 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	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 resumed operations.	Monthly
6	Vulnerable Groups	Provide the 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) the number of disability-friendly facilities constructed by the project, such as access ramps from the main road to their living quarters or neighborhood	Monthly
7	Tenants	Provide the 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; ii) total number of public structures (fences and signboards) paid full compensation iii) total number of economic crops (rubber trees, oil palm trees and sugar cane) paid; iv) total number of business owners (loss of income/revenue) paid compensation; v) total number of tenants paid three months rental assistance on; vi) total number of landlords paid three months rental losses: vii) total number of vulnerable people paid full special assistance (3 months rental, living and transitional allowances); viii) 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.	Annually
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14.4: RAP Evaluation/ Completion Audit

The ESS5 requirement under planning and implementation, paragraph 24, states, “...For all projects with significant involuntary resettlement impacts, the Borrower will commission an external completion audit of the plan when all mitigation measures have been substantially completed. The completion audit will be undertaken by competent resettlement professionals, who will assess whether livelihoods and living standards have been improved or at least restored and, as necessary, will propose corrective actions to meet objectives not yet achieved. Paragraph 33 under the requirements for economic displacement also states, “...The mitigation of economic displacement will be considered complete when the completion audit concludes that affected persons or communities have received all of the compensation and other assistance for which they are eligible and have been provided with adequate opportunity to relocate and to re-establish their livelihoods.

In adherence to and fulfillment of the above requirements, an Independent or External Monitoring and Evaluation body comprising a third-party consultant shall be appointed to carry out the audit. The objectives of the audit shall include the following:

- (i) General assessment of the compliance of the implementation of the Resettlement Action Plan with general objectives and methods as set out in this document.
- (ii) 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.
- (iii) Assessment of the consultation procedures that took place at the community level, together with the involvement of the relevant local community institution and the Project Team.
- (iv) Assessment of fair, adequate, and prompt compensation as they have been implemented.
- (v) Evaluation of the impact of the compensation on income and standard of living.
- (vi) Identification of actions as part of the ongoing monitoring to improve the positive impact of the project and mitigate any possible negative impact, if any.

CHAPTER 15: ARRANGEMENTS FOR ADAPTIVE MANAGEMENT

15.1: Introduction

Preceding chapters of this resettlement plan have identified and established the adverse impacts associated with subcomponent 3.1 civil works activities and clearly laid out measures and actions to be carried out to reduce/minimize and mitigate the potential impacts on various categories of the population living and/or conducting livelihood activities within the project impact zone. However, the successful implementation of this resettlement plan and the satisfactory attainment of its expected outcomes are largely contingent on a number of factors operating in the project and the wider socioeconomic environment. Unanticipated global and/or national economic slowdowns or changes in local market prices may undermine assumptions regarding the measures laid out in this RAP to mitigate their impact on PAPs. Other developments, including government programs may induce unanticipated changes in the area; political or legal changes can promote influx or other changes in the local economy. Such unforeseen changes and circumstances underscore the need for adaptive management arrangements to support the effective implementation of this RAP and the achievement of its agreed outcomes.

15.2: Objectives

The objective of this chapter is to put in place measures/provisions for adapting the RAP implementation in response to unexpected changes in project conditions or the wider socioeconomic, political, and physical environments that may preclude or significantly diminish achievement of the stated RAP objectives and outcomes.

15.3: Measures/Provisions for Adapting RAP Implementation

In accordance with the above objective, this chapter considers and elaborates on the following measures intended to promote the RAP implementation adaptability under changing conditions: i) contingency allocation in the budget, ii) rigorous implementation monitoring, iii) well-functioning Grievance Redress Mechanisms, and iv) establishment of Early Warning Systems.

15.3.1: Contingency Allocation in the Budget

Contingency allocation is a major provision made in the budget to adapt the RAP implementation to uncertain and changing conditions and circumstances. The contingency allocation, which constitutes 10% of the total compensation to PAPs, is intended to help address the following:

- i) Inflation, particularly changes in local market prices during or prior to implementation of the resettlement plan, which, if not addressed, may undermine attainment of the agreed objectives and outcomes.
- ii) Claims from PAPs related to legacy issues and under valuation of assets.
- iii) “Chance finds”- the unexpected discovery of earthen graves and other properties of cultural significance within the impact zone during construction.

15.3.2: Rigorous Implementation Monitoring

Consistent and rigorous monitoring of the RAP implementation is key to identifying problems early and taking the necessary actions to ensure that the implementation continues as planned or is appropriately readjusted to achieve the intended objectives while there is still time. While monitoring may not be the

panacea for all implementation problems, without it, much can go wrong in terms of achieving the stated objectives. Thus, well-planned and carried out, implementation monitoring is one of the main measures for adapting the implementation of this resettlement plan to uncertain and changing conditions.

The details of the plan for monitoring and evaluating this RAP implementation are well laid out in chapter 15: Monitoring and Evaluation. The challenge is to implement the RAP in accordance with the established Monitoring and Evaluation Framework.

15.3.4: Effective Grievance Redress Mechanisms

Grievance Redress Mechanisms provide the means for addressing unusual circumstances. A well-functioning grievance redress mechanism can also serve as a form of arrangement for adaptive management. Where unanticipated impacts or circumstances arise during the resettlement implementation process, the grievance redress mechanism contained in chapter 14 provides an opportunity for formulating a satisfactory response to those affected. The GRCs will be provided financial support from the supervision, monitoring, and GRM allocation to support their running costs associated with administrative and operational activities.

15.3.5: Early Warning System

Combined, the above measures serve as an early warning system that will help to support the adaptive management of this resettlement plan implementation in response to unpredictable and changing conditions and circumstances in both the project and the broader socioeconomic environment.

Prior to and during the RAP implementation, the IIU/MPW, RETRAP/MoA, and other collaborating agencies will continue to review and consider other adaptive management measures deemed appropriate for enhancing the implementation and outcomes of the resettlement plan.

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ANNEXES

ANNEX A: LIST OF PROJECTS AFFECTED PERSONS AND THEIR COMPENSATION

- A1: Updated List of Private Affected Persons and Their Compensation
- A1.1: List of Additional Private Affected Persons and Their Compensation
- A2: Updated List of Graves and Their Compensation
- A2.1: List of Additional Graves and Their Compensation
- A3: Updated List of Public Affected Persons and Their Compensation
- A3.1: List of Additional Public Affected Persons and Their Compensation
- A4: Updated List of Economic Tree Crops and Their Compensation
- A5: Updated List of Business and Their Compensation
- A5.1: List of Additional Businesses and Their Compensation
- A6: Updated List of Vulnerable Persons and Their Compensation
- A6.1: List of Additional Vulnerable Persons and Their Compensation
- A7: Updated List of Tenants and Their Compensation
- A8: Updated List of Landlord and Their Compensation
- A9: Photos of Properties

ANNEX B: COST DERIVATION TABLE FOR AFFECTED STRCUTURES AND LANDED PROPERTY

- B1: MPW Rates

ANNEX C: COST DERIVATION TABLE FOR [AFFECTED] CASH CROPS/ECONOMIC TREES

- C1: Revised MOA Rates

ANNEX D: CBL EXCHANGE RATE, 2021 and 2024

- D1: CBL Exchange Rate, February 2021
- D2: CBL Exchange Rate, December 2024

ANNEX E: CONSULTATION ATTENDANCE LIST

- E1: First and second series of Stakeholder Consultations Attendances
- E2: First and second series of Stakeholder Consultations Concerns and Responses
- E3: Updated Community GRM Committee Listing

ANNEX H. Census and Socio-economic Baseline Survey Questionnaire

- H1: Updated RAP Census and Socioeconomic Baseline Survey Questionnaire
- H2: RAP Verification and Update Public Service Announcement