

HAITI

Project Profile (PP)

I. BASIC DATA

Project name:	Land Tenure Security Program		
Project number:	HA-L1056		
Project team:	Co-Team Leaders: Michele Lemay (INE/RND); Gilles Damais (RND/CHA); Members: Marion Le Pommellec (RND/CHA), Marise Etienne Salnave (PDP/CHA), Ariel Enrique Rodriguez Perez (PDP/CHA), Cleeford Pavilus (CCB/CHA), Aurelie Gilles (VPC/HRC), Javier Jiménez (LEG/SGO), Olivia Armenta (VPS/ESG), Axelle Boulay and Elizabeth Chavez (INE/RND).		
Beneficiary:	Republic of Haiti		
Executing agency:	Office of the Prime Minister (<i>Primature</i>) through the Secretariat of the <i>Comité Interministériel d'Aménagement du Territoire</i> (CIAT).		
Financing plan:	IDB Grant Facility:	US\$30 million	
	Total:	US\$30 million	
Safeguards:	Policies triggered:	OP-703(B2, B3, B4, B6) OP-704	
	Classification:	B	

II. GENERAL JUSTIFICATION AND OBJECTIVES

A. Land tenure in Haiti

- 2.1 Land constitutes a basic asset for Haiti's population in rural and urban areas, valuable for farm production and for housing and shelter. Overall, land tenure in Haiti is characterized by fragmentation and a prevailing informality in arrangements.¹ Land is generally owned and transferred with only partial compliance with the required set of legal formalities of surveying parcels, having contracts notarized and registering titles with relevant authorities.
- 2.2 Relative to other countries in the Region, access to land in Haiti's rural areas is widespread, with an estimated 80% of households having some form of rights to their land.² Tenure types include ownership, leasing and sharecropping. While the majority of households own their land, a significant proportion of parcels (23%) has been inherited by several inheritors and remains undivided over generations. In addition, among all owners, 40% do not have a legal title or a bill of sale for their land.

¹ Olivier Delahaye. The constraints linked to land tenure. In Identification of Potential Value Chains for Haitian Rural Markets. IDB. 2005.

² Rural Development in Haiti. Reference Document no. 5. Ministry of Agriculture, Natural Resources and Rural Development (MARNDR) and World Bank. 2005.

- 2.3 Research in Haiti and elsewhere has demonstrated that farmers with legal titles are more productive than farmers with no title to their land. A study of producer households' income from farm activities in Haiti found that farmers with title to their land earned 19 percent more than their peers with no title, controlling for other productive factors in the analysis.³ In addition, results from a study on land tenure and deforestation in Haiti suggest that the introduction of clear property rights is essential to establish greater responsibility in land use and for forest conservation practices.⁴

B. Challenges

- 2.4 The land tenure situation in Haiti's rural areas raises the following main challenges⁵: (i) the absence of formal titles on rural parcels deters farmers and other investors in making medium-term investments in agricultural technology and improvements in their crops, thereby slowing the rate of modernization of the sector and threatening food security; (ii) agricultural intensification projects, including the Bank's own past investments in the Artibonite (1490/SF-HA) are creating pressure on rural land markets and could lead to increasing conflicts over property rights (e.g., for parcels inherited jointly) particularly in scarce productive lands; (iii) there is no clear and updated inventory of state owned land which probably covers more than 15% of rural areas; (iv) there have been significant invasions on state lands including by larger private land holders, further adding to the risk of conflicts; and (v) lack of land tenure security emerges as a significant potential bottleneck for watershed conservation initiatives (including the IDB-financed Disaster Mitigation in Watersheds – 2187/GR-HA) as farmers have no incentives for medium to long-term investments and practices that could sustainably protect their plots against erosion. This in turn contributes to increased vulnerability to natural disasters and the impacts of climate change in rural areas.
- 2.5 The situation has also worsened as a result of the January 2010 earthquake which has affected both urban and rural areas.⁶ The lack of clarity regarding land rights is so extreme that it will hinder plans to resettle displaced populations in either established settlement areas or on new land acquired by the state in peri-urban or rural areas. Land records held by notaries or at the *Direction Générale des Impôts* in Port-au-Prince are in unsafe locations or have not been recovered. Enforcement of property rights is virtually nonexistent and illegal 'land grabbing' by gangs and individuals has been reported.

³ Rural Development in Haiti. Reference Document no. 2. Ministry of Agriculture, Natural Resources and Rural Development (MARNDP) and World Bank. 2005

⁴ Dolisca, F. et al., Land tenure, population pressure, and deforestation in Haiti: The case of Forêt des Pins Reserve. *Journal of Forest Economics* 13 (277-289). 2007

⁵ Agriculture and Rural Development. Sector Note (draft). IDB. 2011; Agricultural Development Policy 2010-2025. MARNDP. 2010.

⁶ Cadastre and Land Tenure Security in Haiti. Findings and recommendations. French Interministerial Report. July 2010.

- 2.6 Improving land security overall also faces challenges in terms of a legal and institutional framework and policies that are weak, dispersed and mostly not implemented. The legally established process for obtaining a land title in Haiti requires three steps involving numerous actors: (i) the land parcel must be delimited by a surveyor following authorization from the *Doyen du Tribunal*; (ii) the survey and bill of sale must then be deposited with a Notary Public with the bill of sale signed by both the seller and buyer; (iii) the bill of sale is then registered by the *Conservation foncière* of the *Direction Générale des Impôts* (DGI). In practice this process is costly, can take over a year and is usually only partially complied with if at all. By law, all surveyors and notaries must be officially appointed and certified but problems exist with the reliability of professional services. While there have been past attempts to create them, there are no special land tribunals where ownership issues or other conflicts regarding properties can be resolved without burdening courts of law.
- 2.7 In addition to the DGI, the notaries and surveyors, key institutions in land administration in Haiti include: (i) the National Office of the Cadastre (ONACA) tasked with establishing a cadastre and overseeing its implementation; (ii) the National Institute of Agrarian Reform (INARA) with the current aim of updating data on the extent, use and land tenure of state lands; (iii) the National Center for Geo-Spatial Information (CNIGS) responsible for mapping and imagery; and (iv) the Inter-Ministerial Committee for Territorial Land Use Planning (*Comité interministériel pour l'Aménagement du Territoire* – CIAT) under the responsibility of the Prime Minister and tasked with coordinating the land and territorial planning activities of six Ministries, including contributing to a coherent land administration and management policy. As stated in the *Constitution de la République d'Haïti*, local elected officials (mayors and members of the *Conseils d'Administration des Sections Communales* (CASEC) also have responsibility to manage public lands within the limits of their commune although in practice that is not occurring. It is widely recognized that this network of institutions and professionals needs significant strengthening in terms of human resources, administrative procedures and professional skills.

C. Objective and components

- 2.8 The goal of the land tenure security program is to promote and facilitate medium and long term investments in agriculture and sustainable land and natural resources management in pilot targeted areas. The objectives are to: (i) secure land tenure rights in targeted areas; (ii) improve access to land administration and management services, including instruments for land markets and land use planning; and (iii) strengthen the legislative, regulatory and institutional framework for land tenure security. The expected results are an increase in the number of rural households with secure land tenure rights and a reduction in land conflicts.
- 2.9 The program consists of the following two components:

- a. Land tenure clarification in targeted areas: Selection of six rural areas located in strategic watersheds with major rural development programs to be subject to: (i) detailed land tenure diagnostic; (ii) clarification and formalization of property rights incorporating participatory mapping and enumeration processes and including conflict resolution mechanisms; and (iii) pilot initiatives in land use planning, using innovative tools to improve access to land property (private and State lands) and the creation of user rights.
 - b. Modernization of the land administration system: Includes: (i) strengthening of the public institutions responsible for land management (DGI, ONACA, CIAT etc...) and optimization of administrative procedures; (ii) capacity building for professions required for land tenure administration (public notaries, surveyors); (iii) legal and regulatory reforms, including reforms for territorial land use planning at the level of the collectivities that would, among other factors, mainstream climate change adaptation and disaster risk management; (iv) modernization of the judicial system in its approach to the settlement of land conflicts; and (v) formulation of a policy providing effective security to the rights to land and natural resources.
- 2.10 **Consistency with Country Strategy and IDB-9.** The proposed project is fully aligned with the Country Strategy Update (2010-2011) (GN-2465-2), specifically with the strategic objective of improving economic and environmental conditions of rural communities, including tackling the land titling issue. The project along with its indicators is also included in the CPD for 2011. Finally, the project will contribute to meet the following GCI-9 lending targets: (i) small and vulnerable countries; (ii) poverty reduction and equity enhancement (more than 50% of beneficiaries are estimated to be poor rural farmers); and (iii) climate change adaptation and environmental sustainability by providing incentives for climate-resilient agricultural practices.

III. TECHNICAL ISSUES AND SECTOR KNOWLEDGE

- 3.1 The project will build on the Bank's wide experience in land titling and registration programs in rural areas of Peru (1340/OC-PE), the Dominican Republic (1799/OC-DR), Ecuador (1376/OC-EC) and other countries. With respect to experience in Haiti, the Bank financed in 1996 the Land Administration Reform Program (TC-96-01-24) which, with the MARNDR and INARA, was to establish a solid institutional foundation for the development of the key government land reform entity. An important product of the project was a 1998 diagnostic report completed in association with the United Nations Food and Agriculture Organization (FAO) and considered one of the most comprehensive studies of rural land tenure and property rights in Haiti.⁷ This was further complemented and updated in 2005 in the context of a study of potential value chains for agricultural markets (HA-T1008).⁸ More recently, missions headed by the French government and USAID have documented issues with the land tenure situation since the 2010

⁷ Defining a Land Tenure Policy for Haiti. FAO and IDB. 1998.

⁸ Olivier Delahaye. Ibid. 2005.

earthquake. Lessons learned from other land management projects in contexts similar to Haiti (i.e., in West Africa) have demonstrated that programs must be demand-driven with effective public communication strategies that clearly convey the benefits of land tenure clarification to local residents.

- 3.2 Several technical issues need to be examined in designing an investment response such as: (i) need for a gradual transition towards a full-scale program: the viability of undertaking a full scale national cadastre is doubtful without a more solid legal and institutional foundation. An accelerated process could exacerbate land conflicts and disfavor the poorer residents who cannot afford the transaction costs for formalizing property rights under the existing system. Experience is needed first with cost-effective approaches that document existing rights through the participation of residents while simultaneously laying the foundation for legal and institutional reforms; (ii) coordination arrangements for execution: the executing agency for the project could be the Office of the Prime Minister through the Secretariat of CIAT which is currently being strengthened through financing by the World Bank. The proposed project would strengthen the Land Tenure Unit within CIAT which would have the responsibility of coordinating activities with the various institutions active in land security. This and other options will be analyzed during project preparation as part of the institutional analysis; and (iii) cooperation with other donors: CIAT signed an agreement with the French Government in September 2010 for strengthening the land tenure security system. Opportunities exist for donor cooperation, particularly in the modernization of the land security system, and complementary financing (parallel or co-financing) from the French Government for investments in targeted urban areas.

IV. SAFEGUARD AND FIDUCIARY SCREENING

- 4.1 A “B” classification is proposed for the program in accordance with the Environmental and Social Safeguards Compliance Policy (OP-703). This operation is expected to have positive environmental and social impacts in terms of creating the conditions conducive for farmers to invest in farming techniques that reduce soil erosion, resolving and preventing conflicts over land tenure and promoting an ecosystem-based approach to climate change adaptation through improved territorial land use planning. A rapid Social Impact Assessment will propose prevention and mitigation measures for any potential social impacts including alternative dispute resolution mechanisms tailored to local baseline conditions. The complete Environmental and Social Strategy is presented in Annex III.

V. RESOURCES AND TIMETABLE

- 5.1 Annex V presents the timetable and costs for preparing the loan, including the milestones to distribute the POD to QRR on June 10, 2011, the approval of the Draft Loan Proposal by OPC on July 6, 2011, and the approval of the Loan Proposal by the Board on August 10, 2011. A technical cooperation (HA-T1142) will support preparation. An estimated allocation of US\$36,200 from 2011 administrative funds is required to complete preparation.

SAFEGUARD SCREENING FORM

This Report provides a summary of the project classification process and is consistent with Safeguard Screening Form requirements. The printed Report should be attached as an annex to the PP (or equivalent) and sent to ESR.

1. Save as a Word document. 2. Enter additional information in the spaces provided, where applicable. 3. Save new changes.

PROJECT DETAILS	IDB Sector	AGRICULTURE AND RURAL DEVELOPMENT-LAND ADMINISTRATION AND REGULATION
	Type of Operation	Investment Loan
	Additional Operation Details	
	Country	HAITI
	Project Status	
	Investment Checklist	Generic Checklist
	Team Leader	Lemay, Michele H. (MICHELEL@iadb.org)
	Project Title	Land tenure regularization in rural areas in Haiti
	Project Number	HA-L1056
	Safeguard Screening Assessor(s)	Lemay, Michele H. (MICHELEL@iadb.org)
	Assessment Date	2010-12-14
	Additional Comments	

PROJECT CLASSIFICATION SUMMARY	Project Category: B	Override Rating:	Override Justification:
			Comments:
	Conditions/ Recommendations	<ul style="list-style-type: none"> Category "B" operations require an environmental analysis (see Environment Policy Guideline: Directive B.5 for Environmental Analysis requirements). The Project Team must send to 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. These operations will normally require an environmental and/or social impact analysis, according to, and focusing on, the specific issues identified in the 	

		screening process, and an environmental and social management plan (ESMP). However, these operations should also establish safeguard, or monitoring requirements to address environmental and other risks (social, disaster, cultural, health and safety etc.) where necessary.
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SUMMARY OF IMPACTS/RISKS AND POTENTIAL SOLUTIONS	Identified Impacts/Risks	Potential Solutions
	The project is likely to negatively change the use of the land but the related negative impacts will be minor to moderate in nature.	Land use: A Plan should be prepared that defines how land use change will be mitigated (roles and responsibilities, monitoring, budget, etc.) and could be incorporated in the ESMP. Proper consultation should be foreseen. Confirmation should be obtained from experts that the plan can mitigate impacts and also that relevant authorities have approved the Plan. Examples of mitigation include reforestation, GHG offsetting, nutrient fixation in soils, conservation of biodiversity.

DISASTER SUMMARY	Details	Actions
	The Project should include the necessary measures to reduce disaster risk to acceptable levels as determined by the Bank on the basis of generally accepted standards and practices. Alternative prevention and mitigation measures that decrease vulnerability must be analyzed and included in project design and implementation as applicable. These measures should include safety and contingency planning to protect human health and economic assets. Expert opinion and adherence to international standards should be sought, where reasonably necessary.	A Disaster Risk Assessment (DRA), is required, as established under Directive A-2 of the DRM Policy OP-704). Please contact a Natural Disaster Specialist in VPS/ESG or INE/RND for guidance.

ASSESSOR DETAILS	Name of person who completed screening:	Lemay, Michele H. (MICHELEL@iadb.org)
	Title:	Natural Resources Lead Specialist
	Date:	2010-12-14

SAFEGUARD POLICY FILTER REPORT

This Report provides guidance for project teams on safeguard policy triggers and should be attached as an annex to the PP (or equivalent) together with the Safeguard Screening Form, and sent to ESR.

1. Save as a Word document. 2. Enter additional information in the spaces provided, where applicable. 3. Save new changes.

PROJECT DETAILS	IDB Sector	AGRICULTURE AND RURAL DEVELOPMENT-LAND ADMINISTRATION AND REGULATION
	Type of Operation	Investment Loan
	Additional Operation Details	
	Investment Checklist	Generic Checklist
	Team Leader	Lemay, Michele H. (MICHELEL@iadb.org)
	Project Title	Land tenure regularization in rural areas in Haiti
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	Safeguard Screening Assessor(s)	Lemay, Michele H. (MICHELEL@iadb.org)
	Assessment Date	2010-12-14
	Additional Comments	

SAFEGUARD POLICY FILTER RESULTS	Type of Operation	Loan Operation	
	Safeguard Policy Items Identified (Yes)	Activities to be financed in the project area are located within a geographical area or sector exposed to natural hazards (Type 1 Disaster Risk Scenario).	(B.01) Disaster Risk Management Policy–OP-704
		The Bank will make available to the public the relevant Project documents.	(B.01) Disclosure of Information Policy–OP-102
		The operation is in compliance with environmental laws and regulations of the country where the operation is being implemented (including national obligations established under ratified Multilateral Environmental Agreements).	(B.02)

		The operation (including associated facilities) will be screened and classified according to their potential environmental impacts.	(B.03)
		The Borrower/Executing Agency exhibits weak institutional capacity for managing environmental and social issues.	(B.04)
		Consultations with affected parties will be performed and considerations of their views will be taken into account.	(B.06)
		The Bank will monitor the executing agency/borrower's compliance with all safeguard requirements stipulated in the loan agreement and project operating or credit regulations.	(B.07)
		Suitable safeguard provisions for procurement of goods and services in Bank financed projects may be incorporated into project-specific loan agreements, operating regulations and bidding documents, as appropriate, to ensure environmentally responsible procurement.	(B.17)
	Potential Safeguard Policy Items(?)	Potential disruption to people's livelihoods living in the project's area of influence (not limited to involuntary displacement, also see Resettlement Policy.)	(B.01) Resettlement Policy– OP-710
	Recommended Action:	<p>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.</p> <p>The project triggered the Disaster Risk Management policy (OP-704).</p> <p>A Disaster Risk Assessment (DRA), is required, as established under Directive A-2 of the DRM Policy OP-704). Please contact a Natural Disaster Specialist in VPS/ESG or</p>	

		INE/RND for guidance.
	Additional Comments:	

ASSESSOR DETAILS	Name of person who completed screening:	Lemay, Michele H. (MICHELEL@iadb.org)
	Title:	
	Date:	2010-12-14

Environmental and Social Strategy (ESS)

The Program of Land Tenure Security Program (HA-L1056) is a loan that will entail: (a) land tenure clarification based on the existing institutional and legal framework incorporating participatory mapping and enumeration processes and including conflict mediation and resolution mechanisms. This is to be undertaken in 6 rural areas located in strategic watersheds with current major rural development programs; and (b) modernization of the land tenure administration system, including strengthening of the public institutions responsible for land management and capacity building for professions required for land tenure security (notaries, surveyors, lawyers). This will be done with a view to promoting and facilitating medium and long term investments in agriculture and improved natural resources management in targeted areas. The executing agency for the project would be the Inter-Ministerial Committee for Territorial Land Use Planning (*Comité interministériel pour l'Aménagement du Territoire – CIAT*).

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 conducive for small, predominantly poor and extremely poor farming households 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 sustainable practices. The proposed loan will in fact contribute to improved local conditions for the implementation of other Bank natural resources management investments in priority watersheds (HA-L1041); (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; and (c) promoting an ecosystem-based approach to climate change adaptation through improved territorial land use planning. In addition, the Modernization of the Land Tenure Administration System component (Component 2) will contribute to an improved framework, enhanced institutional capacity and inter-agency coordination for land use planning.

Given that the expected emphasis of the field activities to be financed by the Program will be on conducting a diagnostic and an inventory of existing property and customary rights (rather than complete formalization of titles), the Program is expected to cause only temporary and localized social impacts, possibly associated with the process of clarification in rural areas, for which effective mitigation measures are readily available. Successful experiences in using participatory approach to the clarification of property rights in Haiti (as well as in francophone African countries with the French property rights system) already exist and this experience will be used to design locally appropriate methodologies. 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.

Therefore, a “B” classification is proposed for the program in accordance with the Environmental and Social Safeguards Compliance Policy (OP-703).

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

- The Technical Cooperation to finance the preparation of the loan (HA-T1142) includes the realization of a rapid social impact assessment aimed: (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 various land tenure clarification approaches under consideration (Component 1) as well as with the policy and regulatory reforms (Component 2) and recommending preferred approaches; (iii) contributing to the design (content, media, responsibilities) of effective public communication campaigns as part of the land tenure clarification methodology; (iv) proposing and designing prevention and mitigation measures for the identified social impacts, including the design of conflict prevention and alternative dispute resolution mechanisms tailored to the local baseline conditions; and (v) recommending quantitative social indicators for the Program’s monitoring and evaluation system. A social scientist will be hired as a consultant to carry out the assessment and prepare a Social Management Plan.
- 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), integrated disaster risk management and climate change adaptation have been mainstreamed in the tasks of the consultants to be financed by the Technical Cooperation and are expected to be incorporated in the design of the Program, particularly in the territorial land use planning activities.
- The Technical Cooperation will also finance an intensive consultation process with relevant stakeholders during the preparation of the loan as well as the development of a public education and participation strategy for execution 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 POD stage.

INDEX OF COMPLETED AND PROPOSED SECTOR WORK

Topic	Description	Expected date	References & hyper links to Technical files
Technical options and design for land tenure regularization activities in targeted areas	A land administration specialist will be hired through the TC financing preparation of the loan (HA-T1142) to: (i) design the land tenure clarification activities in targeted areas, providing the technical justification and diagnostic of selected rural areas, and participatory field methodology for activities to be financed, including conflict resolution and mediation mechanism; (ii) prepare detailed terms of reference and recommend outcome and output indicators; (iii) prepare detailed budget; and (iv) compile data on complementary donor activities and recommend a coordination mechanism.	May 2011	
Needs assessment and design of institutional strengthening and capacity building proposal	A preliminary needs assessment was financed by TC-96-01-24 yielding recommendations for institutional reform of the sector and capacity building of the professions key for its performance (see FAO/IDB 1998). A full, updated review of the institutional framework for land tenure security in Haiti is being financed by French Cooperation and is expected in the first semester of 2011. These inputs will be used to develop a proposal for regulatory and institutional reform and capacity building (Component 2) to be designed by the property rights attorney and land administration consultant to be hired by the TC financing preparation of the loan (HA-T1142).	March 2011	
Analysis of project cost and economic viability	A socioeconomic analysis of the Program will be carried out by one of the individual consultants hired by the TC financing preparation of the loan (HA-T1142). The consultant will also prepare an economic impact evaluation methodology and plan.	May 2011	
Financial management/fiduciary issues and control environment	A consultant will be hired through the TC financing preparation of the loan (HA-T1142) to complete the institutional capacity analysis of CIAT using the SECI methodology, including the analysis of the CIAT's accounting, financial and procurement and other administrative systems. Based on findings and recommendations, Fiduciary Specialists will make recommendations to the project team on the financial management arrangements and type of supervision that will be used during execution. Training on financial management policy OP-273-1 will be provided to the Financial Unit of CIAT.	May 2011	
Institutional analysis/personnel, procedures other aspects of implementation capacity	SECI analysis of CIAT as executing agency will be undertaken by one of the individual consultants hired by the TC financing preparation of the loan (HA-T1142). This will be complemented by a risk analysis and the design of mitigation measures and selection of indicators.	May 2011	
Social and environmental	A rapid Social Impact Assessment will be carried out by one of the individual consultants hired by the TC financing preparation of the loan (HA-T1142). This will entail: (a)	May 2011	

safeguards	establishing baseline social conditions in the targeted rural areas; (b) identifying and, where possible estimating potential social consequences (positive and negative) that are likely to be associated with various land tenure clarification approaches under consideration (Component 1) as well as with the policy and regulatory reforms (Component 2) and recommending preferred approaches; (iii) proposing and designing prevention and mitigation measures for the identified impacts, including the design of conflict prevention and alternative dispute resolution mechanisms tailored to the local baseline conditions; and (iv) recommending quantitative social indicators for the Program's monitoring and evaluation system.		
Sector assessment	<ol style="list-style-type: none"> 1. Olivier Delahaye. The constraints linked to land tenure. In Identification of Potential Value Chains for Haitian Rural Markets. IDB. 2005. 2. Agriculture and Rural Development Sector Note (2010 draft). Analysis of the relevance of land tenure issues for the performance of the sector. 	<p>June 2005</p> <p>December 2010</p>	