

DOCUMENT OF THE INTER-AMERICAN DEVELOPMENT BANK

**HAITI**

**LAND TENURE SECURITY PROGRAM II**

**(HA-L1128)**

**PROJECT PROFILE**

This document was prepared by the project team consisting of: Lina Salazar (CSD/RND) and Bruno Jacquet (RND/CHA), Co-team leaders. Paolo De Salvo, Sebastien Gachot and Geraud Albaret (RND/CHA); Romina Ordonez, Anastasia Touati-Morel and Elizabeth Chavez (CSD/RND); Romina Kirkagacli and Marise Etienne Salnave (FMP/CHA); Regine Lafontant (CDH/CHA); Taos Aliouat (LEG/SGO); and Soraya Senosier (VPS/ESG).

Under the Access to Information Policy, this document is subject to Public Disclosure.

## PROJECT PROFILE

### HAITI

#### I. BASIC DATA

<b>Project Name:</b>	Land Tenure Security Program II	
<b>Project Number:</b>	HA-L1128	
<b>Project Team:</b>	Lina Salazar (CSD/RND) and Bruno Jacquet (RND/CHA), Co-team leaders. Paolo De Salvo, Sebastien Gachot and Geraud Albaret (RND/CHA); Romina Ordonez, Anastasia Touati-Morel and Elizabeth Chavez (CSD/RND); Romina Kirkagacli and Marise Etienne Salnave (FMP/CHA); Regine Lafontant (CDH/CHA); Taos Aliouat (LEG/SGO) and Soraya Senosier (VPS/ESG).	
<b>Beneficiary:</b>	Republic of Haiti	
<b>Executing Agency:</b>	Comité Interministériel d'Aménagement du Territoire (CIAT).	
<b>Financial Plan:</b>	IDB (GRF):	US\$15,000,000
	Total:	US\$40,000,000
<b>Safeguards:</b>	Policies triggered:	OP-703 (B1,B2, B3, B4, B5, B6, B7, B14, B17); OP-704; OP-761; OP-710; OP-102
	Classification:	A

#### II. GENERAL JUSTIFICATION AND OBJECTIVES

##### A. Context

- 2.1 Haiti is a predominantly rural country. Approximately 42% of its population lives in rural areas<sup>1</sup>. In the rural economy, agriculture plays a crucial role contributing to approximately 22.5% of the Gross Domestic Product (GDP) in 2013; 50% of the total households' income in rural areas and employing about 57% of the labor force<sup>2</sup>. However, per capita income of people in rural areas is only about one third of those in urban areas. Also, while 58% of the population lives below the poverty line, rural poverty reaches 75%. Agricultural productivity also represents an important challenge in rural areas. In fact, the value of agricultural production per hectare in Haiti represents only 64% of the average productivity of the Caribbean countries, which in turn is the lowest across the LAC region.
- 2.2 Land constitutes a basic asset for Haiti's rural population. Average landholdings in the country are generally small, often fragmented and with low productivity. In fact, the average size per plot is one hectare of land which is considered one of the smallest in the region<sup>3</sup>. The lack of formal tenure in rural areas intensifies the problem hampering land market development. Overall, land tenure arrangements in Haiti are characterized by informality. Land is generally owned and transferred with only partial compliance of the required set of legal formalities, without having

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<sup>1</sup> FAO (2015)

<sup>2</sup> FAO (2013)

<sup>3</sup> FAO (2009)

contracts notarized or registering titles with relevant authorities. Indeed, a majority of the land transactions in rural areas is done informally and have effect without notary acts (i.e. formal titles), and many different forms of land tenure documentation have come to coexist. In 2001, it was estimated that 31.4% of parcels were individually owned with full title documentation, 35.7% were individually owned without full documentation, 29% were jointly owned through inheritance (i.e. undivided land) and 4% of parcels belonged to the State. In 2010, it was estimated that only 40% of the people possessed land ownership documentation and it is estimated that one third of the land does not have a property title.

- 2.3 The low level of land tenure formalization in rural areas is caused by the weak capacity of the government to implement and maintain fundamental elements for land tenure security. For instance, the national positioning network essential for geo-referencing is incomplete making it difficult to delimitate parcels with adequate precision. Deeds are manually registered and transcribed into the fiscal land registry maintained by the DGI (*Direction General d'Impôts*) and archived in chronological order, greatly hindering the retrieval of records for verification or updating. In the same sense, the surveyors and notaries are highly inefficient and have unsecure filing systems, impeding the recovery of records. The legal and institutional framework is characterized by outdated procedures and information regarding the process or the costs associated with land formalization. All this, combined with weak technical and managerial capabilities as well as the lack of coordination among the institutions responsible for the land administration services, represent important challenges that contribute to increase transaction costs and hinder land transactions. In addition, Haiti lacks a national cadaster to link land ownership with property values, reducing the capacity of the government to appropriately tax land transactions.
- 2.4 The lack of secure property rights has negative impact on economic activity due to the following reasons: (i) risk of expropriation weakens incentives to invest; (ii) citizens are forced to use resources to defend their property instead of channeling towards more productive investment; (iii) land transactions are hampered, preventing the most productive farmers from acquiring more land; and (iv) land cannot be used as collateral to obtain credit that might increase future investments<sup>4</sup>. It is widely acknowledge that establishing and maintaining strong property rights is a public good that reduces the risk of land expropriation or squatting, and creates incentives for investment<sup>5</sup>. Additionally, associated impacts of land tenure formalization include increased productivity and income for farmers; studies in Nicaragua and Peru confirmed this finding<sup>6</sup>. Also, land security facilitates market transactions, increases land values and allows land to be transferred to more productive producers<sup>7</sup>. Further, empirical evidence confirms that modernizing the administration systems reduces transaction costs and stimulates the land market<sup>8</sup>. With regards to natural capital, international evidence suggests that interventions seeking to strengthen land ownership rights give farmers an incentive to make productive and sustainable use of land

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<sup>4</sup> Besley (1995)

<sup>5</sup> Ghatak and Besley (2010)

<sup>6</sup> Torero and Field (2005); Hernández and Reardon (2012)

<sup>7</sup> World Bank (2003)

<sup>8</sup> World Bank (2007); Huang and Ding (2015)

resources. For instance, it has been proven that land tenure formalization has positive impacts on the adoption of environmental practices and technologies for soil and water conservation<sup>9</sup>.

- 2.5 In this context, the Haitian Government implemented a pilot project, the Land Tenure Security Program in Rural Areas (2720/GR-HA) (*PSFMR: Programme de Sécurité Foncière en Milieu Rural*), with the support from the IDB. The grant was approved by the Board on 2012, for a total amount of US\$27 million. The program is currently under implementation and expected to conclude in December, 2017. The main goals of the program were to: (i) contribute to increase agricultural productivity; (ii) facilitate private and public investments in agriculture; and (iii) promote sustainable land and natural resources management, by enhancing land tenure security of rural households in pilot targeted areas and improving the quality of land management services.
- 2.6 To date, several important results have been achieved: (i) the development of a methodology for the establishment of a pre-cadastre (PFB: *Plan Foncier de Base*) designed and implemented by the Haitian Government; (ii) the application of these new tools in Camp Perrin (to date 27,000 plots have been surveyed with tenure clarified on 15,332 ha) and in four other municipalities (Bahon, Chantal, Grande Rivière du Nord, Sainte Suzanne); (iii) the administrative demarcation of eight towns and thirty communal sections with geo-referencing; (iv) the training of judges, law clerks, land administration staff, and private sector professionals; (v) the progressive installation of the GNSS (Global Navigation Satellite System) network of permanent CORS (Continuously Operating Reference Station) stations; (vi) the revision of the legal framework for land tenure security through the preparation of four laws which are in the process of being approved by the parliament (Notaries, Land surveying, National Cadaster Office (ONACA) Reform, Land Registration); and (vii) the delivery of 100 titles which is expected by the end of the program. To date, this program has disbursed 57% of the grant and the totality of the remaining funds is committed.
- 2.7 **Objectives:** The proposed operation is based upon the results achieved by the PSFMR. The main objective is to increase agricultural productivity through the promotion of agricultural investments and sustainable management of natural resources. The specific objectives are: (i) to increase land tenure security of rural households; and (ii) to improve the quality of land management services.
- 2.8 **Lines of Action:** The program contemplates to finance activities within the following lines of action: **1. Land Tenure Clarification (US\$30 million):** It will aim to strengthen and broaden the scope of the activities implemented during the PSFMR, particularly in regards to increasing efficiency of land tenure clarification processes in rural areas. This line of action will include: (i) expansion of the PFB to other communes within the same jurisdictions (Les Cayes, Fort Liberté, Grand Riviere du Nord); (ii) design and implementation of a pilot to promote incentives towards full formalization of land property rights (i.e. notary acts); (iii) expanding the national positioning network essential for geo-referencing; (iv) identifying different strategies in order to create incentives for full formalization of land rights by farmers working on state land located within the areas of intervention; and

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<sup>9</sup> Quisumbing and Kumar (2014); Ali, Deininger and Goldstein (2014); Deininger, Ali and Alemu, (2009).

(v) study the role of land tenure clarification in the design and implementation of agricultural and land management policies. **2. Institutional strengthening for land administration (US\$8.5 million):** It will aim to support the institutional reform process envisioned for the land tenure administration by improving the capacity, efficiency and coordination of the institutions involved in land tenure security processes (i.e. ONACA, DGI and CIAT), particularly in light of the new legislation. This line of action will include: (i) training of professionals; (ii) acquisition of advanced technology and equipment; (iii) strengthening land tenure management information systems; (iv) construction and improvement of administration buildings and offices; and (v) identifying strategies that could be implemented in order to reduce transaction costs. **3. Valuation of Rural Land (US\$1.5 million):** It will aim at developing mechanisms to value land in rural areas with the purpose of implementing a full cadaster that will serve for taxation of rural land transactions. This line of action will be implemented as a pilot in the communes benefited by the PSFMR, particularly in Camp Perrin, and will include: the design and implementation of a methodology to estimate the value of land in rural areas with the purpose of obtaining a baseline.

- 2.9 **Consistency with the Update to the Institutional Strategy 2010-2020 (UIS), the Corporate Results Framework 2016-2019 (CRF) and the Country Strategy with Haiti 2011-2015 (CSH).** The program is consistent with the UIS (AB-3008) and is aligned with the development challenge of productivity and innovation, by increasing agricultural productivity due to higher investment that results from improved land tenure security in rural areas. The program will contribute to the cross-cutting themes of: (i) gender equality and diversity: through the financing of specific activities that aim to increase women's participation and improve gender equality; and (ii) climate change and environmental sustainability: through the financing of activities that enhance land property rights, it will provide incentives for landholders to use the land and other natural resources in a more sustainable manner. As a result, the program will also contribute to the indicator of number of beneficiaries of improved management and sustainable use of natural capital. The program is aligned with the CSH 2011-2015, which remains effective during 2016, that aims to protect the environment, respond to climate change, and improve food security and sustainability through the improvement of rural land tenure regularization. Finally, the operation is consistent with the "Agriculture and Natural Resources Sector Framework Document" by contributing to the first and second dimensions of success.

### III. TECHNICAL ISSUES AND SECTOR KNOWLEDGE

- 3.1 The design of the proposed operation will consider experiences obtained through international evidence as well as the implementation of various land tenure operations financed by the Bank in the region. The Bank has been leading various projects to improve land administration systems. These interventions have produced important results, including the creation of multipurpose land registers, geo-referencing of plots, large-scale regularization of land tenure, demarcation of nature reserves, etc., making innovative use of low-cost technologies and generating high quality outputs (OVE, 2014). Specifically, this operation will benefit from the lessons learned during the design and

implementation of other land tenure projects in Belize (BL-L1008 and BL0017), Bolivia (BO-L1113) and Ecuador (EC-L1071), as well as from the impact evaluation to be conducted for the PSFMR. During the design of the project, particular attention will be given to the following technical aspects:

- a) **Execution Scheme:** The PSFMR has been executed by the Office of the Prime Minister through the Executive Secretariat of CIAT (Inter-ministerial Committee for Land Use Planning). However, the upcoming legal and institutional framework, contemplates greater responsibility for other agencies as well as the unification of ONACA to the Ministry of Finance, the same branch of government of the DGI. This issue must be considered during the design of the PSFMR II particularly, in order to strengthen these institutions to ease the transition period.
- b) **Gender Approach:** Land tenure interventions can have perverse effects on the most vulnerable population groups who face social and/or financial barriers preventing them from realizing the benefits of these interventions. For this reason, programs aiming to strengthen land tenure must have the flexibility to incorporate mechanisms capturing the complexity of each context, promoting participation by vulnerable population groups and considering aspects such as social customs and traditional knowledge, as well as the gender perspective. The PSFMR II will include a gender approach, particularly with the objective of reducing gender disparities in regards to access to land rights. Agriculture represents one of the main economic activities for women in Haiti. In fact, 37% of the female labor force is dedicated to agricultural activities and a higher number participate in informal employment. However, it is estimated that only 25% of owners of agricultural land in Haiti are women. In addition, there is a lack of clear statistics on landownership and land management disaggregated by gender.
- c) **International Donors:** The program will coordinate efforts with other international donors in Haiti, including the Canadian Cooperation, the French Cooperation and the European Union, with the purpose to increase synergies to promote land tenure security as well as to identify opportunities for co-financing
- d) **Impact Evaluation:** The PSFMR II will have an impact evaluation and monitoring plan to facilitate the supervision of project execution and the measurement of results and impacts. The methodology for the impact evaluation will be agreed with CIAT during the design phase and it will take into consideration project execution as the main factor in order to avoid future delays in implementation. Also, the indicators to be measured will be selected in order to identify long term and short term effects in economic, social and environmental issues.
- e) **Economic analysis:** The program will include an ex ante economic analysis to measure the socio-economic viability of the operation. For this purpose, a cost-benefit analysis will be performed, using data generated by the impact evaluation.

#### **IV. ENVIRONMENTAL SAFEGUARDS AND FIDUCIARY SCREENING**

- 4.1 **Environmental and Social Aspects:** This operation was classified as a Category "A" under the Bank's Environment and Safeguards Compliance Policy (OP-703). The program is expected to achieve positive environmental and social outcomes (See Annex III).
- 4.2 **Fiduciary Aspects:** The beneficiary of the proposed program and related investment grant will be the Republic of Haiti. The primary Executing Agency will be CIAT. Procurement and financial management aspects of the project will follow the Bank's policies.

#### **V. RESOURCES AND TIMETABLE**

- 5.1 Annex V presents the timetable and the costs for the program's preparation. It also establishes the milestones to distribute the POD to QRR on March 30, 2017 and obtain approval by the Board on May 24, 2017. The preparation will be financed with administrative funds, estimated at US\$201,352.

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<sup>1</sup> The information contained in this Annex is confidential and will not be disclosed. This is in accordance with the "Deliberative Information" exception referred to in paragraph 4.1 (g) of the Access to Information Policy (GN-1831-28) at the Inter-American Development Bank.



## Safeguard Policy Filter Report

### Operation Information

Operation		
<b>HA-L1128 Land Tenure Security Program in Rural Areas II</b>		
Environmental and Social Impact Category	High Risk Rating	
A	{Not Set}	
Country	Executing Agency	
HAITI	{Not Set}	
Organizational Unit	IDB Sector/Subsector	
Legal Department	LAND ADMINISTRATION AND MANAGEMENT	
Team Leader	ESG Lead Specialist	
LINA PIEDAD SALAZAR	{Not Set}	
Type of Operation	Original IDB Amount	% Disbursed
Loan Operation	\$0	0.000 %
Assessment Date	Author	
5 Dec 2016	sorayas ESG Lead Specialist	
Operation Cycle Stage	Completion Date	
ERM (Estimated)	15 Nov 2016	
QRR (Estimated)	30 Mar 2017	
Board Approval (Estimated)	{Not Set}	
Safeguard Performance Rating		
{Not Set}		
Rationale		
{Not Set}		

### Safeguard Policy Items Identified

#### [B.1 Bank Policies \(Access to Information Policy– OP-102\)](#)

The Bank will make the relevant project documents available to the public.

#### [B.1 Bank Policies \(Disaster Risk Management Policy– OP-704\)](#)

The operation is in a geographical area exposed to [natural hazards \(Type 1 Disaster Risk Scenario\)](#). Climate change may increase the frequency and/or intensity of some hazards.



# Safeguard Policy Filter Report

## B.2 Country Laws and Regulations

The operation is expected to be in compliance with laws and regulations of the country regarding specific women's rights, the environment, gender and indigenous peoples (including national obligations established under ratified multilateral environmental agreements).

## B.3 Screening and Classification

The operation (including [associated facilities](#)) is screened and classified according to its potential environmental impacts.

## B.5 Environmental Assessment Requirements

An environmental assessment is required.

## B.6 Consultations

Consultations with affected parties will be performed equitably and inclusively with the views of all stakeholders taken into account, including in particular: (a) equal participation by women and men, (b) socio-culturally appropriate participation of indigenous peoples and (c) mechanisms for equitable participation by vulnerable groups.

## B.7 Supervision and Compliance

The Bank is expected to monitor the executing agency/borrower's compliance with all safeguard requirements stipulated in the loan agreement and project operating or credit regulations.

## B.14. Multiple Phase and Repeat Loans

The operation is a repeat or second phase loan.

## B.16. In-country Systems

In-country systems will be used based on results from equivalency and acceptability analyses.

## Potential Safeguard Policy Items

### B.1 Bank Policies (Gender Equality Policy– OP-761)

The operation has the potential to affect negatively women or gender equality ([Negative gender impacts may include the following](#))

### B.1 Bank Policies (Resettlement Policy– OP-710)

The operation has the potential to disrupt the livelihoods of people living in the project area of influence (not limited to involuntary displacement, see also Resettlement Policy)

### B.4 Other Risk Factors

The borrower/executing agency exhibits weak institutional capacity for managing environmental and social issues.

### B.17. Procurement

Suitable safeguard provisions for the procurement of goods and services in Bank financed operation will be incorporated into project-specific loan agreements, operating regulations and bidding documents, as appropriate, to ensure environmentally responsible procurement.



## Safeguard Policy Filter Report

### Recommended Actions

Operation has triggered 1 or more Policy Directives; please refer to appropriate Directive(s). Complete Project Classification Tool. Submit Safeguard Policy Filter Report, PP (or equivalent) and Safeguard Screening Form to ESR.

### Additional Comments

[No additional comments]



# Safeguard Screening Form

## Operation Information

Operation		
<b>HA-L1128 Land Tenure Security Program in Rural Areas II</b>		
Environmental and Social Impact Category	High Risk Rating	
A	{Not Set}	
Country	Executing Agency	
HAITI	{Not Set}	
Organizational Unit	IDB Sector/Subsector	
Legal Department	LAND ADMINISTRATION AND MANAGEMENT	
Team Leader	ESG Lead Specialist	
LINA PIEDAD SALAZAR	{Not Set}	
Type of Operation	Original IDB Amount	% Disbursed
Loan Operation	\$0	0.000 %
Assessment Date	Author	
5 Dec 2016	sorayas ESG Lead Specialist	
Operation Cycle Stage	Completion Date	
ERM (Estimated)	15 Nov 2016	
QRR (Estimated)	30 Mar 2017	
Board Approval (Estimated)	{Not Set}	
Safeguard Performance Rating		
{Not Set}		
Rationale		
{Not Set}		

## Operation Classification Summary

Overriden Rating	Overriden Justification
B	Elevate: other (enter details in comments)
Comments	
This project may include temporary or permanent resettlement.	



# Safeguard Screening Form

## Conditions / Recommendations

Category "A" operations require an Environmental Impact Assessment or a Strategic Environmental Assessment (see Environment Policy Guideline: Directive B.5 for EIA and SEA requirements) and at least two consultations with affected parties.

These operations will require an environmental assessment (EA), normally an Environmental Impact Assessment (EIA) for investment operations, or other environmental assessments such as a Strategic Environmental Assessment (SEA) for programs and other financial operations that involve plans and policies. Category "A" operations are considered high safeguard risk. For some high safeguard risk operations that, in the Bank's opinion raise complex and sensitive environmental, social, or health and safety concerns, the borrower should normally establish an advisory panel of experts to provide guidance for the design and/or execution of the operation on issues relevant to the EA process, including health and safety. However, these operations will also establish safeguard, or monitoring requirements to address environmental and other risks (social, disaster, cultural, health and safety etc.).

The Project Team must send to the ESR the PP (or equivalent) containing the Environmental and Social Strategy (the requirements for an ESS are described in the Environment Policy Guideline: Directive B.3) as well as the Safeguard Policy Filter and Safeguard Screening Form Reports.

## Summary of Impacts / Risks and Potential Solutions

The project will or may require [involuntary resettlement](#) and/or economic displacement of a [minor to moderate](#) nature (i.e. it is a [direct](#) impact of the project) and does not affect [indigenous peoples](#) or other vulnerable land based groups.

**Develop Resettlement Plan (RP):** The borrower should be required to develop a simple RP that could be part of the ESMP and demonstrates the following attributes: (a) successful engagement with affected parties via a process of Community Participation; (b) mechanisms for delivery of compensation in a timely and efficient fashion; (c) budgeting and internal capacity (within borrower's organization) to monitor and manage resettlement activities as necessary over the course of the project; and (d) if needed, a grievance mechanism for resettled people. Depending on the financial product, the RP should be referenced in legal documentation (covenants, conditions of disbursement, project completion tests etc.), require regular (bi-annual or annual) reporting and independent review of implementation.

## Disaster Risk Summary

Disaster Risk Level



## Safeguard Screening Form

### **Low**

Disaster / Recommendations

No specific disaster risk management measures are required.

### Disaster Summary

Details

The project is classified as low disaster risk because the occurrence of the hazard event does not impact in the achievement of project outcomes.

Actions

Operation has triggered 1 or more Policy Directives; please refer to appropriate Directive(s). Complete Project Classification Tool. Submit Safeguard Policy Filter Report, PP (or equivalent) and Safeguard Screening Form to ESR.

## Environmental and Social Strategy (ESS)

The Land Tenure Security Program II (HA-L1128) builds upon the Land Tenure Security Program I (HA-L1056), which, to date, achieved the following results: (i) The development of a methodology for the establishment of a pre-cadastre (PFB: Plan Foncier de Base) designed and implemented by the Haitian Government; (ii) The application of these new tools in the pilot town of Camp Perrin (to date 27,000 plots are surveyed with tenure clarified on 15,332 ha) and in four other municipalities (Bahon, Chantal, Grande Rivière du Nord, Sainte Suzanne); (iii) The administrative demarcation of eight towns and thirty communal sections with geo-referencing; (iv) The training of judges, law clerks, land administration staff, and private sector professionals; (v) The progressive installation of the GNSS (Global Navigation Satellite System) network of permanent CORS (Continuously Operating Reference Station) stations; and (vi) The revision of the legal framework for land tenure security through the preparation of four laws which are in the process to be approved by the parliament (Notaries, Land surveying, National Cadaster Office (ONACA) Reform, Land Registration). To date, the HA-L1056 operation disbursed 57 % of the grant and the totality of the remaining funds has been already committed. The program is expected to finalize on December 2017.

The second phase will entail: (a) expanding the land tenure clarification in new municipalities, on the basis of the methodology that has been developed and the new institutional and legal framework. This methodology incorporates participatory mapping and enumeration processes, and conflict mediation and resolution mechanisms. The project will analyze and implement a pilot to promote incentives towards full formalization of land property rights (i.e. notary acts), and will identify strategies in order to create incentives for full formalization of land rights by farmers working on state land located within the areas of intervention; (b) Institutional strengthening for land administration, including strengthening of the public and private institutions responsible for land management and capacity building for professions required for land tenure security; (c) Valuating rural land, with the aim to develop mechanisms to value land in rural areas with the purpose of implementing a full cadaster that will serve for taxation of rural land transactions. The primary executing agency will be the Inter-Ministerial Committee for Territorial Land Use Planning (*Comité interministériel pour l'Aménagement du Territoire – CIAT*). However, the execution scheme might include other institutions considering the upcoming legal and institutional framework which contemplates greater responsibility for other agencies, as well as the unification of ONACA to the Ministry of Finance.

Given the nature of the activities and investments foreseen, the operation is expected to result in significant positive environmental and social benefits in terms of: (a) creating the conditions for small landholder producers, predominantly poor and extremely poor, to invest in sustainable farming techniques that reduce soil erosion, promote the conservation of watersheds and are more climate-resilient. Empirical evidence worldwide has demonstrated that there is a clear link between an improvement of property rights among small farmers and their willingness to support environmentally long-term sustainable practices. In addition, the proposed loan will also contribute to improve local conditions for the implementation of other Bank operations related with sustainable management of natural resources in priority watersheds (HA-L1097, HA-L1127); (b) resolving and preventing conflicts over land tenure in rural areas through

alternative dispute resolution mechanisms, including the clarification of property rights in state-owned lands; (c) improving gender equality by promoting women's participation through the implementation of a gender approach; and (d) promoting an ecosystem-based approach to climate change adaptation through improved territorial land use planning. In addition, the institutional strengthening component will contribute to an improved framework, enhanced institutional capacity and inter-agency coordination for land use planning.

Given that the emphasis of the Program will be on conducting an inventory of existing property and rights, the Program could cause temporary and localized minor social impacts linked to potential land conflicts. However, the process of clarification is specifically designed to address such issues through a participatory approach. The pre-cadaster methodology allows for a precise diagnosis of the land tenure situation and therefore, identifies those individuals and land parcels with weak tenure security. This is key sensitive information which must be treated with absolute confidentiality. Otherwise, it could lead to illegal land grabbing. The CIAT has developed specific management tools to confidentially handle such information.

The operation does not encompass any large-scale investments in infrastructure, the conversion or degradation of critical habitat, or any resettlement and, as such, does not present significant potential negative environmental or social impacts. Nevertheless, in accordance with the Environmental and Social Safeguards Compliance Policy (OP-703) the Program has been classified as Category "A".

As part of the Environmental and Social Strategy, the following will be undertaken:

- PSFMR I impact evaluation and PSMFR II baseline that will allow: (i) establishing baseline social conditions in the targeted rural and urban areas, giving particular attention to vulnerable groups and gender issues; (ii) identifying and, where possible, estimating potential social consequences (positive and negative) that are likely to be associated with land tenure clarification processes; (iii) contributing to fine-tune effective public communication campaigns as part of the land tenure clarification methodology; (iv) recommending quantitative social indicators for the Program's monitoring and evaluation system; (v) analyzing gender balance and designing specific gender approach .
- An environmental analysis of the potential positive and negative impacts of the land tenure clarification activities (particularly in rural areas) and of the regulatory reforms and recommendations for prevention and mitigation measures and associated indicators.
- Recognizing Haiti's high vulnerability to natural hazards (hurricanes, earthquakes, flooding, etc...) and climate change impacts, and in compliance with the Bank's Disaster Risk Management Policy (OP-704) an integrated disaster risk management and climate change adaptation have been mainstreamed in the design of the Program.
- The findings of the above will be used to prepare an Environmental and Social Management Report (ESMR) to be submitted to ESR for review at the POD stage.

### Index of Completed and Proposed Sector Work

Study	Description	Expected date of completion	Reference
Mid-term evaluation PSFMR	To evaluate the mid-term achievements of the PSFMR in terms of outputs and outcomes. Also, to identify possible problems that might have negative effects on program execution.	Finalized	IDBDOCS#40717708
Impact Evaluation PSFMR	To perform a quasi-experimental impact evaluation of the PSFMR. Specifically, analyzing short- term effects associated with the intervention. For this purpose, a comprehensive agricultural survey will be collected to 3,000 farmers.	February 1 <sup>st</sup> , 2017	IDBDOCS#40717706
Ex-ante Economic Analysis	To perform the socio-economic analysis of the operation, using cost- benefit and cost- efficiency approaches.	February 15 <sup>th</sup> , 2017	IDBDOCS#40652328
Technical Analysis	To design the technical components of the project considering: (a) demarcation of new geographical areas; (b) implementation of the information system; (c) maturity of land formalization process; (d) strengthening of the institutions involved in light of the new legislation.	February 1 <sup>th</sup> , 2017	IDBDOCS#40490757
Institutional Analysis	To perform an institutional analysis of the executing unit and other government agencies that might be relevant for the implementation of the new legislation.	February 1 <sup>st</sup> , 2017	
Gender Analysis	To perform a gender diagnostics of the land tenure sector and to identify key gender issues that need to be considered during the design phase of the project as well as activities to promote gender equality and promote women's access to land security.	February 1 <sup>st</sup> , 2017	IDBDOCS#40490757
Impact Evaluation Design	To design the impact evaluation plan of the PSFMR II with the objective of identifying short-term and long-term effects of the project using a quasi-experimental or experimental approach.	February 1 <sup>st</sup> , 2017	

Environmental Analysis	To analyze the environmental and social impacts of the program as well as the measures to reduce possible associated risks. To update the IGAS and the PGAS.	February 15 <sup>th</sup> , 2017	
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