

**REPUBLIC OF LIBERIA**



**FORESTRY DEVELOPMENT AUTHORITY**



**LIBERIA FOREST ECONOMY PROJECT (LiFE-P)  
[P508345]**

**DRAFT**

**RESETTLEMENT FRAMEWORK  
(RF)**

July 2, 2026

## ***RF LiFE-P (P508345)***

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## Abbreviations and Acronyms

ARAP	Abbreviated Resettlement Action Plan
CDA	Cooperative Development Agency
CFDC	Community Forest Development Committee
CFMA	Community Forest Management Area
CFMB	Community Forest Management Body
CLDMC	Community Land Development and Management Committee
CPI	Consumer Price Index
CRL	Community Rights Law
CSO	Civil Society Organization
DBOT	Design-Build-Operate-Transfer
DDC	District Development Council
EPA	Environmental Protection Agency
EPML	Environmental Protection and Management Law
ESF	Environmental and Social Framework
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
ESS	Environmental and Social Standard
ESS5	Environmental and Social Standard
FDA	Forest Development Authority
FOI	Freedom of Information
FPIC	Free, Prior and Informed Consent
FTI	Forestry Training Institute
GFNP	Gola Forest National Park
GoL	Government of Liberia
GM	Grievance Mechanism
GRM	Grievance Redress Mechanism
HH	Household
IDA	International Development Association
IPF	Investment Project Financing
LACEEP	Liberia Acceleration of Electricity Expansion Project
LFSP	Liberia Forest Sector Project
LIFE-P	Liberia Forest Economy Project
LISGIS	Liberia Institute of Statistics and Geo-Information Services
LLA	Liberia Land Authority
LNP	Liberia National Police
LPMR	Lake Piso Multiple Use Reserve
LRA	Land Rights Act
LRP	Livelihood Restoration Plan
M&E	Monitoring and Evaluation
MFDP	Ministry of Finance and Development Planning

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MGCSPP	Ministry of Gender, Children and Social Protection
MIA	Ministry of Internal Affairs
MoA	Ministry of Agriculture
MoJ	Ministry of Justice
MPW	Ministry of Public Works
MSME	Micro, Small and Medium Enterprise
NBC	National Bureau of Concessions
NFRL	National Forestry Reform Law
NTFP	Non-Timber Forest Product
NUCFMB	National Union of Community Forest Management Bodies
PAP	Project-Affected Person
PDO	Project Development Objective
PFMU	Project Financial Management Unit
PIU	Project Implementation Unit
PPP	Public-Private Partnership
PROGREEN	Global Partnership for Sustainable and Resilient Landscapes
RAP	Resettlement Action Plan
RF	Resettlement Framework
RIL	Reduced Impact Logging
RP	Resettlement Plan
SC	Sub-component
SDC	Swiss Development Cooperation
SDI	Sustainable Development Institute
SEC	Service Excellence Center
SEP	Stakeholder Engagement Plan
SMP	Security Management Plan
SOP	Series of Projects
STCRSP	South-East Corridor Road Secondary Project
VSLA	Volunteer Savings and Loan Association

## Definition of terms

<b>Terms</b>	<b>Definition</b>
<b>Compensation</b>	Payment in cash or in kind to which project-affected persons are entitled for the loss of assets, livelihoods, or access to resources as a result of project activities, at replacement cost and without deduction for depreciation or salvage value.
<b>Cut-off Date</b>	The date established at the commencement of the census of affected persons after which new entrants or improvements to affected land or assets are not eligible for compensation or resettlement assistance. The cut-off date must be formally disclosed to all affected communities.
<b>Customary Land</b>	Land owned collectively by a community and governed, used, and managed in accordance with the customary practices and norms of that community. Customary land is formally recognized under the Land Rights Act of 2018 as a protected land category.
<b>Economic Displacement</b>	Loss of income sources or means of livelihood resulting from project-related land acquisition or from restrictions on access to resources including forest products, farmland, fishing areas, and grazing land even where the affected person is not required to physically relocate.
<b>Entitlement</b>	The range of measures comprising compensation, livelihood restoration assistance, transfer support, income substitution, and relocation support to which a project-affected person is entitled based on the nature of their loss and their eligibility category under the Entitlement Matrix.
<b>Free, Prior and Informed Consent (FPIC)</b>	A right of local communities with customary land tenure to give or withhold their consent to project activities that may affect their lands, resources, or livelihoods, in a process that is conducted freely without coercion, in advance of decisions being made, and on the basis of adequate, accessible information provided in local languages.
<b>Full Replacement Cost</b>	The method of valuing assets at the cost required to replace them with assets of similar quality and purpose in the current local market, without deduction for depreciation, salvage value, or the condition of the existing asset. For land, replacement cost means the pre-displacement market value plus the cost of any registration and transfer taxes.
<b>Grievance Mechanism (GM)</b>	A formalized, multi-tiered system for receiving, recording, assessing, and resolving complaints and concerns raised by project-affected persons or other interested parties regarding any aspect of project preparation, implementation, or closure, in a timely and transparent manner.
<b>Host Community</b>	The community in the area that receives resettled project-affected persons. The concerns and interests of host communities must be considered alongside those of resettled persons in the preparation of Resettlement Action Plans.
<b>Involuntary Resettlement</b>	Resettlement is involuntary when affected persons do not have the right to refuse land acquisition or restrictions on land use that result in displacement. Involuntary resettlement under LIFE-P may result from direct acquisition, negotiated settlement, or restrictions on access to resources, all of which are governed by this RF and by ESS5.
<b>Land Use Restriction</b>	A project-imposed limitation on the use of or access to land such as the establishment of protected area boundaries, conservation zones, or community forest management areas that reduces the ability of affected persons to use land or

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	natural resources in ways they previously relied upon, even where no formal acquisition takes place.
<b>Livelihood Restoration Plan (LRP)</b>	A time-bound plan designed and implemented for project-affected persons who experience significant loss of income, livelihoods, or productive assets as a result of project activities, to restore or improve their standards of living to at least pre-displacement levels.
<b>Physical Displacement</b>	The loss of shelter and productive or residential assets resulting from land acquisition that compels the affected person to relocate to another place. Physical displacement triggers the highest level of resettlement assistance obligations under ESS5.
<b>Process Framework (PF)</b>	A complementary instrument to the RF prepared for sub-components that impose restrictions on access to natural resources within legally designated protected areas. The PF establishes a participatory process for determining the nature and extent of such restrictions, their impacts, and mitigation measures.
<b>Project-Affected Person (PAP)</b>	Any individual, household, firm, or private institution that, on account of the execution of a LiFE-P subproject, 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 movable asset, either in full or in part, permanently or temporarily.
<b>Replacement Land</b>	Land provided to project-affected persons in lieu of cash compensation for acquired land, of equivalent or better productive capacity, legal status, and proximity to services, and free of restrictions on use or tenure.
<b>Resettlement Plan (RP)</b>	A time-bound, site-specific instrument prepared for each subproject that causes significant physical or economic displacement of 200 or more affected persons. The RP documents the results of the socioeconomic survey and census, the entitlement matrix, compensation procedures, livelihood restoration measures, GM, institutional arrangements, budget, and monitoring plan.
<b>Resettlement Framework (RF)</b>	This document establishes the governing principles, procedures, eligibility criteria, institutional responsibilities, and monitoring arrangements for managing land acquisition and resettlement across all LiFE-P subprojects whose sites and scope could not be fully determined at project preparation. Site-specific RPs are prepared under this RF during implementation.
<b>Squatter / Informal Occupant</b>	A person who occupies land without formal legal title or recognized customary claim. Under Liberian law, squatters are not entitled to land compensation; however, under ESS5 which prevails under LiFE-P squatters are entitled to resettlement assistance for non-land assets and to livelihood support.
<b>Transitional Allowance</b>	A time-bound cash or in-kind payment provided to project-affected persons to cover the period between displacement and the resumption of normal livelihood activities, including the re-establishment of agricultural production, relocation of a business, or settlement in a new residential location.
<b>Usufruct Rights</b>	The right of an individual or household to use and derive benefits from land typically communal or customary land that is formally owned by a community, clan, or family, without holding formal legal title to the land itself. Usufruct rights are recognized as protected land interests under the Land Rights Act of 2018 and under ESS5.
<b>Vulnerable Groups</b>	Project-affected persons or groups who may be disproportionately impacted by displacement relative to other affected persons, or who face greater barriers to participating in resettlement processes and accessing compensation. In LiFE-P,

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	vulnerable groups include female-headed households, widows and women in customary marriages with insecure inheritance rights, youth, persons with disabilities, elderly persons, ethnic minority communities, and chronically food-insecure households.
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## **Executive Summary**

### **Project Background**

The World Bank will be supporting the Forest Development Authority (FDA) in implementing the Liberia Forest Economy Project (LiFE-P) project. The LiFE-P includes an IDA grant of US\$40 million and a proposed PROGREEN grant US\$ 5.4 million to address critical challenges facing Liberia's forests and to unlock their economic, social, and environmental potential. The project (LiFE-P) represents the first phase of a long-term partnership between the World Bank and the Government of Liberia, designed to lay the foundations for a transformed forest economy. The Project Development Objective of the Series of Projects (SOP) is to improve forest governance, expand sustainable forest management, and increase forest-based employment and private investment in selected areas of Liberia. The SOP will retain the same PDO across all ensuing projects and will follow a consistent approach in terms of project design, ensuring maximum synergy and cross-learning through the different phases.

Component 1 will strengthen the enabling environment for sustainable, accountable and transparent forest management that benefits communities and broad-based economic development. Component 2 will support sustainable forest management to conserve and enhance forest resources while increasing their economic value and community benefits. Component 3 focuses on commercializing Liberia's timber and non-timber forestry products by promoting sustainable production, transparent management, and competitiveness to unlock the sector's potential to create more and better jobs. Together, these interventions will enhance governance, productivity, and climate resilience, while reducing the drivers of deforestation and degradation.

### **Description of Liberia social baseline relating to land acquisition policies and laws**

Liberia is home to the largest portion of Upper Guinea rainforests. Forests are estimated to make up two thirds of the country's land area and cover 6.69 million ha. Liberia's forests provide countless ecosystem services and are a biodiversity hotspot, home to some of the few long-term viable populations of several endemic species. Forests also serve as vital carbon sinks by absorbing and storing CO<sub>2</sub> through photosynthesis. As trees grow, they sequester carbon in their biomass while also transferring some carbon

to the soil. Its mature forests could potentially allow Liberia to be a net sink, sequestering more carbon than it emits. The annual rate of removal of forest cover in Liberia rose between 2001 and 2014. Deforestation has been driven primarily by logging (often illegal), high demand for charcoal, and widespread use of firewood for heating and cooking. Farming, road development, urbanization, and mining are other important drivers of forest loss.

### **Legal Framework**

The Resettlement Framework (RF) is built on Liberian law and the World Bank's Environmental and Social Framework (ESF), particularly Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement<sup>1</sup> (The core objectives of ESS5 include Avoid or Minimize Involuntary Resettlement, Prevent Forced Eviction, Mitigate Unavoidable Adverse Impacts, Improve Conditions for Vulnerable Persons, Implement Resettlement as Sustainable Development, Ensure Transparent and Participatory Planning, Ensure Access to Grievance Redress), as it follows the

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<sup>1</sup> Guidance Note for Borrowers on ESS5 (Environmental and Social Framework for IPF Operations, ESS5: Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, World Bank, 2018).  
<https://thedocs.worldbank.org/en/doc/f25263d7a7f5415b79b69c5cc65a96cf-0290012025/original/ESS5-Land-Acquisition-Restrictions-on-Land-Use-and-Involuntary-Resettlement-English.pdf>

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rules and protections that the Government of Liberia has put in place around land ownership and people's rights and the international standards required by the World Bank to ensure that project-affected persons are treated fairly, compensated at full replacement cost, and supported in restoring their livelihoods. The most important of these laws is the Land Rights Act of 2018. This law defines who owns what land in Liberia whether it belongs to the public, the government, communities, or private individuals. It officially recognizes the land rights of rural communities and strengthens the rights of women over land. It also ensures that if the government needs to take someone's land for a project, it must negotiate fairly and pay proper compensation before doing so. The Decedents Estate Law of 1972 deals with inheritance what happens to someone's property when they pass away. This is important for the RF because some land affected by a project may have been inherited. This law ensures that widows, children, and other heirs are properly recognized and compensated, including those in customary (traditional) marriages. The Law Against Criminal Conveyance of Land (2014) makes it a serious crime for anyone to sell, lease, or transfer land they do not legally own. This protects the project by requiring thorough checks to confirm that the right person is being compensated, and that no fraudulent land deals take place. The Land Rights Policy of 2013 provides the policy foundation upon which the 2018 Land Rights Act was built. It was the first time Liberia set out a clear, nationwide approach to land rights, emphasizing fairness, equal protection, and community inclusion principles that are carried through into the RF.

### **Key Social Risks and Contextual Challenges**

The high social risk rating is driven by a convergence of deeply rooted structural challenges in Liberia's forest sector. This includes unresolved land access and tenure issues, restricted access to and control over land and forest resources in the six SOP1 counties. Communities, logging companies, and government agencies often have conflicting claims over the same land, and project activities such as mapping community forest areas and reinforcing protected area boundaries could worsen these disputes if not carefully managed. Women in many communities continue to face barriers to owning and decision-making power, largely because of traditional practices that favour men in land inheritance and decision-making. Women are also underrepresented in the governance bodies that manage community forests, such as CFMBs, limiting their influence over benefit-sharing and resource allocation within their communities. There is a risk of elite capture of community revenues including compensation payments and project grants which can be higher in remote areas where financial oversight and accountability systems are weak. Finally, when communities lose access to forests whether through conservation agreements, protected area boundaries, or community forest zoning they also lose a primary source of food and income. Many households in the project areas depend on subsistence farming, collecting forest products, and small-scale logging to survive. Adequate and alternative livelihood options should be in place before access restrictions are implemented.

### **Need for a Resettlement Framework (RF)**

The proposed project's activities, including the demarcation of protected area boundaries to ensure a sustained field presence and effective enforcement, the imposition or tightening of forest access restrictions, and the development of associated infrastructure, carry the potential to cause both physical and economic displacement of forest-dependent communities. Physical displacement may occur where communities reside within or adjacent to targeted forest zones, while economic displacement may arise from the loss of access to land, natural resources, and forest-based livelihoods including subsistence farming, non-timber forest product collection, and small-scale logging. Because the precise locations and scope of subprojects cannot be fully determined at the preparation stage, a Resettlement Framework (RF) has been prepared to establish the governing principles, procedures, eligibility criteria, and institutional arrangements that will guide any resettlement or compensation actions required during

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project implementation. The RF ensures that project-affected persons (PAPs) are systematically identified and protected before any ground-level activity commences.

The World Bank requires a Resettlement Framework for projects involving multiple subprojects wherein the nature and design of the subprojects is not known at project preparation. As specific subproject sites are identified and their footprints confirmed during implementation, the RF informs and governs the preparation of site-specific Resettlement Plans (RPs) as determined by the scale and nature of displacement. In accordance with ESS 5, each RP will be prepared in accordance with the principles, entitlement framework, valuation methodologies, institutional responsibilities, grievance redress arrangements, budget procedures, and monitoring requirements established in this RF, and must be reviewed and cleared by both the FDA PIU and the World Bank before any civil works activities commence on the relevant subproject site.

## **A. Introduction**

1. The World Bank will be supporting the Forest Development Authority (FDA) in implementing the Liberia Forest Economy Project (LiFE-P) project
2. The Project Development Objective of the Series of Projects (SOP) is to “improve forest governance, expand community-managed forests, and increase income and jobs for forest-dependent people in selected areas of Liberia”.
3. This SOP 1 includes an IDA of US\$40 million and a PROGREEN grant of US\$ 5.4 million to address critical challenges facing Liberia’s forests and to unlock their economic, social, and environmental potential. The Project will support Liberia’s forest sector in Private Capital Mobilization and Private Capital Enabling for private sector investments in forestry. The Project will help create enabling conditions by removing capital investment barriers related to legal and property risks. The LiFE Project directly contributes to the World Bank’s priority on jobs by investing in the natural infrastructure that underpins economic activity and by fostering the conditions necessary for private investment to take root. Through this dual focus, the Project lays the foundational groundwork to expand employment opportunities across the forestry sector and into agribusiness, creating pathways for sustained job creation at scale. By aligning systems, rules, and partnerships across institutions, the Project enables the kind of coordinated reform and strategic investment that can translate sectoral growth into meaningful, lasting employment in Liberia's forestry economy connecting forest stewardship with broader economic opportunity for communities that depend on it.

### **Component 1: Strengthen the enabling environment for sustainable, transparent, and commercially viable forest management**

**Component 1 will strengthen the enabling environment for sustainable, accountable, and transparent forest management.** It will deliver a data-driven forest governance system by strengthening legal enforcement; improving monitoring, licensing, and traceability systems; enhancing cross-agency coordination; and supporting the harmonization of the legal and regulatory framework. It will also build the FDA's institutional capacity by strengthening governance, human resources (HR), and internal systems, while introducing a structured pathway to fiscal sustainability as well as measures to safeguard project assets.

**Sub-component 1.1: Improved Forest Governance and Transparency:** This subcomponent will strengthen forest governance by improving coordination, enforcement, transparency, and the legal and regulatory framework for commercial forestry and community rights. It will support: (a) a Forest Economy Task Force, co-chaired by MFDP and FDA, to provide oversight and high-level coordination ; (b) stronger risk-based enforcement through the Wildlife Crime Task Force, including updated SOPs, a national risk-targeting model, joint training, field equipment, and quarterly enforcement reports; (c) upgrades to FDA’s public dashboard to disclose active concessions, license holders, and related payments in open-data format; and (d) priority policy, legal, and regulatory harmonization through analysis, consultations, draft amendments, and explanatory memoranda to reduce ambiguity, align laws with national objectives, and separate FDA’s regulatory, forest management, and commercial functions. **Sub-component 1.2:**

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**Strengthened Institutional Capacity and Performance:** The objective of this subcomponent is to enhance the FDA's institutional capability to regulate forests transparently, efficiently, and accountably. It will strengthen FDA governance, staffing, inventory, and monitoring; provide equipment to secure project assets; digitize regulatory processes and chain-of-custody management, including LiberTrace handover; improve fiscal sustainability; and implement regulatory amendments separating FDA's regulatory, commercial, and forest management functions.

### **Component 2: Sustainable Forest Resource Development and Resilient Livelihoods**

**Component 2 will create a pipeline of market-ready community forest enterprises by combining legal tenure and capable governance bodies (2.1), a productive and sustainably certified resource base (2.2), and stronger conservation and ecotourism assets (2.3).** The community enterprises, CFMA clusters, and forest management plans developed under this component constitute the supply base of legal timber, certified NTFPs, and nature-based tourism assets that Component 3's private sector engagement instruments, off-take facilitation, SME support, and matching grants (Window 2) are designed to connect to commercial buyers and investment partners. To ensure long-term viability, community forest enterprises, restoration activities, and protected area interventions will apply sustainability principles to help CFMAs and protected areas maintain productivity and ecological integrity beyond the project period. Financial sustainability will be strengthened through progression between a two window matching grants system reducing reliance on project funding and supporting self-sustaining, market-integrated forest enterprises.

**Sub-component 2.1 - : Community-based Management and Use of Natural Resources. This subcomponent will support formal recognition of 10 new CFMAs through the nine-step process under the Community Rights Law and strengthen 10 existing CFMAs, prioritizing those supported under the closed LFSP.** It will build CFMB capacity through governance and biodiversity management training and support participatory CFMPs with business and sustainability strategies for timber, NTFPs, and viable agricultural commodities. The FDA, with qualified partners as needed, will lead community engagement and forest extension services. Support will cover participatory planning, land zoning, natural resource and business planning, contract renegotiation, engagement with private operators, and small infrastructure. Approved CFMPs will guide all forest uses, including reduced-impact logging in approved production zones consistent with FDA harvesting practices, while conservation agreements will protect biodiversity-rich and high-conservation value areas. The project will support at least 30 percent female representation in CFMBs and promote women's meaningful participation as essential to effective governance.

**Sub-component 2.2 - Forest Restoration, and Timber Production: This subcomponent focuses on land-use planning for the six counties, restoring degraded landscapes, planting more trees, and increasing sustainable timber production within and around CFMA landscapes.** Investments will include practical production systems for timber, fuelwood, rubber, and other tree-based products, aligned with the intended purpose of the plantations, while generating income and maintaining ecological functions. Restoration and sustainable forest management also contribute directly to the project's GHG emissions reduction targets, sequestering carbon and reducing emissions from deforestation and degradation. Activities under this subcomponent are therefore central not only to the livelihood's objective but to the project's climate outcomes. Community members will be trained in forest and biodiversity monitoring to feed data into the national monitoring system supported under Component 1, ensuring that results can be tracked and attributed.

**Participatory land-use plans will identify and allocate areas for forest biodiversity conservation, restoration, plantations and agricultural production—including cocoa, rubber, and oil palm—in response to community priorities identified under Subcomponent 2.1.** Capacity building on land restoration practices will train staff to promote women’s participation, adapt training materials, and deliver practical community-level sessions followed by hands-on field coaching. Restoration activities will rehabilitate 6,000 ha of degraded lands using context-specific approaches, with a focus on priority areas, including Gbarpolu and Grand Cape Mount counties and areas around the transboundary GFNP. The project will support approximately 13,116 ha of commercial plantations through community woodlots and rehabilitation of old-growth plantations. Sustainable timber production will also be promoted through the valorization of abandoned logs and aged rubberwood.

**Sub-component 2.3 - Improved Management of High Value Transboundary Protected Areas: The protected areas supported under this subcomponent—GFNP and Lake Piso Multiple Sustainable Use Reserve—are not isolated from the CFMA landscape activities in Subcomponents 2.1 and 2.2.** They form the conservation anchors of the same landscape mosaic within which community forest management is being developed. Strengthening their management, therefore, directly reinforces the outcomes of the broader component: well-managed protected areas sustain the ecosystem services such as water regulation, biodiversity, and soil quality, that underpin the productivity of surrounding CFMA lands. Conversely, the community enterprises and buffer zone livelihoods developed under Subcomponents 2.1 and 2.2 reduce encroachment pressure on the parks, creating a mutually reinforcing dynamic between conservation and community development.

**This subcomponent will strengthen management of GFNP and Lake Piso Reserve to enhance ecological integrity, transboundary impact, and long-term economic value.** Key activities include preparing a participatory Lake Piso management plan and updating the GFNP management plan ; providing vehicles, GPS, and radio equipment for biodiversity and animal monitoring; preparing an ecotourism strategy with revenue-sharing mechanisms; constructing priority park infrastructure, including offices and housing; rehabilitating patrol tracks and roads; and demarcating protected area boundaries. Stronger management is expected to deliver climate mitigation benefits by avoiding deforestation and forest degradation. The project will also support transboundary biodiversity connectivity assessments across Wonegizi/Ziama, Diecke, Nimba, and Sapo/Grebo/Taï, building on bilateral MOUs to inform conservation cooperation. Specifically, this subcomponent will strengthen the management of GFNP and Lake Piso Multiple Sustainable Use Reserve to enhance their ecological integrity, transboundary impact, and long-term economic value. Key activities include (a) development of a participatory management plan for Lake Piso Reserve and update of the GFNP management plan; provision of equipment, including vehicles, global positioning system (GPS), and radio equipment, for biodiversity and animal population monitoring; and preparation of an ecotourism strategy with revenue-sharing mechanisms for both protected areas (b) construction of priority park infrastructure, including staff offices and housing, rehabilitation and maintenance of patrol tracks and roads, and demarcation of protected area boundaries. By strengthening management effectiveness, the subcomponent is also expected to generate significant climate mitigation benefits through avoided deforestation and forest degradation, and (c) the project will additionally support transboundary biodiversity connectivity assessments across the Wonegizi/Ziama (Liberia-Guinea), Diecke (Guinea), Nimba (Guinea-Liberia-Côte d'Ivoire), and

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Sapo/Grebo/Tai (Liberia-Côte d'Ivoire), building on existing bilateral MOUs to strengthen the evidentiary basis for transboundary conservation cooperation.

**The ecotourism activities under this subcomponent are preparatory, designed to de-risk and lay the groundwork for larger ecotourism investments under SOP2.** Ecotourism is conceived as a non-extractive livelihood stream for communities in and around the protected areas, complementing the NTFP and timber-based enterprises developed under Subcomponents 2.1 and 2.2, with revenue-sharing mechanisms ensuring income flows back to buffer zone communities. The PPP framework to be piloted is aligned with the private investment facilitation work of Component 3.

**Component 3: Creating enabling conditions for private investment in commercial forestry for more and better jobs**

**Component 3 focuses on commercializing Liberia's timber products and NTFPs by promoting sustainable production, transparent management, and competitiveness to unlock the forest sector's potential to create more and better jobs.** It will (a) strengthen forestry MSMEs through technical assistance and finance; (b) improve skills and labor supply through targeted training; and (c) attract private investment in value addition by supporting infrastructure, policy reforms, and investment promotion. Building on regulatory reforms under Component 1 and coordination improvements under Component 2, these efforts will strengthen the business environment, increase domestic value addition, and expand private sector-led job creation in the forest sector. Firm-level support will be limited to businesses sourcing timber and NTFPs from legally and sustainably managed CFMAs under Sustainable Forest and Biodiversity Management principles, creating a direct incentive for sustainable sourcing and making climate-compatible forest use more commercially attractive. **Sub-component 3.1: Support to Forestry Entrepreneurs: Capacity and Finance: The subcomponent aims to address critical market failures that constrain investment, value addition, and job creation in Liberia's timber and NTFP value chains.** The project will support commercially viable MSMEs and larger enterprises, including women and youth-led businesses engaged in timber and rubberwood processing, wood products manufacturing, NTFP processing, aggregation, and marketing, including enterprises with sourcing arrangements and productive partnerships with forest communities through a Forestry Enterprise Readiness and De-risking Program and a performance-based financing facility through window 2 of the nature-based matching grant mechanism. The program is designed as a pathway to investment readiness for forestry enterprises. It addresses the investment readiness gap that prevents forestry enterprises from accessing commercial finance. Technical assistance will strengthen enterprise capabilities and market linkages, while performance-based financing will cofinance investments constrained by limited finance and perceived risks.

**Sub-component 3.2: Skills development for Forestry Jobs:** To address skills gaps in value-added commercial forestry, the project will (a) upgrade the Forestry Training Institute to establish the SEC in partnership with the institute, community colleges, tertiary institutions, and the private sector; (b) establish a wood lab at the University of Liberia; and (c) support graduate placement in wage or self-employment.

**Sub-component 3.3: Catalyzing Private Investment in Sustainable timber processing through targeted Investment Promotion and Public Private Partnerships): This subcomponent will increase private investment in Liberia's forest sector through targeted promotion, facilitation, retention, and risk-sharing instruments such as PPPs for climate-resilient infrastructure.** Complementing Component 1 reforms, the project will strengthen the capacity of the FDA, National Investment Commission (NIC), and Liberia Special Economic Zones Authority (LSEZA) to attract new investors, support expansion by existing firms, and build backward linkages with

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clustered and trained CFMAs under Component 2. The following activities will be supported: (a) Forestry market intelligence and investment facilitation. (b) Capacity building and a policy and regulatory framework for private investment. (c) Enabling climate-resilient infrastructure to de-risk private investment in value addition (d) IFC Local Champions Initiative

**Component 4: Project management and implementation. Key activities include establishing and operating the PIU with the staffing, training, tools, and logistics needed for central and regional teams, alongside annual work plans, budgets, procurement plans, and implementation schedules.** The component will strengthen fiduciary management through improved procurement and contract management, sound systems, timely quarterly interim financial reports (IFRs), annual financial statements, and external audits. It will develop and operate a comprehensive monitoring and evaluation (M&E) system using the FDA Monitoring, Reporting, and Verification Framework and the Reducing Emissions from Deforestation and Forest Degradation (REDD+) Safeguards Information System for performance tracking and results verification, and support preparation of the Mid-term Review and Project Completion Report. It will also strengthen environmental and social management capacity in line with Environmental and Social Framework (ESF) requirements through clear roles, trained staff, operational tools, and targeted mentoring for regional teams. Finally, it will institutionalize standard operating procedures for subnational implementation, with clear reporting lines and periodic joint supervision missions to strengthen feedback between the field and FDA HQ.

4. This Resettlement Framework (RF) has been prepared because the specific locations and exact areas of impact for these project activities are currently unknown, making it infeasible to prepare site-specific Resettlement Plans (RPs) at this stage. A Resettlement Framework (RF) has been prepared for the LiFE-P rather than a site-specific Resettlement Plan (RP). The specific sites, boundaries, and designs for these subprojects have not yet been selected or finalized at the time of project preparation. The specific locations of the project's investments and the full extent of potential physical and economic displacement cannot be determined at this stage. It is not yet known which specific communities, households, or land users will be affected, how many persons may be displaced, what types of assets or livelihoods will be impacted, or what compensation and resettlement assistance will be required. The RF therefore establishes the overarching principles, eligibility criteria, entitlement standards, consultation requirements, grievance mechanisms, and institutional arrangements that will guide any resettlement or compensation actions arising under the project. As specific subproject sites are identified and their footprints confirmed during project implementation, this RF, will inform the preparation of site-specific Resettlement Plans (RPs) including precise land requirements and data on affected populations. Once subproject sites are identified and their impacts assessed, site-specific Resettlement Plans (RPs) will be prepared, reviewed, approved, and disclosed in accordance with the RF and the World Bank's Environmental and Social Standard 5 (ESS5) and the Liberia EPA Act 2003, prior to the commencement of any civil works or activities that could result in displacement. Each RP must be reviewed and cleared by the World Bank before any civil works.
5. This RF will guide the preparation of future RPs as soon as the necessary information becomes available, including precise land requirements and data on affected populations.
6. The following sections will outline the principles, institutional arrangements and criteria that will guide the formulation of RPs for subprojects or project components during project implementation. Project authorities will ensure that no such displacement occurs until these plans are finalized and approved by the World Bank.

## **B. Core Objectives and Guiding Principles**

7. This section outlines the fundamental goals and operational principles that will govern the development of RPs, which will address any physical or economic displacement resulting from land acquisition or restrictions on land use associated with subprojects or project components. They will adhere to the core objectives and principles of ESS5 (Environmental and Social Standard 5), ensuring equitable and effective outcomes for all affected persons.

The project will apply the mitigation hierarchy in all resettlement related decision making: (i) avoid displacement through project design, site selection, and activity scoping; (ii) where avoidance is not feasible, minimize displacement by adjusting subproject footprints, phasing activities, or adopting alternative technical solutions; (iii) where displacement cannot be avoided or further minimized, mitigate impacts through compensation at full replacement cost, livelihood restoration, and transitional assistance; and (iv) where residual impacts remain, compensate affected persons in full and provide additional support to restore or improve their pre-displacement living standards. This RF applies equally to displacement resulting from compulsory land acquisition, negotiated settlement, and land use restrictions imposed by the project, including restrictions on access to natural resources within or adjacent to Community Forest Management Areas and Protected Areas.

8. **Core Objectives:** Resettlement Programs will be designed to achieve the following core objectives of ESS5, where applicable:
  - **Avoid or Minimize Involuntary Resettlement:** This involves exploring project design alternatives to prevent or significantly reduce displacement.
  - **Prevent Forced Eviction:** RPs will ensure that no individuals or families are removed from their homes or land without appropriate legal and other protection, including all applicable ESS5 procedures and principles.
  - **Mitigate Unavoidable Adverse Impacts:** When displacement is unavoidable, RPs will include measures to compensate for asset loss at **replacement cost** (as detailed in Section H, Methods of Valuing Affected Assets), and to assist displaced persons to improve, or at least restore, their livelihoods and living standards to pre-displacement levels or to levels prevailing before project implementation, whichever is higher.
  - **Improve Conditions for Vulnerable Persons:** For poor or vulnerable individuals who are physically displaced, RPs will provide **adequate housing, access to services and facilities, and security of tenure**. Security of tenure ensures that resettled individuals or families can legally occupy a site and are protected from the risk of eviction.
  - **Implement Resettlement as Sustainable Development:** Resettlement activities must be conceived and executed as sustainable development programs, with sufficient investment resources to enable displaced persons to directly benefit from the project, as warranted by its nature.
  - **Ensure Transparent and Participatory Planning:** Resettlement activities will be planned and implemented with appropriate **information disclosure, meaningful consultation, and the informed participation** of affected individuals and communities.

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- **Ensure Access to Grievance Redress:** RPs will establish and maintain an accessible, impartial, and responsive Grievance Mechanism (GM) that allows project-affected persons including vulnerable individuals and groups to raise concerns, seek clarification, and lodge complaints about any aspect of the resettlement process, including eligibility determinations, asset valuation, compensation payments, and livelihood restoration measures, without cost, fear of retaliation, or procedural barriers. The GM will provide defined response timelines at each tier, allow for anonymous complaints, include special accommodation for vulnerable groups such as illiterate persons, women, elderly, and persons with disabilities. Access to the GM is a right of all project-affected persons and should be communicated to all PAPs in local languages before any resettlement activity commences. -----
9. **Key Principles:** The following principles will guide the development of RPs, where applicable, ensuring equitable and effective resettlement outcomes:
- **Fair and Timely Compensation:** Project authorities will compensate for the loss of land and other assets at **replacement cost** and will take possession of the acquired land only after compensation has been made available and, where applicable, physically displaced people have been resettled and moving allowances have been provided.
  - **Safeguarding Land-Based Livelihoods:** If displaced persons' livelihoods are land-based, they will be offered the option of **replacement land**, unless equivalent replacement land is genuinely unavailable.
  - **Addressing the Needs of Vulnerable People:** All persons adversely impacted by land acquisition or restrictions on land use are entitled to compensation and benefits under ESS5, including those without formal legal rights to the land they occupy (refer to Section G, Eligibility for Benefits under Resettlement Plans).
  - **Relocation Assistance:** Physically displaced persons will receive assistance to improve or at least restore their living standards.
  - **Livelihood and Income Restoration:** Persons who lose their jobs or livelihoods will be assisted in their efforts to improve or at least restore their incomes and livelihoods.  
**Community Engagement:** Decision-making processes related to resettlement and livelihood restoration will include options and alternatives from which affected persons can choose. Relevant information will be disclosed, and meaningful participation of affected communities and persons will occur during the consideration of alternative project designs, and throughout the planning, implementation, monitoring, and evaluation of the compensation, livelihood restoration, and relocation processes.
  - **Grievance Redress:** A grievance mechanism will be established early in project development to address specific concerns about compensation, relocation, or livelihood restoration measures raised by displaced persons (or others) in a timely manner.

### **C. Process for Preparing and Approving Resettlement Plans**

10. When a proposed subproject displaces people physically or economically, a **Resettlement Plan (RP)** will be prepared, reviewed, and approved internally before being submitted to the World Bank for final approval. This section details the steps involved in this critical process
11. Upon defining the footprint of a proposed subproject, the Forest Development Authority Project (FDA) Implementation Unit (PIU) will conduct a thorough land use assessment. This assessment identifies any potential physical or economic displacement resulting from land acquisition and/or land use restrictions. If, after exploring alternative sites and design options, involuntary resettlement proves unavoidable, the FDA PIU will initiate the preparation of an RP.

The FDA PIU holds primary responsibility for preparing RPs. Each RP shall be prepared by a multidisciplinary team that includes at a minimum: a qualified social scientist with resettlement experience; an independent land valuer; a community liaison officer fluent in the relevant local languages of the project area; and a gender specialist.

12. The FDA PIU Social Specialist shall coordinate the RP preparation process and serve as the primary contact with the World Bank task team. The core team for carrying out this task will typically include:
  - **RP Specialists:** Responsible for conducting socio-economic surveys, identifying project-affected persons, and ensuring the RP aligns with social impact mitigation principles.
  - **Land Acquisition Experts:** Tasked with carrying out an inventory and valuation of affected assets and advising on compensation frameworks.
  - **Community Engagement Officers:** Responsible for facilitating consultations with affected communities and ensuring their input is incorporated into the plan.
  - **Social Specialist:** Coordinates the socioeconomic survey, conducting the census of affected persons, establishing the cut-off date, drafting the entitlement matrix, and ensuring ESS5 compliance throughout the process.
  - **Gender Specialist:** Ensures gender-sensitive survey design and data collection, conducts women-only focus groups, documents women's independent land use and livelihood claims, and advises on compensation payment structures that protect women's entitlements.
  - **GIS Specialist:** Produces spatial data on subproject footprints, affected parcels, community boundaries, and PA boundaries to support asset inventories, displacement estimates, and RP mapping requirements.
  - **Field Researchers:** Conduct household-level data collection through structured surveys, focus group discussions, and key informant interviews in the project-affected communities

The following indicative timelines shall apply to the RP preparation and approval:

- Subproject screening completed before subproject inclusion in the annual work plan;
- Socioeconomic survey, census, and cut-off date completed within 60 days of subproject identification;
- Draft RP preparation completed within 90 days of census completion;

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- FDA PIU internal review within 10 working days
  - EPA review within 21 working days;
  - public disclosure to affected communities, minimum 14 days before World Bank submission;
  - World Bank clearance 21 working days;
  - Implementation of Resettlement Plan, completed before site commencement of civil works.
13. Their key responsibilities collectively include developing relocation and/or livelihood restoration strategies (if applicable) and drafting an RP that meets the requirements of **Environmental and Social Standard 5 (ESS5)**. If other agencies, jurisdictions, project contractors, or parties are involved in the preparation process, their specific roles and responsibilities will be clearly defined and coordinated by the FDA PIU.
14. Before submission to the Bank, RPs undergo a rigorous internal review and approval process. The FDA PIU will be responsible for reviewing RPs, including all components such as the budget, compensation frameworks, and livelihood restoration programs. This review ensures compliance with ESS5, as well as relevant national legislation and best practices. Following a successful review, the RP will be approved by the Environmental Protection Agency (EPA) in Liberia.

## **D. Content of Resettlement Plans**

15. The content and level of detail for a RP depends on the magnitude and complexity of the resettlement, as well as the characteristics of affected persons and the nature of the impacts that the RP must address. As per ESS5, Annex 1, RPs must include the following elements:

- **Project Description:** An overview of the project and a detailed description of the subproject/component requiring the RP.
- **Land Acquisition & Impacts:**
  - Scope of land acquisition and impacts on structures and fixed assets.
  - Project-imposed restrictions on land use (e.g., easements, protected areas).
  - Alternatives considered to avoid/minimize displacement and mechanisms to achieve this during implementation.
- **Census & Asset Survey Findings:**
  - Results of the household census: identification, enumeration, socio-economic data, and vulnerability status of all affected persons.
  - Comprehensive survey of impacted land, structures, and other fixed assets, including current their use and ownership/tenure status.
- **Objectives:** Clearly stated objectives of the RP, aligned with ESS5 principles.
- **Legal, Policy and Institutional Framework:** Analysis of relevant legal' policy and regulatory frameworks, covering:
  - **Land Acquisition:** Procedures for compulsory acquisition (e.g., land identification, notices, objection period, revocation of rights, valuation, negotiations on compensation, timing of compensation, court proceedings when negotiations fail).
  - **Restrictions on Land Use:** Procedures for establishing restricted areas.
  - **Compensation/Valuation:** Procedures and mechanisms for compensation and asset valuation
  - **Remedies & Grievance Mechanisms:** Applicable legal/administrative procedures, judicial remedies, timeframes, and available grievance redress mechanisms (GRMs).
  - **Institutional Mandates:** Laws and regulations for agencies implementing land acquisition/resettlement. .
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Table 1 presents the gaps between national laws/practices and ESS5 requirements, along with bridging measures.

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Table 1: Gaps between national laws/practices and ESS5 requirements

Theme	Liberian Legislation	World Bank ESS5 Requirement	Gap Identified	Bridging Measure
Land Acquisition Procedure	The Land Rights Act (2018) and the Liberian Constitution provide for the acquisition of private land for public purposes, with property owners entitled to reasons for expropriation and a right to just compensation. However, there is no statutory requirement to prepare a comprehensive Resettlement Plan (RP).	ESS5 requires a systematic land acquisition process supported by a comprehensive RP, prepared through meaningful consultation with affected persons, prior to any displacement or acquisition.	The Land Rights Act does not mandate the preparation of a RP as a precondition for land acquisition, creating a procedural gap relative to ESS5.	ESS5 shall govern. All subprojects under LiFE-P that trigger land acquisition or restrictions on land use shall require preparation of site-specific RPs, cleared by the World Bank, prior to commencement of any civil works or activities causing displacement. (See Section D: RP Preparation Procedures)
Eligibility for Benefits	Liberian law recognizes the rights of persons with formal legal title or documentary evidence of ownership. Persons who are informally occupying land (squatters or encroachers) have no legal entitlement to compensation or resettlement assistance.	ESS5 recognizes three categories of eligible persons: (i) those with formal legal rights; (ii) those without formal title but with claims recognizable under national law (e.g., customary rights); and (iii) those with no recognizable legal claim (informal occupants/squatters), who are entitled to resettlement assistance and compensation for structures and investments, but not for land.	Liberian law does not extend eligibility to informal occupants or squatters, excluding a significant portion of forest-dependent communities who may lack formal documentation of their land rights.	ESS5 shall prevail. All three categories of affected persons, including informal occupants and those with customary rights, shall be eligible for resettlement assistance and compensation for non-land assets and investments in accordance with this RF. Cut-off dates shall be established and publicly disclosed to prevent influx of new claimants. (See Table 3]: Eligibility Criteria and Entitlements)
Valuation of and Compensation for Losses	Article 24(a)(1) of the Liberian Constitution provides for prompt payment of "just compensation." However, neither the Constitution nor subsidiary legislation specifies the methodology for valuation, and government valuation schedules (e.g., from the Liberia Revenue Authority or Ministry of Agriculture) commonly apply depreciated market values that do not reflect full replacement cost.	ESS5 requires compensation to be paid at full replacement cost defined as the market value of lost assets, plus transaction costs, without deduction for depreciation sufficient to allow affected persons to replace what was lost and restore their living standards.	Liberian law does not define or mandate full replacement cost as the valuation standard, and prevailing government valuation rates frequently fall below this threshold.	Full replacement cost methodology shall be applied for all assets affected under LiFE-P subprojects, consistent with ESS5. Independent valuers shall be engaged where government rates are insufficient. Compensation shall cover land, structures, crops, trees, and other productive assets at replacement value without depreciation. (See Section H: Valuation Methods and Compensation Standards)

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<b>Theme</b>	<b>Liberian Legislation</b>	<b>World Bank ESS5 Requirement</b>	<b>Gap Identified</b>	<b>Bridging Measure</b>
Timing of Compensation Payment	The Liberian Constitution requires "prompt" payment of just compensation but does not define when "prompt" payment must occur relative to the start of project activities or displacement.	ESS5 is explicit that full compensation must be paid before displacement occurs, before land is acquired, and prior to commencement of any civil works or project activities that cause or contribute to displacement.	The absence of a defined timeline in Liberian law creates a risk that compensation may be delayed until after displacement, contrary to ESS5.	Compensation for all affected assets, land, and livelihoods shall be paid in full prior to any displacement, land acquisition, or commencement of civil works under LiFE-P subprojects, in strict adherence to ESS5. (See Section F: Compensation Payment Procedures)
Resettlement Assistance and Livelihood Restoration	There is no provision in Liberian law for resettlement assistance during the transition period following displacement, nor for livelihood restoration support for economically displaced persons who lose access to income-generating resources or activities.	ESS5 requires that displaced persons be provided with transitional support including moving allowances, temporary accommodation, and income restoration measures for a period sufficient to restore their livelihoods and living standards to pre-displacement levels or better.	Liberian law is entirely silent on transitional resettlement assistance and livelihood restoration, leaving economically displaced persons without a legal basis for support beyond compensation for lost assets.	ESS5 shall apply. LiFE-P RPs shall include livelihood restoration plans for economically displaced persons, incorporating transitional support, skills training, access to alternative income sources, and monitoring of restoration outcomes. Special attention shall be given to communities whose livelihoods depend on forest resources restricted under the project. (See Annex 7: Livelihood Restoration Measures)
Vulnerable Groups	No specific provision exists in Liberian law to identify or provide targeted assistance to vulnerable individuals or groups in the context of resettlement or displacement. The Decedents Estate Law (1972) and the Land Rights Act (2018) offer some protection to widows and women in customary marriages, but these are limited to inheritance and land rights, not resettlement assistance.	ESS5 requires that particular attention and targeted assistance be provided to vulnerable groups including persons below the poverty line, the landless, the elderly, women, children, persons with disabilities, and ethnic minorities who may be disproportionately affected by displacement.	Liberian law lacks a comprehensive framework for identifying and protecting vulnerable groups during resettlement, beyond limited inheritance protections for women.	ESS5 shall prevail. A vulnerability assessment shall be conducted as part of the socioeconomic survey for each subproject RP . Vulnerable households shall receive supplemental resettlement assistance, including enhanced livelihood support, priority access to replacement land or housing, and dedicated monitoring throughout implementation.
Information Disclosure and Consultation	Article 17 of the Liberian Constitution guarantees the right to assemble and consult. The Freedom of Information Act provides for	ESS5 requires timely, relevant, and accessible disclosure of information and meaningful consultation with affected persons and communities	Liberian law provides a general right to information and consultation but lacks	ESS5 and ESS10 (Stakeholder Engagement) shall govern disclosure and consultation under LiFE-P. FPIC-consistent consultation processes

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Theme	Liberian Legislation	World Bank ESS5 Requirement	Gap Identified	Bridging Measure
	<p>public access to information. The Land Rights Act (2018) requires consultation prior to land acquisition. However, procedures for Free, Prior and Informed Consent (FPIC) as relevant for customary communities are not formally established.</p>	<p>throughout the resettlement process from planning through implementation and monitoring with particular attention to FPIC</p>	<p>defined procedural standards including FPIC procedures to ensure that customary forest communities are meaningfully engaged in decisions affecting their lands and livelihoods.</p>	<p>shall be applied for all subprojects affecting customary communities. Consultation shall be documented and ongoing from RP preparation through implementation and monitoring. (See Section L: Stakeholder Engagement and Consultation)</p>
<p>Grievance Redress Mechanism (GRM)</p>	<p>Article 17 of the Liberian Constitution provides access to courts and formal legal channels for grievances. The formal judicial system is the primary recourse available. Liberian law does not require project-level grievance mechanisms for affected persons.</p>	<p>ESS5 requires that affected persons have access to an accessible, transparent, and impartial project-level grievance mechanism that allows them to raise concerns and receive timely responses, without prejudice to their right to pursue legal remedies.</p>	<p>Liberian law does not require project-level GRMs, leaving affected persons reliant on formal courts, which may be inaccessible, slow, and costly particularly for rural and forest-dependent communities.</p>	<p>A multi-tiered, project-specific GRM shall be established and operational prior to commencement of LiFE-P activities. The GRM shall operate at community, district, county, and project levels, with documented procedures for registration, response, escalation, and resolution. The GRM shall complement not replace Liberia's existing judicial system. (See Section K: Grievance Redress Mechanism)</p>
<p>Resettlement Planning and Mandatory RP Preparation</p>	<p>There is no Liberian law that mandates a project proponent to prepare a Resettlement Action Plan or equivalent instrument prior to displacing persons. The EPA's procedural guidelines (2017) reference compensation and broad stakeholder participation, but a RP is not a statutory requirement.</p>	<p>ESS5 requires the preparation of a Resettlement Action Plan reviewed and cleared by the World Bank prior to implementation of any activities causing displacement. The RP must be disclosed publicly and implemented before any physical or economic displacement occurs.</p>	<p>The absence of a statutory RP preparation requirement in Liberian law means that without Bank oversight, displacement could proceed without the systematic planning, compensation, and monitoring processes required under ESS5.</p>	<p>Bank standards shall govern. RPs shall be prepared for all LiFE-P subprojects identified as causing physical or economic displacement, cleared by the World Bank and approved by the EPA, and publicly disclosed prior to implementation. No displacement shall occur before RP implementation is complete. (See Section C: RP Preparation and Approval)</p>

**Compliance with ESS5 and Gap Bridging Strategy:**

Liberia's legislative and policy framework has advanced considerably in recent years particularly through the LRA 2018, the LLA Act 2016, and the EPA's procedural guidelines however, there several substantive and procedural gaps remain relative to the requirements of ESS5. These gaps relate to eligibility for compensation, valuation standards, timing of payment, RP preparation obligations, livelihood restoration, vulnerable group protections, and the accessibility of grievance mechanisms. Where such gaps exist, ESS5 shall take precedence over national law and practice in all project resettlement activities, and specific bridging measures shall be applied throughout the project cycle.

The most significant gap is the eligibility for compensation. Liberian law recognizes compensation rights only for persons with formal legal title or customary claims recognized under the LRA 2018, excluding informal occupants and squatters who have no legal claim to the land they occupy. ESS5, by contrast, recognizes three categories of eligible persons including those with no recognizable legal claims, all of whom are entitled to resettlement assistance and compensation for non-land assets. Under the project, all three ESS5 categories will be recognized, and an inclusive census will capture all affected persons regardless of tenure status, consistent with the cross-referencing in Section F: Eligibility Criteria and Entitlements. On valuation, Liberian statutory rates under Title 31 of the Liberian Code are not consistent with ESS5's full replacement cost standard. Under LiFE-P, independent valuers will apply full replacement cost methodology to all asset valuations, superseding statutory schedules as detailed in Section H: Methods of Valuing Affected Assets. Full compensation is conducted to PAPs before any displacement or civil works commences, consistent with ESS5 and cross-referenced in Section J Arrangements for Funding Land Acquisition and Resettlement.

Liberian law does not mandate the preparation of a RP as a statutory prerequisite for land acquisition, nor does it require livelihood restoration or transitional assistance beyond cash compensation for lost assets. Under LiFE-P, RPs will be mandatory for all displacement subprojects, cleared by the World Bank and approved by the EPA before implementation, as detailed in Section D: Content of Resettlement Plans. Livelihood Restoration Plans (See sample content in annex 7) will be prepared as integral components of all RPs causing significant economic displacement, consistent with ESS5. The absence of a statutory project-level GRM requirement under Liberian law is associated by the establishment of a multi-tiered, accessible, GRM at community, district, county, and project levels before any subproject activities commence, as detailed in Section K: Grievance Mechanism.

ESS5 will take precedence over national laws and regulations in instances of identified gaps.

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Additionally, Sub-component 2.3 of LiFE-P involves the management of two legally designated Protected Areas Gola Forest National Park (GFNP) and Lake Piso Multiple Use Reserve (LPMR) including boundary demarcation, enhanced enforcement, and PA infrastructure development. The World Bank's Good Practice Note on Managing the Risks of Projects Involving Protected and Conserved Areas (January 2025 Interim Guidance Note) apply to these activities. This RF has been designed to address all resettlement-related risk areas identified in the GPN and its Annexes, as they apply to LiFE-P's PA management activities.

### **Institutional Arrangements:**

- Identification and clear delineation of roles/responsibilities for all agencies/units involved in land acquisition and resettlement.
  - Identification of external parties (e.g., NGOs) providing support to displaced persons.
  - Assessment of institutional capacity and proposed capacity-building measures.
- **Eligibility for Benefits:** Clearly defined criteria for compensation and assistance, categorizing affected persons (e.g., legal title holders, customary rights holders, informal occupants). This section must specify relevant cutoff dates for eligibility and how they will be communicated and enforced.
  - **Valuation and Compensation:**
    - Detailed methodology for valuing losses at **full replacement cost** for all assets (land, structures, crops, trees), addressing depreciation and transaction costs.
    - Description of compensation types/levels under national law and supplementary measures to achieve full replacement cost per ESS5.
  - **Consultation and Participation:**
    - Strategy for meaningful consultation and participation of displaced persons in RP design and implementation.
    - Summary of views expressed and how they were incorporated.
    - Review of options presented and choices made by displaced persons.
    - Arrangements for continuous communication of concerns/feedback.
    - Specific measures for identifying, consulting, and addressing the needs of vulnerable groups (e.g., ethnic minorities, landless, female-headed households, elderly, persons with disabilities).
  - **Implementation Schedule:**
    - Anticipated displacement dates and estimated initiation/completion of RP activities.
    - Clear linkage and synchronization with overall project implementation.
  - **Costs and Budget:**
    - Categorized cost estimates for all resettlement activities, including inflation and contingencies.
    - Expenditure timetables and funding sources.
    - Arrangements for timely fund flow, including areas outside implementing agencies' jurisdiction.
  - **Grievance Redress Mechanism (GRM):**
    - Clear, affordable, and accessible tiered procedure for third-party dispute settlement.

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- Consideration of judicial recourse and leveraging existing community/traditional mechanisms.
  - Details on grievance registration, review, resolution, and monitoring, including timelines.
  - **Monitoring & Evaluation:**
    - Detailed arrangements for internal and external monitoring of activities, including progress/outcome indicators.
    - Provisions for displaced person involvement in monitoring.
    - Reporting procedures for monitoring findings (frequency, content).
    - Arrangements for independent evaluation for a reasonable period post-resettlement.
  - **Arrangements for adaptive management:** Provisions for adapting implementation to unanticipated changes, impacts, or obstacles, including a process for periodic RP review and revision.
16. **Additional Information for Relocation.** In cases where land acquisition or restrictions on land use necessitate the **relocation of families or businesses**, RPs will include additional information on the following aspects:
- **Transitional Assistance:** Support for relocating household members/possessions (or business equipment/inventory). Additional assistance for cash compensation/self-relocation, including housing construction. Transitional allowances for temporary rental if relocation sites aren't ready.
  - **Consultation on Relocation:** Methods for consulting physically displaced persons on relocation preferences, community/kinship group relocation, maintaining existing organization, and cultural property access/relocation (e.g., places of worship, pilgrimage centers, cemeteries).
  - **If Planned Relocation Sites are Offered:**
    - Procedures for site identification, selection, and preparation (rural/urban).
    - Necessary site development, engineering, and architectural designs.
    - Plans for providing/financing housing, infrastructure (e.g., water, roads), and social services (e.g., schools, health).
    - Plans to maintain/provide comparable services to host populations.
    - Evidence that the productive potential, locational advantages, and characteristics of the new sites are comparable to or better than old sites.
    - Estimated time for land acquisition/transfer.
    - Identification of opportunities to improve local living standards through supplemental investment (or project benefit-sharing arrangements) in infrastructure/services.
    - Measures to prevent land speculation or influx of ineligible persons at selected sites.
    - Relocation procedures and timetables for site preparation/transfer.
    - Legal arrangements for regularizing tenure and transferring titles, ensuring security of tenure for those previously lacking full legal rights.
    - Measures to mitigate impacts on host communities.
17. **Additional Information for Significant Economic Displacement.** If land acquisition or restrictions cause significant economic displacement, RPs (or separate livelihood restoration plans) will include information on the following aspects:

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- **Support for Alternative Livelihoods:** Arrangements to provide displaced persons with sufficient opportunity to improve, or at least restore, their livelihoods.
- **Economic Development Opportunities:** Opportunities to promote improved livelihoods as part of resettlement (e.g., preferential project employment, support for the development of specialized products/markets, preferential zoning, trading arrangements).
- **Transitional Support:** Transitional support for disrupted livelihoods (e.g., payment for lost crops/resources, lost business profits, lost wages).
- **If Jobs are Lost:** Assistance for job loss (e.g., skills training, credit, licenses, specialized equipment) to find alternative employment or start a business.
- **If Agricultural Livelihoods are Lost:** Evidence of offering replacement land of equivalent productive value, or evidence of unavailability. Methods and timing for replacement land allocation.
- **If Resource Access/Use is Impacted:** Evidence that persons losing resources (including common property) have means to obtain substitutes or alternative resources, or evidence that they will be assisted in finding alternative livelihoods.

## **E. Estimated Displacement Impacts and Categories of Displaced Persons**

This section provides a preliminary assessment of displacement for each subproject or component that is likely to result in physical or economic displacement due to land acquisition or use restrictions from LiFE-P subproject activities. This initial assessment is preliminary and will be refined and detailed in project-specific RPs as project designs become more firm and detailed socioeconomic surveys are conducted.

The first project (SOP1) will focus on six counties Gbarpolu and Grand Cape Mount, in the Northwest cluster, and Rivercess, Grand Bassa, Grand Gedeh, and River Gee in the Central North and Southwest clusters. However, the exact locations of subprojects are not yet known. The overall project impact has been estimated based on:

- **General Nature of Subprojects/Components:**
  - The LiFE-P subproject activities that are likely to require land acquisition and/or restrictions on land use are predominantly small to large-scale, dispersed, and community-based infrastructure investments.
  - Subprojects in densely populated areas will have higher potential for physical displacement. Proposed project activities are distributed across rural and peri-urban forest landscapes in the SOP 1 counties and are more likely to generate widespread economic displacement through restrictions on land use and forest access and potentially physical relocation of communities or households.
- **Historical Data:** Liberia's total population is approximately 5.25 million (2022 census). More than half the national population lives within 2.5 kilometres of a tropical forest. The combined SOP1 population of approximately 1.00 million people represents a substantial forest-dependent population. According to Liberia's 2022 National Population and Housing Census, the six SOP1 counties collectively host a population of approximately 1,000,583 people, with the Northwest Cluster comprising Gbarpolu (95,995), and Grand Cape Mount (178,867) accounting for 274,862 persons, and the Central North and Southwest Cluster comprising Rivercess (90,819), Grand Bassa (293,557), Grand Gedeh (216,692), and River Gee (124,653) accounting for a further 725,721 persons. Based on Liberia's 2022 national census, population densities across the SOP1 counties are uniformly low, ranging from 9.9 persons per square kilometre in Gbarpolu to 37.0 persons per square kilometre in Grand Bassa.
- Drawing on lessons from the Liberia Forest Sector Project (LFSP), implemented across overlapping forest landscapes and counties including Lofa, Gbarpolu, Grand Cape Mount, Grand Gedeh, Rivercess, and River Gee, the LFSP confirmed that physical relocation of villages or entire households was not required, but that restrictions on access to natural resources particularly in and around protected areas and community forest boundaries generated meaningful economic displacement for farming households, hunters, traditional healers, fuelwood collectors, and chainsaw operators.
- Based on available socioeconomic data for the SOP1 counties (LISGIS 2022 Census; LFSP socioeconomic survey data), the following preliminary vulnerability profile is estimated for the PAP population: (i) female-headed households constitute approximately 29 percent of rural households across the SOP1 counties and are expected to represent a proportionate share of affected households; (ii) persons with disabilities constitute an estimated 5-8 percent of the

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rural population and will be specifically identified in the census process; (iii) households belonging to ethnic minority communities including Gola, Vai, Kissi, Mende, Mandingo, Kru, Grebo, and Krahn communities are present across all six SOP1 counties and will require culturally appropriate, language-specific engagement; (iv) food-insecure households are estimated at 15-20 percent of the rural population in the SOP1 counties based on Liberia WFP food security assessments. These preliminary estimates will be verified and updated through the household census and socioeconomic survey conducted for each subproject-level RP.

- The potential displacement figures of the first phase of LiFE-P (SOP1) include the following below. Initial estimates were drawn upon various sources, including national census data, existing land use maps, and previous project experiences (Table 2).

*Table 2: SOP 1 county potential displacement figures*

<b>SOP 1 Counties</b>	<b>Potential displacement figures</b>
Gbarpolu County (population: approximately 95,995; density: 9.9 persons/km <sup>2</sup> )	Gbarpolu County is the most sparsely populated SOP1 county and contains some of Liberia's highest remaining primary forest cover. The low population density significantly reduces the probability of physical displacement from CFMA demarcation or restoration activities. However, the county's communities are among the most forest-dependent in Liberia, with limited access to alternative livelihoods or markets. CFMA establishment and restoration activities covering thousands of hectares of customary land will likely affect farming households whose cultivation cycles include fallow land within the target zones. Based on LFSP experience, in which boundary adjustments for protected areas in similarly sparse landscapes required transparent documentation and livelihood restoration for affected farmers, a preliminary estimate of 200 to 500 economically displaced households across Gbarpolu is considered plausible under SOP1, primarily from land-use restrictions within CFMAs and the Gola Forest National Park buffer zone.
Grand Cape Mount County (population: approximately 178,867; density: 34.7 persons/km <sup>2</sup> )	Grand Cape Mount County contains communities adjacent to the Gola Forest National Park and is a focal area for both protected area management reinforcement (Sub-component 2.3) and potential enabling infrastructure under Sub-component 3.3. Reinforcement of Gola Forest National Park boundaries will restrict customary resource extraction including fishing, fuelwood collection, bush meat hunting, and small-scale farming in the park's buffer zone. The development of priority park infrastructure such as staff offices and housing nearer to the park, rehabilitation and maintenance of roads introduces site-specific physical displacement risk, the extent of which depends entirely on facility siting. Possible PPP-type opportunities (roads, sawmill facilities) in Grand Cape Mount, if routed through farming communities or peri-urban settlements near Robertsport, could generate both physical and economic displacement along corridors. A preliminary estimate of 400 to 900 economically displaced households and a moderate physical displacement risk contingent on infrastructure siting is indicated for Grand Cape Mount.
Rivercess County (population: approximately 88,987; density: 16.2 persons/km <sup>2</sup> )	CFMA establishment and restoration activities will be the primary displacement-triggering activities. Economic displacement risk from land-use restrictions within designated forest management and restoration zones is moderate, with a preliminary estimate of 150 to

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SOP 1 Counties	Potential displacement figures
	400 economically displaced households under SOP1.
Grand Bassa County (population: approximately 253,028; density: 37.0 persons/km <sup>2</sup> )	The most densely populated SOP1 county presents the highest potential for physical displacement, particularly if enabling infrastructure road improvements, sawmill facilities, or port-related investments under Sub-component 3.3 is sited in peri-urban areas near Buchanan. Grand Bassa's higher population density and greater prevalence of informal settlements along road corridors and coastal areas increases the probability that infrastructure development will affect homeowners, tenants, informal businesses, and street vendors. A preliminary estimate of 300 to 700 economically displaced households and up to 150 physically displaced households (contingent on infrastructure siting) is indicated for Grand Bassa.
Grand Gedeh County (population: approximately 143,294; density: 20.7 persons/km <sup>2</sup> )	Borders Côte d'Ivoire and contains significant forest cover and customary land areas managed by Krahn communities. CFMA demarcation and forest restoration will be the primary displacement-triggering activities. Preliminary estimate of 200 to 500 economically displaced households under SOP1.
River Gee County (population: approximately 85,671; density: 24.4 persons/km <sup>2</sup> )	CFMA establishment will restrict customary resource access. Experience from the LFSP in River Gee confirmed that communities engaged in hunting, gathering, and forest-edge farming are the primary economically displaced groups in this landscape. A preliminary estimate of 150 to 400 economically displaced households is indicated for River Gee

**Scale of Impact:** The communities likely to be affected are those residing within or immediately adjacent to targeted forest zones, CFMA boundaries, and protected area buffer zones, where customary land use and forest-based livelihoods.

- CFMA Establishment and Forest Management Planning (Sub-component 2.1) involves the formal demarcation and legal recognition of 20 Community Forest Management Areas across the project counties. This is a small to medium-scale, participatory activity in terms of physical footprint at any individual site, but its cumulative geographic reach covering multiple communities across six counties is significant.
- Forest Restoration and Plantation Development (Sub-component 2.2) constitute the largest land footprint in the project, targeting the restoration of over 19,116 hectares of degraded land, abandoned plantations, and secondary forest across priority areas in Grand Cape Mount and Gbarpolu Counties, as well as areas surrounding Gola Forest National Park. While individual restoration sites are likely to be small to medium in scale, their aggregate extent is substantial. Degraded lands and abandoned plantations targeted for rehabilitation are frequently encroached upon by farming households practicing shifting cultivation, who rely on these areas as part of their regular land rotation cycles. The conversion of these lands to managed woodlots, community plantations, or restored forest will result in the permanent or temporary loss of agricultural access for affected households. The displacement risk here is predominantly economic, loss of productive farmland, crops, and income with a limited risk of physical displacement for households whose homesteads or permanent farms are situated within restoration boundaries.

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- Protected Area Management (Sub-component 2.3) targeting Gola Forest National Park and Piso Lake Multiple Use Reserve presents site-specific displacement risk, focused specifically on communities residing in or around buffer zones. The reinforcement of park boundaries and the management of access controls will restrict the customary use of forest resources including hunting, fishing, fuelwood collection, and small-scale farming by communities that have historically depended on these protected areas for subsistence. Communities in the buffer zones of Gola Forest National Park located in Grand Cape Mount and Gbarpolu Counties are known to be among Liberia's most remote and forest-dependent, with limited access to alternative livelihoods, heightening their vulnerability to economic displacement.
- Service Excellence Center / FTI Rehabilitation (Sub-component 3.2) is moderate to substantial in scale among the displacement potential activities. Rehabilitation and upgrading of existing facilities at the Forestry Training Institute is expected to remain largely within the existing institutional footprint. Physical displacement risk is minimal unless expansion beyond the current premises is required. Enabling Infrastructure such as Roads, Sawmills, and PPPs (Sub-component 3.3) constitutes the highest potential for both physical and economic displacement among all LiFE-P components, and represents the greatest uncertainty given that infrastructure corridors, sawmill sites, and port facilities have not yet been sited or designed. Depending on the scale and routing of road infrastructure and the location of proposed DBOT sawmill facilities, this subcomponent could require the acquisition of agricultural land, customary land, or informally occupied land along infrastructure corridors, and may affect homesteads, farms, and informal businesses in its vicinity. While road construction in Liberia's forest counties typically traverses sparsely populated terrain, any traversal through village settlements or farming communities carries meaningful physical displacement risk. The scale of this risk will only be determinable once feasibility studies and engineering designs are completed.

**Land Characteristics:** Types of land likely to be affected or acquired, categorized by primary use (e.g., agricultural, residential, commercial, industrial, public) and significant characteristics (e.g., irrigated, pastureland, forested, informal settlements, formal titles). The land likely to be affected across LiFE-P subprojects falls into the following primary categories:

- **Customary and community-managed forest land** is the dominant land type across all project counties. This includes land held and used under traditional tenure systems, without formal documentation, for subsistence farming, shifting cultivation, non-timber forest product (NTFP) harvesting, and communal grazing. CFMA establishment, boundary demarcation, and conservation area designation under Sub-components 2.1 and 2.3 will primarily affect this category.
- **Degraded forest and fallow agricultural land** constitute the primary target for restoration and plantation activities under Sub-component 2.2. This includes land that has been cleared for farming, abandoned rubber or oil palm plantations, and secondary growth areas. While formally classified as degraded, these areas are actively used by farming households for shifting cultivation cycles and are an integral part of customary land management systems.
- **Buffer zone and forest-edge land** surrounding Gola Forest National Park and Lake Piso Multiple Use Reserve, targeted under Sub-component 2.3, includes agricultural plots, homesteads, and gathering areas of communities living in close proximity to protected area boundaries. Reinforcement of protected area management is likely to result in tighter access controls affecting this category.

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- **Public or government land** is anticipated hosting enabling infrastructure activities under Sub-component 3.3 including sawmill facilities and road corridors though this will depend on site selection, which is not yet determined.
- **Institutional land** associated with the Forestry Training Institute (FTI) may be affected by the rehabilitation and expansion of SEC facilities under Sub-component 3.2.

**Affected Parties across SOP1 Counties:** Based on the nature of LiFE-P's subproject activities and the socioeconomic profile of communities across the six SOP1 counties, the following categories of project-affected persons (PAPs) are anticipated: Agricultural landowners with customary rights form the largest PAP category in all six counties. These are households farming land under customary tenure within or adjacent to CFMA boundaries and restoration zones. They face economic displacement through loss of farmland, fallow land in cultivation rotation, and crop loss.

- Agricultural tenants and sharecroppers are present throughout the project area, particularly in Grand Bassa, where land markets are more active and tenant farming arrangements are common. These persons face heightened vulnerability as they may not be recognized as eligible for compensation under customary or formal tenure systems.
- Users of common property resources including hunters, fishers, fuelwood collectors, NTFP gatherers, and traditional healers are the most numerically significant PAP category in terms of economic displacement across all counties, as restrictions on forest access directly curtail their subsistence and income activities.
- Informal dwelling occupants and squatters are most likely to be present in Grand Bassa and Grand Cape Mount, where peri-urban growth along road corridors has resulted in informal settlements that may be affected by enabling infrastructure siting.
- Informal businesses including small-scale timber traders, chainsaw operators, fuelwood vendors, charcoal producers, and market traders will be economically displaced in areas where forest access restrictions reduce the supply of forest commodities on which their businesses depend.
- Vulnerable groups across all six SOP1 counties include female-headed households, widows and women in customary marriages with insecure inheritance rights, elderly household heads with limited adaptive capacity, youth with limited formal employment options, and persons with disabilities who are disproportionately excluded from community decision-making and compensation processes. These groups will receive dedicated identification, targeted assistance, and priority access to livelihood restoration measures under site-specific RPs.

## **F. Eligibility for Benefits Under Resettlement Plans**

18. To ensure fair and effective resettlement, the FDA PIU will establish clear eligibility criteria for receiving compensation and assistance. This section outlines the process for identifying eligible beneficiaries and the types of benefits they may receive.
19. **Identifying Affected Persons and Assets.** During RP preparation, the FDA PIU will conduct a **census and asset survey**. This crucial step serves several purposes:
  - **Identify all persons affected** by land acquisition or restrictions on land use.
  - **Inventory affected land and assets** (e.g., structures, crops, trees, businesses).
  - **Determine eligibility** for various forms of compensation and assistance.
  - **Prevent ineligible claims** (e.g., from opportunistic settlers) by establishing a clear baseline.
20. **Establishing a Cutoff date.** In conjunction with the census, a **cut-off date** for eligibility will be established. This date, as required by **ESS5**, marks the deadline after which new occupants or improvements to land will not be eligible for compensation or resettlement assistance. The cut-off date must be publicly disseminated.
21. **Categorizing Affected Persons by Legal Status:** The census will categorize persons based on their legal status regarding the affected assets. This categorization directly influences the type and extent of benefits provided:
  - **Category A – Persons with Formal Legal Rights-** These include individuals or legal entities holding **formal, legally recognized ownership rights** over the affected land or assets (e.g., titled landowners, registered businesses).
  - **Category B: Persons with Recognizable Legal Claims:** These are individuals or entities (e.g., communities) without formal legal title but whose **claims to land or assets are recognized or recognizable under national law or customary tenure systems**. In the African context, this often includes:
    - **Community/Clan Land Users:** Individuals with usufruct rights based on membership in a community, clan, or family, where land is held under customary tenure. These rights, though often unwritten, are typically recognized by traditional authorities and national laws.
    - **Individual Customary Land Users:** Individuals or households with secure and inheritable rights to specific plots for housing or farming within customary systems, recognized by the community, even without formal titles.

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- **Bona Fide Occupants/Lawful Occupants:** These are individuals who have been living on and utilizing land for an extended period, often with the implicit or explicit consent of traditional authorities or the registered owner, even if they lack formal title. All bona fide and lawful occupants identified within the census of affected persons shall be recognized as eligible PAPs, their occupancy rights shall be documented and respected regardless of the absence of formal title, and they shall receive compensation and resettlement assistance consistent with their recognized rights under Liberian law and the full replacement cost standard required by ESS5. The Land Rights Act of 2018 formally recognizes customary occupation and use of land constitutes a legitimate and legally protected form of tenure. Communities and individuals who have occupied and used land in accordance with customary practices including those who settled with the consent of Paramount Chiefs, Clan Chiefs, or Village Elders are recognized as holders of protected land rights. Furthermore, Article 22(b) of the 1986 Liberian Constitution affirms that all persons have the right to own property and that no person shall be deprived of property without due process of law.
  - **Category C: Persons with No Recognizable Legal Claim:** This category includes individuals or entities with **no recognized legal right or claim** to the land or assets they occupy or use (e.g., recent informal settlers).
22. **Determining Compensation and Assistance:** Compensation and assistance will be determined by how land acquisition or restrictions on land use affect housing, income, and livelihoods for each category, following the principle of **replacement cost**.
- **Minor Losses:**
    - **Categories A and B:** If the loss of land or other assets is minor (i.e., does not significantly affect income, livelihood, or housing), affected persons will receive **compensation at replacement cost** for the lost land and assets. This covers the asset's full replacement value and all associated transaction costs (e.g., registration fees, taxes).
    - **Category C:** Similarly impacted persons will receive **compensation at replacement cost for assets other than land** (e.g., crops, fencing, sheds, other improvements they made to the land).
  - **Loss of Housing (Physical Displacement):**
    - **Categories A and B:** Persons facing residential property loss and requiring relocation will be offered a choice:
      - **A replacement property** of equal or higher value, featuring secure tenure, comparable characteristics, and an advantageous location.
      - **Cash compensation is equivalent to the replacement cost** of their lost residential property.
    - **Category C:** Persons displaced from their homes will receive **compensation at replacement cost for assets other than land**, including dwellings and other land improvements. They will also receive **relocation assistance** designed to help them restore their standards of living at an adequate alternative site.
  - **Significant Impact on Income or Livelihood (Significant Economic Displacement):**

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- **Categories A and B:** Persons who lose land or other assets that significantly impact their income, or livelihood will be offered a **replacement property of equal or greater value** (e.g., agricultural or commercial sites). If a suitable replacement property is not available or desired, **cash compensation at replacement cost** will be provided.
- **Category C:** Persons facing similar impacts will receive:
  - **Replacement cost for lost assets other than land** (e.g., crops, irrigation, land improvements).
  - **Assistance to re-establish their livelihoods elsewhere** (e.g., skills training, job placement support, small grants, access to common property resources) instead of land compensation.

The entitlement matrix below sets out the full range of compensation and assistance to which project-affected persons are entitled under LiFE-P, organized by asset category and type of impact. It applies to all displacement-triggering subprojects across the six SOP1 counties and governs the preparation of all site-specific RPs prepared under this RF. Entitlements are determined by the nature of the loss and the PAP's eligibility category (a) persons with formal legal rights, (b) persons with recognizable customary or legal claims, or (c) persons with no recognizable legal claim as established through the socioeconomic survey and census conducted for each subproject. All compensation values will be determined at full replacement cost at the time of valuation, with no deduction for depreciation or salvage value, and will be verified by an independent qualified valuer engaged by the PIU before any compensation payment is finalized or any site commencement authorization is issued. Table 3 presents an outline for the preparation of RP Entitlements Matrix.

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Table 3: Outline for Preparation of RP Entitlements Matrix

Affected Assets	Type of Impact	Entitled Units	Eligibility Criteria	Entitlement
<b>LAND</b>				
Agricultural land permanent acquisition	Permanent loss of cultivated or fallow agricultural land due to land clearing, restoration planting, plantation rehabilitation, protected area boundary demarcation, or enabling infrastructure. Estimated PAPs: 1,900–4,600 households across 6 SOP1 counties	Landowner individual, family, or community under eligibility categories (a) and (b)	Owns or holds formal legal rights, customary rights, usufruct rights, or communal rights over the affected plot, as recognized under Liberian law including the Land Rights Act 2018, verified at census and cut-off date.	In-kind replacement land at a suitable location with productive capacity, legal status, location, and access to services at least equivalent to the affected plot, agreed with the PAP. Cash compensation at full replacement cost, based on productive output value or informal market comparison where transactions exist, where replacement land is not available, where primary livelihood is not land-based, or where the PAP demonstrates a strong preference for cash. Compensation covers all administration, registration, survey, and transfer fees at no cost to the PAP. For communal customary land: replacement land or cash compensation paid to the community through the CFMB or CLDMCs, with full community consultation and FPIC. No deduction for depreciation.
Agricultural land permanent acquisition	Permanent loss of land informal occupant	Squatter or informal occupant under eligibility category (c)	Must have been occupying or using the land for agricultural or livelihood purposes at the time of the census and cut-off date	No compensation for land. Full compensation at replacement cost for all non-land assets on the land (crops, structures, trees). Resettlement assistance including transitional allowance and access to Livelihood Restoration Plan (LRP). Security of tenure provided at any resettlement site.
Agricultural land temporary occupation	Temporary loss of cultivated land during construction, restoration site preparation, or road rehabilitation. Estimated duration: 3–24 months	Landowner, legal occupier, or tenant under categories (a), (b), and (c)	Must have been actively using the land at the time of the census and cut-off date	Cash or in-kind compensation for each season of unavailability at current local market rates for the crop type affected. Land must be restored to at least its pre-disturbance condition including soil quality, drainage, and any structures or improvements before return to the PAP.

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				Where full restoration is not feasible, compensation at full replacement cost for permanent loss is payable.
Residential land permanent acquisition	Permanent loss of residential plot due to infrastructure development	Landowner under categories (a) and (b); squatter under category (c)	Owns or holds recognized rights over the residential plot at census and cut-off date	Category (a) and (b): Replacement residential plot of at least equivalent size, location, and legal status; or cash compensation at full replacement cost. Category (c): Assistance to access alternative residential site; no land compensation but full compensation for structure and non-land assets at replacement cost.
Forest and community land-access restriction	Restriction on access to community forest resources, CFMA conservation zones, PA buffer zones, or plantation areas, displacing existing livelihood activities	Community users individuals, households, or communities collectively under categories (a), (b), and (c)	Must have been regularly accessing and using the affected land or forest resources for livelihood or subsistence purposes at the time of the census and cut-off date	Governed by the Process Framework (PF) Plan of Action. Cash compensation for lost access value during the transition period; or negotiated conservation agreements providing alternative resource access. Livelihood Restoration Plan (LRP) mandatory where significant economic displacement is determined. Benefit-sharing arrangements from CFMA revenues or PA ecotourism proceeds where applicable. FPIC required for all community-level access restriction decisions.
<b>ANNUAL AND SEASONAL FOOD CROPS</b>				
Annual and seasonal food crops (rice, cassava, sweet potato, vegetables, groundnuts, beans, and other seasonal crops)	Permanent or temporary destruction of or damage to standing crops due to land clearing, restoration planting, boundary demarcation, or construction	Owner or farmer legal or illegal occupier under categories (a), (b), and (c)	Must have planted and be actively cultivating the affected crop at the time of the census and cut-off date, regardless of land ownership status	PAPs shall be given a minimum of three months' (90 days') advance written notice before project entry on cultivated land to allow harvesting of standing crops, consistent with GN33 of the World Bank ESS5 Guidance Note for Borrowers (2018) and standard practice in the Liberia portfolio. Where three months' notice is given and crops are harvested: no crop compensation is payable. Where three months' notice is not given, or crops cannot

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				be harvested before project entry: cash compensation at the current local market price of the expected seasonal yield, calculated on the basis of the highest production of the relevant crop over the previous three years multiplied by the current market price at the nearest market at the time of valuation; PLUS a disturbance allowance of 10% of the total compensation amount. For temporary occupation: cash compensation for each season of unavailability at current market rates.
<b>ECONOMIC TREES / PERENNIAL AND CASH CROP TREES</b>				
Mature producing perennial and cash crop trees (rubber, cocoa, oil palm, mango, orange, avocado, coffee, kola nut)	Permanent loss of producing perennial or cash crop trees due to land clearing, restoration planting, or zoning	Owner or farmer legal or illegal occupier under categories (a), (b), and (c)	Must have planted or be actively managing the affected trees at the time of the census and cut-off date, regardless of land ownership status	Cash compensation at full replacement cost calculated as the net annual market income per tree multiplied by the number of years required to grow a replacement tree of the same species to the same productive stage, based on Ministry of Agriculture guidance (2012/2014 rates updated to current market prices at the time of valuation). PLUS: replacement seedlings and establishment inputs at current local market cost; a transitional income allowance covering the income-foregone re-establishment period; and a disturbance allowance of 10% of total compensation. PAPs shall be given a minimum of three months' advance written notice before project entry.
Immature non-producing perennial and cash crop trees	Permanent loss before reaching productive stage	Owner or farmer legal or illegal occupier under categories (a), (b), and (c)	Must have planted the affected trees at the time of the census and cut-off date	Cash compensation equivalent to the full cost of all establishment inputs seedlings, fertilizer, and labour at current replacement cost. PLUS cost of replacement seedlings and re-establishment inputs at the new site. PLUS a disturbance allowance of 10% of

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				total compensation.
Trees of cultural, medicinal, or community significance	Loss of or restricted access to trees with cultural or medicinal significance	Owner, custodian, or community under categories (a), (b), and (c)	Must have been actively using or managing the affected trees for cultural, medicinal, or subsistence purposes at the time of the census	Community-negotiated arrangement providing access to equivalent alternative resources at an agreed location as the first preference. Where not feasible: cash compensation at the replacement cost of equivalent mature trees at current local market rates. PLUS a disturbance allowance of 10% of total compensation. FPIC required for community-held trees.
<b>TIMBER TREES</b>				
Commercial timber trees (iroko, mahogany, sipo, framire, and other FDA-gazetted species) on privately held or customary land	Permanent loss of standing commercial timber trees due to land acquisition, restoration, or PA boundary enforcement	Individual landowner or community under categories (a) and (b)	Must hold customary, legal, or recognized communal rights over the land on which the timber trees stand at the time of the census and cut-off date	PAPs shall be given a minimum of three months' advance written notice before project entry. The PAP retains the right to salvage and sell harvested timber, with project logistical support. Cash compensation at the net market value of the standing timber, calculated using FDA log auction prices for the relevant species at the time of valuation, minus actual harvesting and transport costs to the nearest log depot. Where the PAP is unable to harvest due to insufficient notice or project scheduling, the full gross market value is paid with no deduction for harvesting or transport costs. PLUS a disturbance allowance of 10% of total compensation
Non-commercial timber trees with subsistence use value (firewood, poles, construction material)	Permanent loss of naturally occurring trees used for household fuel or construction	Owner or user under categories (a), (b), and (c)	Must have been actively using the trees for household or subsistence purposes at the time of the census, regardless of land ownership	Cash compensation at the current local replacement cost of equivalent quantities of firewood, construction poles, or building timber, based on local market rates at the time of valuation. PLUS a disturbance allowance of 10% of total compensation. PAPs shall be given a minimum of three months' advance written notice before project entry.
Communal timber	Permanent loss of standing	Community under	Community must hold a	FPIC required. Community-level cash

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trees on CFMA land	commercial timber on formally recognized communal CFMA land	category (b), collective entitlement paid through CFMB	recognized communal land deed or active CFMA agreement over the affected land at the time of the census and cut-off date	compensation at the net FDA log auction market value of all affected commercial timber trees, paid to the CFMB or designated community governance body, governed by the benefit-sharing provisions of the CFMA agreement. Alternatively, replacement access to equivalent community forest resources at an agreed alternative location. PLUS a community disturbance allowance of 10% of total compensation, payable to the CFMB for reinvestment in community-determined priorities.
<b>STRUCTURES</b>				
Residential structures- permanent	Destruction or demolition of permanent or semi-permanent residential structures. Estimated PAPs: up to 150 physically displaced households	Owner under categories (a) and (b)	Owns the affected structure at the time of the census and cut-off date	Compensation at full replacement cost at MPW matrix rates (November 2017 baseline, CPI-indexed to the valuation date), with no deduction for depreciation or salvage value, consistent with ESS5 and all Liberia portfolio RFs reviewed. PLUS cost of moving persons and belongings. PLUS disturbance allowance of 10% of full replacement cost. Replacement structure or resettlement site must be available and accessible to the PAP before demolition or displacement commences. PAPs must be notified a minimum of three months before displacement.
Residential structures - renter or occupant	Destruction or demolition - occupant renting or using on non-ownership basis	Occupant- renter, distinct from owner	Lives in or uses the affected structure on a rental basis at the time of the census	Cost of renting a comparable structure for a minimum of six months at current local rental rates. PLUS cost of moving to the new location. PLUS disturbance allowance of 10% of the rental compensation amount.
Residential structures - squatter or informal occupant	Destruction or demolition	Squatter under category (c)	Lives in or uses the affected structure at the time of the census, regardless of legal claim to land	Compensation at full replacement cost of the structure (not the land), consistent with ESS5 paragraph 29 and confirmed in all Liberia portfolio instruments reviewed. PLUS cost of moving. PLUS transitional

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				housing assistance for a minimum of three months. Priority access to resettlement sites with security of tenure.
Movable structures	Relocation of movable structures	Owner or occupant	Owns or occupies the movable structure at the time of the census	Full cost of dismantling, transporting, and re-erecting the structure at the new site. PLUS disturbance allowance of 10% of the moving cost. Where owner and occupant are the same person, only one disturbance allowance is payable.
Community and public structures (schools, health posts, water points, community halls)	Destruction, damage, or loss of access to community or public infrastructure	Community or public owner	Structure is recognized as serving a community or public function at the time of the census	Compensation at full replacement cost; OR direct replacement of the structure at an agreed alternative location of at least equivalent standard and accessibility. The replacement structure or service must be operational before the affected structure is decommissioned, to maintain service continuity.
<b>LIVELIHOODS</b>				
Agricultural livelihood - perennial and cash crops	Temporary or permanent loss of agricultural livelihood during the transition period required to re-establish equivalent production	Farmer, tenant, and user of land under categories (a), (b), and (c)	Uses affected land for farming as a primary or supplementary livelihood source at the time of the census. Applicable particularly to perennial crops with long re-establishment periods	Cash compensation for the full income foregone during the transition period required to re-establish equivalent production at the new location, at current market prices for the relevant crop. Where the transition exceeds 12 months, compensation is paid in scheduled instalments. Access to Livelihood Restoration Plan (LRP) for households experiencing significant agricultural livelihood loss. PAPs shall be notified a minimum of three months before project entry, consistent with GN33 of the ESS5 Guidance Note for Borrowers.
Business income- temporary or permanent loss	Temporary or permanent loss of business income from enterprises affected by land acquisition or construction	Business owner under categories (a), (b), and (c), including squatters	Operates a business on or from project-affected land or structures at the time of the census, regardless of land ownership	Cash compensation for temporary income loss equivalent to a minimum of three months' net income, or documented income foregone, whichever is higher. For permanent closure: net income equivalent for the longer of the period required to re-

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				establish an equivalent business or six months. Employees of affected businesses: transitional support equivalent to three months of documented wages. Alternative business premises or resources with equivalent livelihood-earning potential provided where feasible.
Loss of communal resources - forest products, fishing, grazing	Involuntary restriction on access to communal resources including NTFP areas, fishing grounds, or grazing land	User of communal resources - individuals or communities under categories (a), (b), and (c)	Uses communal resources as a regular element of livelihood or subsistence at the time of the census	Assistance in identifying and accessing equivalent alternative resources elsewhere. Cash compensation for temporary income or livelihood loss during the period required to access alternative resources, at current market rates. Access to LRP, including alternative livelihoods, skills training, and matching grants. Benefit-sharing from CFMA revenues or PA ecotourism proceeds where applicable. FPIC required for community-level resource restrictions.
Employment and wage loss	Temporary or permanent loss of employment or wages	Employees of affected enterprises	Were employed by the affected business or enterprise at the time of the census and can demonstrate income dependency	Cash transitional support equivalent to three months of documented wages or salary. Priority referral to skills training and employment opportunities under Sub-component 3.2. Where enterprise permanently closes: additional three months' transitional support and priority access to SEC/FTI training programs.
<b>CULTURAL HERITAGE RESOURCES</b>				
Sacred sites, cemeteries, graveyards, and ancestral lands	Relocation, removal, or restricted access to cultural heritage resources	Owner - individual or community	Uses or pays homage to the cultural heritage resource or sacred site at the time of the census	Avoidance is the primary approach: project design alternatives must be explored to prevent any impact on cultural heritage resources, consistent with ESS8 and the ESMF Chance Find procedures. Where avoidance is demonstrated to be infeasible: FPIC-based relocation or removal of the cultural resource carried out with the involvement of recognized custodians, at no cost to the community, and in full

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				compliance with ESS8. No civil works may commence in the area of a cultural heritage resource until relocation or protective measures are completed and confirmed by the community
<b>VULNERABLE GROUPS</b>				
Female-headed households	All types of losses and impacts	Female-headed household members	Must be registered as a PAP at census; identified as a female-headed household through the socioeconomic survey	All applicable entitlements above. PLUS: six months' transitional support allowance instead of the standard three months. Priority access to replacement land, housing, and resettlement sites. Direct individual compensation payment to the woman as the named recipient, regardless of any claim by male relatives. Legal aid to confirm independent entitlement. Priority enrollment in LRP, Window 1 matching grants, and SEC training.
Widows and women in customary marriages	All types of losses and impacts	Widows and women in customary marriages	Must be registered as a PAP at census; identified through socioeconomic survey	All applicable entitlements above. Legal aid to document independent asset ownership and confirm entitlement independently of male relatives. Female enumerator for all census and consultation interactions. Direct payment to the woman as named recipient.
Elderly persons (65 years and above)	All types of losses and impacts	Elderly persons identified through socioeconomic survey	Must be registered as a PAP at census	All applicable entitlements above. PLUS: home visits for all census, asset inventory, and compensation payment activities. Physical accessibility support. Additional three months' transitional support.
Persons with disabilities	All types of losses and impacts	Persons with physical, sensory, or cognitive disabilities	Must be registered as a PAP at census; identified through socioeconomic survey	All applicable entitlements above. Physically accessible replacement housing and resettlement facilities. Adapted consultation and GM access. Home visits. Additional three months' transitional support.
Youth (economically active persons under 25)	All types of losses and impacts, particularly livelihood and business income losses	Economically active youth identified through	Must be registered as a PAP at census	All applicable entitlements above. Priority enrollment in Sub-component 3.2 SEC skills training. Priority referral to FTI internship

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		socioeconomic survey		and graduate placement schemes. Priority access to Window 1 NTFP enterprise matching grants.
Ethnic minority communities (Gola, Vai, Kissi, Mende, Mandingo, Kru, Grebo, Krahn)	All types of losses and impacts, including access restrictions on customary forest areas	Members of ethnic minority communities identified through socioeconomic survey	Must be registered as PAPs at census	All applicable entitlements above. Culturally appropriate consultation in the relevant local language through community-trusted intermediaries. FPIC for all community-level decisions. All compensation materials and GM information in the relevant local language.
Chronically food-insecure households	All types of losses and impacts, particularly agricultural and livelihood losses	Chronically food-insecure households identified through socioeconomic survey and WFP assessments	Must be registered as PAPs at census	All applicable entitlements above. Priority LRP enrollment. In-kind food assistance for a minimum of three months during the transition period. Referral to government and WFP food security programs. Additional livelihood support under Window 1 NTFP grants.

## **G. Applying the Legal and Regulatory Framework**

23. This section focuses on the practical **application of the legal and regulatory framework** for compulsory land acquisition and land use restrictions within Liberia. It shows how national legal provisions will be applied to fulfill subproject or project components land requirements while ensuring full compliance with ESS5. The section will also detail how direct negotiations will be structured to achieve ESS5-compliant compensation, identify other relevant legislation for addressing displacement, and clearly articulate strategies for bridging any gaps between national requirements and ESS5.

### **24. Overview of Land Acquisition Procedures:**

The compulsory acquisition of land in Liberia is governed by Article 24 of the 1986 Liberian Constitution and the Land Rights Act (LRA) of 2018, that establish the legal framework for due process, and compensation. These frameworks apply directly to subproject activities under Sub-components 2.1, 2.2, 2.3, and 3.3 that are likely to require land acquisition or impose restrictions on land use.

The land acquisition process is initiated when the Forestry Development Authority (FDA) and the Project Implementation Unit (PIU) identify specific parcels of land required for a public purpose under LiFE-P. Before any formal process commences, the PIU must establish and document the public purpose justification for the acquisition and confirm that no feasible alternative design exists that would avoid or minimize displacement. This alternatives analysis is a mandatory precondition under ESS5 and will be applied to every displacement-triggering subproject under LiFE-P. Once land requirements are confirmed, a comprehensive socioeconomic survey and census of all persons owning, occupying, or holding customary claims to the affected land is conducted. A cut-off date for eligibility is established at the commencement of the census and publicly disclosed through community meetings, local radio broadcasts, and written notices at county administration offices in all six SOP1 counties. Persons who arrive or occupy the land after the cut-off date are not eligible for compensation, consistent with ESS5.

Public notification of the Government's intention to acquire specific land parcels follows, issued through the official Liberian Gazette, county administration notices, and local radio. The Constitution requires that formal written reasons for the proposed expropriation be given to all affected persons. Under LiFE-P, a minimum notice period of 60 days will be observed before any acquisition or displacement activity commences a requirement that supplements existing Liberian law, which prescribes no defined notification period. Individual notification is then served directly on each identified landholder, community governance structure, and land user with a recorded or known interest in the affected land. For customary and community forest areas, notification must engage Paramount Chiefs, Traditional Councils, and Community Forest Management Bodies (CFMBs), consistent with the Community Rights Law (CRL) of 2009 and the LRA 2018.

Following notification, affected persons have the constitutional right under Article 24(a)(3) to challenge the proposed expropriation or the compensation offered in a court of law, without penalty. Under LiFE-P, a minimum formal objection period of 30 days will be observed after individual notification is served, during which no civil works, land clearing, or displacement

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activities may commence. All objections will be recorded and addressed through the project-level Grievance Mechanism (GM) before acquisition proceeds. Asset valuation is then conducted by an independent, qualified valuer engaged by the PIU, applying full replacement cost methodology covering current market value and transaction costs, without deduction for depreciation consistent with ESS5. The LRA 2018 requires the Government to make efforts to first negotiate a voluntary agreement with affected persons before initiating condemnation proceedings. All negotiations will be conducted transparently, in local languages, and documented in writing. Compensation in cash, in-kind, or a combination as agreed will be paid in full to all affected persons before any displacement occurs, before land is taken into possession, and before civil work commences at any subproject site.

Where negotiations fail, the LRA 2018 provides for formal condemnation proceedings initiated by the Attorney General or County Attorney. A condemnation petition is served on all parties with recorded interests, and a court of competent jurisdiction determines just compensation based on evidence presented by both parties. Decisions may be appealed through the circuit court system up to the Supreme Court of Liberia. The project-level GRM will serve as the primary first recourse for affected persons, minimizing reliance on formal courts, while legal aid support will be made available to vulnerable PAPs pursuing judicial remedies. No displacement will occur while court proceedings are pending.

### **25. Procedures for Imposing Land Use Restrictions**

Several subproject activities are expected to impose restrictions on how communities and individuals may use land and access natural resources. These restrictions arise from three categories of intervention: the establishment and formal demarcation of CFMAs and associated land-use zoning under Sub-component 2.1; the designation of areas for forest restoration, woodlot establishment, and plantation rehabilitation under Sub-component 2.2; and the reinforcement of protected area boundaries and buffer zone management at Gola Forest National Park and Lake Piso Multiple Use Reserve under Sub-component 2.3. The types of restrictions anticipated include conservation restrictions, community forest management boundaries, protected area buffer zone controls, and rights-of-way associated with enabling infrastructure under Sub-component 3.3. Under ESS5, restrictions on land use and access to natural resources constitute a form of involuntary resettlement when affected persons do not have the right to refuse them and must be managed under the same framework of consultation, compensation, and livelihood restoration.

The process for imposing land use restrictions under the project proceeds through the following key steps. The FDA and PIU shall identify and screen all areas where restrictions are required, assessing the nature, extent, and likely impact on existing land users, consistent with the National Forestry Reform Law (NFRL) of 2006, the CRL of 2009, and the LRA 2018. A comprehensive socioeconomic survey and baseline assessment of current land use is conducted to document existing customary resource access rights, livelihood systems, and community governance structures within and adjacent to proposed restriction areas. A cut-off date for eligibility is established and publicly disclosed at the commencement of this survey. The CRL 2009 mandates a nine-step community engagement process for CFMA establishment, requiring that communities be fully informed of and voluntarily consent to the terms of forest management arrangements affecting their land and resources. The LRA 2018 further requires Free, Prior and Informed Consent (FPIC) for any protected area established on customary land.

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Under LiFE-P, FPIC-consistent consultation processes will be mandatory for all subprojects affecting customary communities, facilitated in local languages by qualified and neutral practitioners. Where restrictions are imposed through CFMAs or conservation agreements, the terms including permitted and restricted activities, benefit-sharing mechanisms, and compensation arrangements must be formally negotiated and agreed with the affected community through their CFMB or equivalent governance body.

Where communities refuse to accept proposed land use restrictions and negotiations are unsuccessful, the Government may invoke its eminent domain authority under the LRA 2018 and Constitution to impose restrictions through formal condemnation proceedings, following the judicial process described in Section 24. The strengths and weaknesses of this process particularly its practical inaccessibility for rural communities, apply equally in the context of land use restrictions. Under LiFE-P, no restriction will be imposed while condemnation or judicial proceedings are pending, and interim livelihood support will be provided to communities whose resource access is disputed during the legal process. To meet ESS5 requirements, Livelihood Restoration Plans (LRPs) will be prepared as a mandatory component of all RPs for subprojects imposing significant resource access restrictions, with targeted support for alternative income sources, skills development, and benefit-sharing from CFMA revenues and protected area proceeds.

For subprojects involving restrictions on access to natural resources within legally designated Protected Areas specifically the reinforcement of GFNP and LPMR under Sub-component 2.3 a standalone Process Framework (PF) has been prepared that guides the participatory process for determining the nature and extent of such restrictions, their impacts, and mitigation measures. The RF and PF are complementary instruments: where a person is both subject to access restrictions within a Protected Area (guided by the PF) and subject to physical or economic displacement from land acquisition outside the PA boundary (guided by this RF), both instruments apply simultaneously. The PIU shall ensure that no person or household affected by Sub-component 2.3 activities fall into a gap between the RF and PF by conducting a joint screening of all potentially affected persons at the time of subproject site identification.

### **26. Negotiations for ESS5-Compliant Compensation**

The LRA 2018 mandates that the Government negotiate compensation with affected landowners and communities before initiating formal condemnation proceedings, making negotiated settlement the primary and preferred mechanism for resolving compensation claims under the project.

Prior to entering any compensation negotiation, a comprehensive inventory of all affected assets is prepared through the socioeconomic survey and census. An independent, qualified valuer engaged by the PIU through competitive procurement conducts a market-based valuation of all identified assets, including land, structures, crops, fruit trees, timber trees, business income, and access to natural resources. Valuation applies to full replacement cost methodology without deduction for depreciation, salvage value, or transaction costs, consistent with ESS5. For customary land where no formal market exists, valuation draws on comparable informal transactions in the local area, income from agricultural production, and the cost of establishing equivalent productive capacity on alternative land. Before formal negotiation commences, the results of the independent valuation are disclosed to each affected person individually and

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collectively through community meetings, in languages they understand, with a minimum of 14 days afforded to review results and prepare a response.

Formal negotiation sessions are convened between the PIU and each PAP or community, conducted in local languages with qualified interpreters. Compensation packages may include cash at full replacement cost, replacement land of equivalent or better productive value, in-kind asset replacement, transitional support, livelihood restoration assistance, or benefit-sharing arrangements negotiated with and agreed by each PAP. All draft agreements are reviewed by the PIU Social Specialist and the World Bank before execution to confirm ESS5 compliance. Compensation is then paid in full through mobile money, bank transfer, before any displacement or civil work commences at the proposed subproject sites. All payments are acknowledged by signed receipts filed by the PIU and recorded in the compensation payment tracker managed by the PIU.

### **27. Other Relevant Legal and Regulatory Aspects**

There are additional legal instruments that are directly relevant to displacement management under LiFE-P. The Decedents Estate Law of 1972 (Title 8 of the Liberian Code of Laws Revised) governs inheritance, intestate succession, and probate, and is directly applicable where land acquisition affects inherited or estate property. Under this law, widows are entitled to one-third of a deceased spouse's property, and inheritance protections extend to customary marriages under the Equal Rights of the Customary Marriage Law of 1998 ensuring that widows and women in customary marriages are recognized and included in compensation processes under the project. The Law Against Criminal Conveyance of Land (2014), enacted as an amendment to the Penal Law of Liberia, criminalizes the unauthorized transfer of land by persons without lawful title, reinforcing the PIU's obligation to verify land ownership rigorously before entering any compensation agreement.

The Environmental Protection and Management Law of 2003 (EPML) mandates EPA to review and approve ESIA's and RPs for projects with significant adverse community impacts, making EPA approval a statutory prerequisite for subproject implementation alongside World Bank clearance. The Freedom of Information Act of 2010 guarantees public access to government-held information and supports the disclosure obligations applicable to all RPs under the project. The Social Protection Policy of 2013 recognizes vulnerable groups including persons with disabilities, the elderly, and female-headed households as requiring special attention. The Liberia Land Authority Act of 2016 establishes the LLA as the primary agency for land administration, registration, and dispute adjudication, making it a key coordination partner for the PIU on all land ownership verification and communal land deed processes under Sub-component 2.1. The Revised Rules and Regulations Governing the Hinterland of Liberia (2001) recognize the authority of Paramount Chiefs, Clan Chiefs, and Village Elders over customary land allocation and local dispute resolution, and these structures should be integrated into the project GM as the first tier of community-level grievance resolution.'

## **H. Methods of Valuing Affected Assets**

28. This section details the methods for valuing assets affected by subprojects, ensuring compensation meets the ESS5 requirement of replacement cost.

29. **Definition of Replacement Cost:** Replacement cost is a valuation method that provides compensation sufficient to replace affected assets and cover all necessary transaction costs associated with that replacement.

- **In Functioning Markets:** Replacement cost is the asset's market value, as determined by professional real estate valuation, plus applicable transaction costs.
- **Where Functioning Markets Are Absent:** Replacement cost can be calculated through alternative methods. These may include determining the output value of land or productive assets, or assessing the undepreciated value of materials and labor required to rebuild structures or other fixed assets, with all transaction costs added.

30. **Substandard Housing:** If physical displacement results in the loss of substandard housing, the replacement cost must always be sufficient to allow for the purchase or construction of housing that meets minimum community standards for quality and safety.

### **31. Achieving replacement cost compensation in Liberia**

- **Valuation of land:**
  - **Methods to be used:**

#### **Market Value Approach**

Under Liberian law, the valuation of land for compulsory acquisition purposes is governed by Article 24 of the 1986 Constitution, which requires the payment of just compensation based on the current market value of the affected property. In practice, land valuation is guided by the Real Estate Division of the Liberia Revenue Authority (LRA) and, since its establishment in 2016, the Liberia Land Authority (LLA). In practice, the assessment of land values are constrained by the scarcity and inconsistency of available market evidence. Land valuation will be conducted in full compliance with ESS5's full replacement cost standard. Full replacement cost is defined as the current market value of the affected land, plus all transaction costs including registration fees, transfer taxes, and legal costs without any deduction for depreciation, salvage value, or the condition of the land. Independent, qualified valuers with demonstrated experience in Liberian land markets and rural livelihood aspects will be engaged by the PIU through competitive procurement for every displacement-triggering subproject. All valuation reports are reviewed by the FDA PIU and cleared by the World Bank before being used as the basis for compensation negotiations.

- **Valuation of assets other than land:**

#### **Houses and Other Structures**

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Under standard Liberian practice, residential and commercial structures are valued using government-issued compensation schedules, typically guided by MPW guidelines and LRA property assessment rates. All affected residential and commercial structures will be valued using the Full Replacement Cost Approach, applying the Ministry of Public Works updated compensation matrix revised in November 2017 and indexed for inflation as the primary rate reference. The MPW matrix applies the Construction Cost Comparable methodology, establishing unit rates per square foot for each structural category, including concrete block, zinc-roofed timber frame, mud-block, and temporary structures. These rates reflect prevailing local material and labor market prices and are updated using the Consumer Price Index. Professional quantity surveyors and building assessors engaged by the PIU through competitive procurement will conduct all structure measurements and valuations

### **Communal Infrastructure and Public Assets**

All affected communal assets will be valued and replaced using the replacement cost approach - the cost of constructing or procuring a replacement facility of equivalent or better size, quality, and functionality at an agreed alternative location, including transportation and installation costs. Replacement facility designs will be prepared in consultation with affected communities, and community acceptance of the proposed design and location must be confirmed before construction commences

### **Standing Food Crops**

Local market prices for the affected produce will be surveyed and used as the basis for valuation, to reflect the cost to affected households of replacing lost produce. Standing food crops will be valued at pre-displacement or pre-project market value based on current local market prices for the relevant crop at the nearest market in the affected county, sourced within three months of the valuation date. Compensation covers the full value of the standing crop, without deduction for harvested portions. For temporary loss of access to agricultural land, compensation covers the net income foregone for the full duration of the disruption, calculated on the basis of average yields and current local market prices.

### **Permanent and Economic Tree Crops**

Under standard Liberian practice, economic tree crops including rubber, cocoa, oil palm, and mango are compensated using MoA tree crop rate schedules, which provide unit rates by species and maturity stage. Economic tree crops will be valued using the MoA Tree Crop Compensation Guidance of 2012 with its 2014 addendum, applied across three sub-categories: immature trees are compensated at the value of inputs invested plus replacement seedling and labor costs; trees in full production are compensated at the net market value of one year's income multiplied by the number of years required to grow a new fully productive tree of the same species; and trees not yet in production are compensated at the full value of inputs invested plus replacement cost.

### **Timber and Forest Trees**

Commercial timber trees will be valued using the net market value approach, current local market price for timber of equivalent species and volume at FDA log auction rates, minus the cost of harvesting and transportation to market. Non-commercial forest trees with cultural, medicinal, or subsistence value will be compensated through community-negotiated arrangements that may include access to equivalent alternative resources. The PIU will engage

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independent valuers with forestry expertise, in coordination with FDA's commercial department for timber market price data and species identification.

### **Business Income and Livelihood Losses**

Business income and livelihood losses including those of informal enterprises, NTFP collectors, fuelwood vendors, chainsaw operators, and forest-based traders will be valued using the net income method. Estimated net monthly profit is calculated from business records, trader interviews, and local market surveys, multiplied by the number of months of disruption required to restore equivalent income. For fully informal livelihoods without records, income estimates are derived from comparable businesses in the area and verified at the community-level. A minimum transitional income allowance equivalent to three months of estimated net income is provided to all economically displaced persons, regardless of documentation status, consistent with ESS5.

- **Meeting the replacement cost standard:** Independent valuers will be engaged through competitive procurement for every subproject activity causing displacement, with terms of reference requiring the application of full replacement cost methodology. All valuation reports will be reviewed by the PIU Social Specialist and cleared by the World Bank. No compensation payment will be made at rates below the full replacement cost values established in the approved RP. The PIU will maintain a compensation payment tracker recording the payment status of every identified PAP in real time, and a Site Commencement Authorization will be issued after the PIU confirms in writing that full compensation has been paid to all PAPs at the relevant subproject site procedures consistent with ESS5
- The following government valuation reference documents are captured in annex 6 of this RF used as baselines and supplemented by an independent professional valuation to demonstrate the gap between official government rates and full replacement cost. This includes (i) Ministry of Public Works Compensation Matrix (November 2017, CPI-indexed to the valuation date for structures; (ii) Ministry of Agriculture crop and tree compensation guidance (2012/2014 updates) for agricultural assets. Where official government rates are found to be below replacement cost, the independent valuer's replacement cost determination shall prevail.

**I. Organizational Arrangements for Land Acquisition and Resettlement**

32. This section outlines the organizational arrangements for managing land acquisition and resettlement activities related to subprojects [or project components]. While this framework provides a general structure, specific, detailed arrangements will be further defined in individual Resettlement Plans (RPs), tailored to the scale and complexity of land acquisition and resettlement for each subproject.
33. Effective land acquisition and resettlement require a well-defined, adequately resourced, and collaborative management structure. This structure must prioritize the rights and well-being of affected persons, ensuring transparency, accountability, and the restoration or improvement of their living standards and livelihoods.
34. The FDA PIU will ensure that the following organizational arrangements are established, staffed, funded, and fully operational before any site-specific Resettlement Plan (RP) is prepared or implemented:
- **Stakeholder Engagement Consultation and Information Disclosure:** Ongoing, meaningful dialogue with affected persons and communities and provision of relevant project-related information.
  - **Census and Socioeconomic Surveys:** Accurately identifying affected persons, households, and their assets.
  - **Asset Valuation and Compensation:** Fair, transparent, and timely processes for valuing assets and delivering compensation.
  - **Livelihood Restoration:** Designing and implementing programs to help economically displaced persons restore or improve their incomes and livelihoods.
  - **Relocation and Site Development:** Planning and providing adequate housing, infrastructure, and access to services at resettlement sites if physical relocation is necessary.
  - **Grievance Redress Mechanism (GRM):** Establishing accessible, transparent, and effective processes for resolving complaints and disputes.
  - **Monitoring and Evaluation (M&E):** Systematically tracking progress, identifying issues, and ensuring desired resettlement outcomes.
  - **Budgeting and Financial Management:** Ensuring adequate and timely allocation and disbursement of funds for all resettlement activities.
  - **Capacity Building:** Providing necessary training and technical assistance to all staff involved in resettlement planning and implementation. Table ## provides a Capacity Building Plan

*Table 4: Capacity Building Plan*

<b>Training Module</b>	<b>Target Audience</b>	<b>Frequency</b>	<b>Responsible Provider</b>	<b>Estimated Budget (\$ USD)</b>
ESS5 requirements and RF procedures	FDA PIU E&S Specialist, County Social Safeguards Focal Points, FDA Regional Foresters	Inception workshop/annual refresher	World Bank / FDA PIU-engaged consultant	30,000
Socioeconomic survey and census methodology	PIU E&S Specialist, County Focal Points, LLA county staff	Prior to each RP preparation	FDA PIU engaged resettlement consultant	20,000

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<b>Training Module</b>	<b>Target Audience</b>	<b>Frequency</b>	<b>Responsible Provider</b>	<b>Estimated Budget (\$ USD)</b>
Full replacement cost valuation methodology	Independent valuers, FDA PIU E&S Specialist	Prior to each valuation exercise	PIU-engaged consultant	20,000
GM operation and grievance documentation	FDA PIU, County Focal Points, CFMBs, District Commissioners	Inception/semi-annually	PIU E&S Specialist	30,000
Gender-sensitive consultation and FPIC facilitation	FDA GBV Specialist Community Extension Officers, County Focal Points	Inception and annually	PIU / GBV specialist	30,000
Compensation payment procedures and tracker	FDA PIU Financial Management Specialist	Prior to first payment cycle	PIU	20,000
<b>TOTAL COST</b>				<b>150,000</b>

35. **Roles and Responsibilities of Key Actors.** The following identifies the key entities and their anticipated roles in the land acquisition and resettlement process:

36. **Overall Responsibility:** The FDA PIU will hold overall responsibility for the effective planning, coordination, and implementation of RPs. This includes:

- Coordinating with all relevant government agencies, local authorities, and other stakeholders involved in land acquisition and resettlement.
- Allocating sufficient human, technical, and financial resources for all resettlement activities.
- Overseeing the progress and effectiveness of resettlement implementation, ensuring compliance with this Resettlement Framework and World Bank requirements.
- Establishing and managing robust mechanisms for addressing grievances from project affected persons.
- Ensuring timely disclosure of resettlement information to affected persons and other stakeholders.
- Designating a qualified Social Specialist within the PIU with dedicated responsibility for resettlement planning, implementation oversight, and World Bank reporting across all SOP1 counties.
- Supervising the preparation of site-specific RPs for all displacement subproject activities, ensuring that instruments are prepared, reviewed, approved, and disclosed before any civil works or land restriction activities commence.
- Engaging and managing independent, qualified valuers and quantity surveyors for the conduct of asset inventories and full replacement cost valuations for all affected land, structures, crops, trees, and business income across the six SOP1 counties.
- Maintaining a comprehensive compensation payment tracker, recording the payment status of every identified PAP at each subproject site, and issuing written site clearance certificates confirming full compensation payment before authorizing commencement of any site activities.

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- Coordinating with the Liberia Land Authority (LLA) on land ownership verification, customary tenure documentation, and the formalization of communal land deeds for CFMA communities under Sub-component 2.1.
  - Coordinating with the Environmental Protection Agency (EPA) to ensure timely submission, review, and approval of all RPs and to facilitate EPA oversight of resettlement implementation monitoring.
  - Conducting systematic screening of all subproject activities for potential land acquisition, restrictions on land use, and physical or economic displacement risks, prior to subproject approval and commencement of implementation.
  - Ensuring that cut-off dates for PAP eligibility are formally established, publicly disclosed through community meetings and local radio broadcasts in all SOP1 counties, and strictly observed throughout the resettlement process.
  - Overseeing the design, implementation, and monitoring of Livelihood Restoration Plans (LRPs) for all subprojects causing significant economic displacement, with targeted measures for female-headed households, widows, persons with disabilities, youth, and other vulnerable groups.
  - Establishing and operationalizing the project-level Grievance Redress Mechanism (GRM) at community, district, county, and project levels before any subproject activities commence, and ensuring that GM response and resolution timelines are consistently met.
  - Integrating traditional governance structures such as Paramount Chiefs, Clan Chiefs, and Community Forest Management Bodies (CFMBs) into the GRM as the first tier of community-level grievance resolution, consistent with the cultural and governance context of the SOP1 counties.
  - Facilitating and documenting FPIC-consistent community consultations for all subproject activities affecting customary land and forest-dependent communities, in coordination with FDA field extension teams and county-level social specialist focal points.
  - Preparing and submitting semi-annual resettlement monitoring reports to the World Bank and the EPA, covering compensation payment progress, livelihood restoration outcomes, GRM performance, and the status of vulnerable group assistance measures.
  - Commissioning an independent external monitor for mid-term and end-of-project resettlement evaluations, to assess whether affected persons have restored or improved their livelihoods and living standards to pre-displacement levels, consistent with ESS5.
  - Ensuring that all resettlement-related budgets including compensation, livelihood restoration, transitional assistance, and monitoring costs are monitored within the PFMU, and confirming in writing to the World Bank that sufficient funds are available before any displacement activity commences at each subproject site.
  - Building the resettlement management capacity of FDA field teams and county-level social safeguards focal points through targeted training on ESS5 requirements, RP preparation, asset valuation, GRM management, and community consultation, prior to commencement of SOP1 activities.
  - Maintaining complete, organized, and accessible documentation of all resettlement activities including census records, valuation reports, compensation agreements, payment records, consultation minutes, and GRM registers throughout the project cycle.
37. Key actors in Compulsory Land Acquisition: The FDA PIU holds overall responsibility for initiating, coordinating, and overseeing the compulsory acquisition process, ensuring compliance with both Liberian law and ESS5 at every stage. The PIU Social Specialist leads the preparation of site-specific RPs, procure independent asset valuations, maintains the compensation payment

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tracker, and issues site commencement authorizations confirming full compensation payment before any civil works or displacement activities commence. The FDA PIU GM Officer serves as the primary focal point for the Grievance Mechanism (GM), responsible for the day-to-day management of the centralized GM tracking register, ensuring that all complaints received through any channel are acknowledged, registered, screened, and resolved within the defined response timelines at each GRM tier, producing monthly GM status reports and quarterly GM performance reports, and escalating unresolved high-risk complaints including FPIC violations, access restriction complaints. The Social Specialist, Environmental Specialist, GBV Specialist and the Communications and Stakeholder Engagement Expert supports the FDA PIU GM Officer in GM complaint screening, processing, and monitoring, and compiles monthly reports on GM implementation progress. Community consultations during Resettlement Plan preparation including census activities, asset inventories, compensation negotiations, and disclosure of valuation results are led by the Community Liaison Officers, who serve as the primary interface between the PIU and affected communities at the local level across the six SOP I counties, supported by Social Intermediation NGOs engaged to facilitate community-level engagement in local languages. Responsibility for gender concerns and GBV/SEA/SH matters rests with the PIU GBV Specialist, who leads the SEA/SH/GBV Safeguarding Team (SEAH/GBV ST); manages the dedicated, confidential SEA/SH/GBV reporting channel maintained entirely separate from the standard GM tracking register in accordance with the survivor-centered approach; ensures gender-sensitive survey design and meaningful participation of women and vulnerable groups in all Resettlement Plan consultations; conducts women-only focus groups to document women's independent land use and livelihood claims; and coordinates with the Ministry of Gender, Children and Social Protection (MoGCSP) on referral pathways for GBV and SEA/SH incidents. An SEA/SH Action Plan and Accountability Framework has been prepared by the project as a standalone instrument. The Liberia Land Authority (LLA), established under the LLA Act of 2016, is the primary specialized agency responsible for verifying land ownership and tenure status, issuing communal land deeds to CFMA communities, maintaining the national land registry, and providing comparable transaction data for valuation purposes. The PIU will formally engage the LLA from the earliest stage of each subproject to confirm land claims, support boundary surveying, and ensure that acquired parcels are properly registered. County Superintendents and District Commissioners under the Ministry of Internal Affairs (MIA) provide local administrative authorization for acquisition activities within their jurisdictions and facilitate community access for FDA PIU.

38. Key Actors in the Imposition of Land Restrictions: Where subproject activities impose restrictions on land use including CFMA boundary demarcation under Sub-component 2.1, forest restoration and land-use zoning under Sub-component 2.2, and protected area boundary reinforcement under Sub-component 2.3, the process will be coordinated by the FDA, acting through its Forest Governance, Protected Areas, and Community Forestry Divisions, in close coordination with the PIU. Community Forest Management Bodies (CFMBs), established and recognized under CRL 2009, represent community interests in all negotiations over the terms and conditions of land use restrictions, including permitted residual uses, conservation agreement terms, and benefit-sharing arrangements. Traditional authorities including Paramount Chiefs, Clan Chiefs, and Village Elders play an essential complementary role, providing community-level legality to the restriction process, validating customary land use boundaries, and serving as the first tier of grievance resolution under the project GRM.

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39. Other Key Actors and Their Roles: County Superintendents, District Commissioners, and local administrative councils under the MIA will play an important supporting role by facilitating community access, providing administrative authorization for resettlement activities, overseeing the provision of public services at physical relocation sites, and serving as members of the county-level GRM committees. Non-governmental organizations (NGOs) and civil society organizations (CSOs) and county-based community development organizations with experience in Liberia's forest sector could be engaged for third-party monitoring of RP implementation, community liaison and support, GRM processes, and specialized support to vulnerable groups. All NGO and CSO engagements will be formalized through clear terms of reference, deliverables, and accountability mechanisms under PIU oversight. Independent technical consultants and service providers will be engaged competitively to conduct socioeconomic baseline surveys, preparation of site-specific RPs; implement the RP, deliver specialized livelihood restoration programs. The World Bank task team will review and clear all RPs, provide technical guidance throughout implementation, and conduct regular supervision mission.

## **J. Arrangements for Funding Land Acquisition and Resettlement**

40. The FDA PIU will ensure that adequate funding is available to implement RPs to ensure that displaced persons are compensated and assisted to restore or improve their livelihoods and living standards. These arrangements are outlined below, based on the information that is currently available, and will be detailed in RPs.

41. **Preparation and review of Cost Estimates:** RPs will include itemized cost estimates for all resettlement activities. This includes:

- Compensation costs: For land, houses, structures, crops, trees, and other assets, calculated at full replacement cost. This means the amount needed to replace the asset with an equivalent asset, or to purchase it on the market, without depreciation or deduction for transaction costs.
- Relocation costs: Including moving allowances and transport.
- Resettlement site preparation costs: If new sites are provided, this covers land acquisition, infrastructure development (e.g., water, sanitation, roads), and public services (e.g., schools, health clinics).
- Income restoration and improvement costs: Measures to help displaced persons re-establish their livelihoods, such as training, credit, access to new land, or employment opportunities.
- Administrative costs: For planning, implementation, supervision, and monitoring of resettlement activities.
- Consultation and participation costs: For meaningful consultations with affected persons.
- Grievance redress mechanisms: Costs associated with establishing and operating mechanisms for addressing complaints.

42. **Review and approval:**

Each site-specific RP prepared under LiFE-P shall include a detailed budget covering all resettlement-related costs, including compensation for affected land, structures, crops, and trees at full replacement cost; transitional and livelihood restoration assistance; physical relocation costs; GM operation costs; RP preparation, socioeconomic survey, and independent valuation costs; capacity building and training; and M&E and independent monitoring costs. A contingency provision of not less than 10 percent of the total estimated RP cost shall be included in all budgets to account for unforeseen impacts identified during RP implementation.

43. **Flow of funds:**

The Government of Liberia (GoL), through the FDA PIU holds primary responsibility for funding the costs of land acquisition and resettlement under the project. This is consistent with Liberia's constitutional obligation to pay compensation for land acquired and with the standard practice for World Bank-financed investment projects in Liberia, where counterpart funding commitments for resettlement costs are stipulated in the Financing Agreement between the GoL and the World Bank. Where project-financed IDA funds are used to support resettlement-related activities, including RP preparation, socioeconomic surveys, independent valuation, livelihood restoration programming, GM operation, M&E and capacity building these are managed through the Project Financial Management Unit (PFMU) within the Ministry of Finance and Development

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Planning (MFDP) under the fiduciary arrangements established in the Project Implementation Manual (PIM).

- **Contingency arrangements.** Contingency arrangements are vital due to the inherent uncertainties in resettlement processes. For this reason, the budget for RPs will include explicit contingency allowances for unforeseen costs, inflation, and potential changes in the scope of displacement or assistance required.

## **K. Grievance Redress Mechanism (GRM)**

44. The FDA PIU will ensure that an accessible Grievance Mechanism (GM) is available to all project-affected persons displaced by the project including all affected persons losing land, assets, infrastructure livelihood etc. with and without displacement and relocation, and those whose access to land or natural resources is restricted. The GRM will provide a transparent and effective means for displaced persons to voice their concerns, complaints, and grievances regarding the project's activities, especially those related to land acquisition, restrictions on land use, and involuntary resettlement. It will also ensure these issues are addressed and resolved in a timely and fair manner.
45. The GM for each Resettlement Plan (RP) will be described in detail during the RP preparation, and its specifics may vary depending on the RP's complexity. However, at this stage, the FDA PIU is committed to developing GMs with the following essential features:
- **Multiple uptake channels:** Displaced persons can submit grievances through various means, including in-person at community/project offices, by mail, email, phone (toll-free), SMS, suggestion boxes, and via trusted intermediaries.
  - **Proximity:** Uptake locations will be established in areas where displaced people live.
  - **Publicity and awareness:** Information about the GM (purpose, process, and contact details) will be widely disseminated to all displaced persons in a timely manner and using culturally appropriate methods.
  - **Clear procedures and timelines:** The GM will have a well-defined process with clear steps and reasonable timeframes for receiving, processing, investigating, and resolving grievances.
  - **Accountability:** Clear roles and responsibilities for GM staff and committees will be established, along with a transparent reporting chain.
  - **Feedback mechanism:** Complainants will be regularly informed about the progress of their grievance and the final decision/resolution.
  - **Impartiality:** The GM will operate independently of interested parties to avoid conflicts of interest or perceptions of bias.
  - **Confidentiality and protection from retribution:** Grievances will be treated confidentially, and measures will protect complainants from any form of retaliation.
  - **Inclusion of vulnerable groups:** Specific efforts will ensure that vulnerable and marginalized groups have equal access to and confidence in the GM.
  - **No cost to complainant:** There will be no formal or informal charge for submitting a grievance.
  - **Prompt acknowledgment and response:** Grievances will be acknowledged promptly upon receipt, and efforts will be made to resolve them efficiently.
  - **Problem-solving focus:** The GM will be designed to facilitate solutions rather than just processing complaints.

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46. **Appeal System:** Complainants dissatisfied with a GM decision may appeal to the next tier without prejudice, cost, or retaliation. The GM provides a clear, documented appeal process with defined timelines, communicated to all PAPs in writing and verbally in the relevant local language at registration and at each tier decision. Resettlement-related complaints, including disputes over valuation, compensation, eligibility, or livelihood restoration, are not finally closed without the complainant's written acknowledgement, and compensation is not final while a related complaint remains unresolved. If internal appeals do not resolve the matter, complainants may seek external recourse through Alternative Dispute Resolution centres, the Office of the Ombudsman, or the national Courts of Law. These external options are available independently of and at any stage of the project GM process. RPs will describe in detail the **key operational components/steps** of the GM, including:
- **Uptake (receiving grievances):** Methods for collecting grievances (e.g., hotlines, dedicated staff, complaint boxes, community meetings) and ensuring accessibility. All channels are operational from the date of project effectiveness with grievances accepted at any time throughout the project lifecycle.
  - **Sorting and processing:** Categorization of grievances (e.g., related to compensation, relocation, livelihood restoration); logging and assigning tracking numbers; prioritization of urgent or sensitive grievances; and initial assessment to determine admissibility. All sorting and processing steps are completed within 2 working days of receipt, with admissibility determined within 5 working days.
  - **Acknowledgement and follow-up:** Providing acknowledgment of receipt to the complainant within 2 working days of submission; informing them about the process and expected timeline for resolution; and providing regular updates on the grievance status every 7 working days until resolution or escalation.
  - **Verification, investigation, and action:** Fact-finding and investigation of grievances, engaging relevant project staff, community representatives, and other stakeholders within 7–10 working days at Tier 1, 10–15 working days at Tier 2, and 21 working days at Tier 3; developing a proposed resolution or action plan; and escalating to higher levels or independent bodies within 5 working days of a tier decision if the grievance cannot be resolved initially or if the complainant is unsatisfied.
  - **Monitoring and evaluation:** Tracking the number, type, and status of grievances received on a continuous basis; monitoring resolution rates and timeliness through monthly internal reports and quarterly public GM performance reports disclosed within 30 days of each quarter; analyzing grievance data to identify trends, recurring issues, and systemic problems; and using this data to inform project management and make necessary adjustments to prevent similar grievances in the future.
  - **Providing feedback and closure:** Communicating the final resolution or actions taken to the complainant; within 3 working days of the resolution decision ensuring the complainant is satisfied with the outcome, if possible through a signed Complaint Resolution Form; and documenting the closure of the grievance in the centralized GM tracking register, retained for the duration of the project and a minimum of two years following project close.
47. RPs will also describe the institutional arrangements made to ensure the GM functions effectively, including:
- **Dedicated personnel:** Clearly defined responsibilities for GM management and operation.
  - **Training and capacity building:** Training provided to GM staff on grievance handling, communication, conflict resolution, and other relevant skills.

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- **Coordination with external mechanisms:** Integration of the GM with existing dispute resolution mechanisms at the local or national level.
- **Record keeping and information management:** Steps taken to maintain an effective system for recording, tracking, and managing grievance data.

The full GM structure, tier-by-tier response timelines, intake channels, escalation pathways, interface with the World Bank GRS and Accountability Mechanism and procedures for vulnerable groups are comprehensively described below. All resettlement grievances, including disputes over compensation amounts, asset valuation, eligibility determinations, and the conduct of resettlement personnel, are subject to the GM procedures set out below.

### **Grievance Mechanism for Resettlement Plans**

Each site-specific RP prepared under this RF will include a dedicated Grievance Mechanism (GM) that gives all project-affected persons a structured, accessible, impartial, and cost-free process for submitting and resolving concerns related to resettlement, compensation, asset valuation, eligibility, livelihood restoration, or subproject-related access restrictions.

The GM is not limited to physically displaced persons, it is open to all persons affected by the subproject, including those experiencing economic displacement, loss of access to communal resources, or any other impact covered by the site-specific RP. Access to the GM is the right of all PAPs and must be communicated in local languages, using culturally appropriate methods, before any resettlement activity or civil works commences on the subproject site. This section establishes the minimum standards that all site-level RP GMs must meet; the full operational detail for each GM including the specific committee members, intake locations, contact details, and language requirements will be documented in the relevant RP.

### **Institutional Structure: Four-Tier System**

The GM for each RP will operate through a four-tier structure designed to resolve resettlement-related complaints as close to the affected community as possible before escalation becomes necessary.

**Tier 1- Community Level (Community Grievance Committee- CGC):** The first point of contact for all resettlement-related complaints, established in every community within the subproject's area of impact before compensation payments commence. Each CGC comprises seven members including community leaders, women's representatives, youth representatives, and CSO focal points. A minimum of 40 percent of CGC members must be women. Any resettlement complaint involving a woman PAP including disputes over valuation of assets registered in a woman's name, joint compensation payments, or compensation for female-headed households must be facilitated by a female CGC member. The CGC aims to acknowledge resettlement complaints within one working day of receipt and resolve them within 7 to 10 working days.

**Tier 2: District and County Level (District/County Grievance Redress Committee: DGC/County GRC):** Handles resettlement complaints that are unresolved at the community level, disputes between PAPs over asset boundaries or compensation shares, or complaints involving the conduct of resettlement personnel or valuers. Chaired by the District Commissioner or Assistant County Superintendent with the County Social Safeguards Focal Point serving as secretary. Acknowledges escalated resettlement complaints within three working days and aims to resolve them within 10 to 15 working days.

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Tier 3: FDA PIU Level (PIU Grievance Redress Committee- FDA PIU GRC): The final internal tier for resettlement complaints that remain unresolved at the county level, including systemic complaints about valuation methodology, eligibility criteria, or compensation payment procedures affecting multiple PAPs. Led by the PIU Grievance officer, with support from the Social Specialist, Environmental Specialist, and the Community Liaison Officer and County Social Safeguards Focal Point. Serious or systemic resettlement complaints may be referred to by the Project Steering Committee. The PIU GRC acknowledges complaints within five working days and aims to resolve them within 21 working days.

*Tier 4 - Independent Oversight Panel:* Handles resettlement complaints that have exhausted all three internal tiers without satisfactory resolution, as well as specific escalated categories including allegations of fraud or misconduct in the compensation payment process, disputes involving traditional authority decisions on land rights, and complaints alleging retaliation against PAPs for using GM.

### **Complaint Intake, Processing, and Timelines**

All resettlement-related complaints regardless of the channel through which they are received will follow a six-step process with a maximum target resolution time of 30 days from the date of receipt:

1. Receipt and registration within one working day; all resettlement complaints are entered into the PIU compensation payment tracker alongside the grievance register so that unresolved complaints are flagged before any site commencement authorization is issued
2. Acknowledgement to the complainant within two working days, in the local language of the complainant
3. Screening and classification within five working days; resettlement complaints are classified by impact type: (i) eligibility dispute; (ii) valuation or compensation amount dispute; (iii) payment modality or timing dispute; (iv) livelihood restoration dispute; (v) access restriction dispute; (vi) conduct of resettlement personnel; or (vii) cut-off date dispute
4. Assessment and investigation notification of action plan within 10 working days; for valuation disputes, the independent valuer is notified, and a re-valuation request may be initiated at this stage
5. Formulation of response and proposed resolution within 20 working days; for compensation amount disputes, the PIU E&S Specialist reviews the valuation file and consults the independent valuer before a response is issued
6. Implementation of resolution and formal closure within 30 working days; no compensation payment for a disputed asset will be finalized until the complaint is formally resolved or the complainant has waived their right to further appeal in writing

Where a resettlement complaint cannot be resolved within 30 days, the complainant will be notified in writing of the reason for the delay and the revised expected resolution date. No site commencement authorization will be issued for any subproject site where unresolved resettlement complaints remain open beyond their stated resolution deadline.

### **Uptake Channels**

PAPs may submit resettlement grievances through any of the following channels at no cost, with no obligation to use any particular channel:

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- In-person submission to CGC focal points, County Social Safeguards Focal Points, or FDA field offices within the subproject area
- Written letters or forms submitted to the PIU, county FDA offices, or district commissioners
- Suggestion boxes installed at RP community information boards and project offices, emptied and logged weekly by the County Social Safeguards Focal Point
- Dedicated toll-free telephone hotline, available in English and in the local languages of the affected communities, staffed during business hours
- Dedicated GM email address managed by the PIU E&S Specialist
- CSO intermediaries who can receive, record, and transmit complaints on behalf of PAPs who face barriers to direct submission
- Anonymous submissions accepted through any of the above channels; anonymous complaints related to resettlement will be investigated to the extent possible based on the information provided

### **Special Provisions for Resettlement-Related Grievances**

Resettlement-specific complaints covering eligibility, asset valuation, compensation amounts and modalities, cut-off date decisions, livelihood restoration measures, and the conduct of resettlement personnel are flagged as priority complaints requiring handling by the PIU E&S Specialist and the County Social Safeguards Focal Point. The following additional provisions apply specifically to resettlement complaints:

- Valuation disputes: Any PAP who disputes the assessed value of their affected asset has the right to request an independent re-valuation at no cost to the PAP. The re-valuation will be conducted by a different qualified valuer from the one who produced the original assessment, and the results will be disclosed to the PAP before any compensation payment for the disputed asset is finalized.
- Eligibility disputes: Where a PAP disputes their exclusion from the compensation list or their classification within the eligibility categories, the complaint is escalated directly to Tier 3 (FDA PIU GRC) for review alongside the census and asset inventory records.
- Payment disputes: Where a PAP reports non-receipt of compensation, underpayment, or payment to the wrong person, the PIU Finance Officer is notified immediately, and the compensation payment tracker is reviewed and corrected before the site commencement authorization is confirmed.
- Cut-off date disputes: Where a PAP disputes the cut-off date or their notification of it, the PIU will review the public disclosure records and individual notification documentation before responding.

### **Appeal Mechanism**

Where a PAP is dissatisfied with the resolution offered at any tier of the GM, they have the right to appeal the decision to the next tier without prejudice to their original complaint and without any requirement to withdraw or modify their original claim. The appeal must be submitted within 14 working days of receiving the resolution at the previous tier. No resettlement complaint will be considered finally closed without the PAP's written or verbal acknowledgement of the resolution or the formal exhaustion of all available internal appeal tiers. Where all internal appeal options are exhausted without satisfactory resolution, PAPs may access the following external recourse options without any cost barrier imposed by the project: Alternative Dispute Resolution (ADR) centers; the Office of the Ombudsman and national courts of law. Legal aid will be provided by the PIU for vulnerable PAPs unable to independently access formal legal or judicial processes.

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All PAPs are informed of their right to access World Bank accountability mechanisms independently of and at any stage of the RP GM process. The World Bank's Grievance Redress Service (GRS) allows PAPs to submit complaints directly to World Bank management where they believe the project has caused or may cause harm inconsistent with the World Bank's Environmental and Social Framework. The World Bank Inspection Panel provides an independent mechanism for complaints alleging non-compliance with World Bank operational policies. Contact details for the GRS and Inspection Panel will be included in all RP information materials, posted at all GM intake points within the subproject area, and explained verbally to PAPs during compensation disclosure sessions.

### **SEA/SH and GBV Provisions**

Resettlement processes including household census interviews, asset inventory visits, compensation negotiation sessions, and livelihood consultations create direct contact between project personnel and PAPs, including vulnerable women, that can generate SEA/SH risks. Any SEA/SH or GBV complaint received through the GM during RP implementation will be handled through a mandatory dedicated pathway entirely separate from the standard resettlement grievance register, to protect survivor identity and confidentiality. SEA/SH complaints received through any channel will be referred immediately to the PIU SEA/SH and GBV Safeguarding Team and will not be recorded in the public GM tracking register. Survivors will be referred to medical, psychosocial, and legal services within 24 hours of complaint receipt. All resettlement personnel including enumerators, valuers, community liaison officers, and compensation payment agents will be trained on the Code of Conduct and SEA/SH reporting obligations before deployment on any RP preparation or implementation activity.

### **Provisions for Vulnerable PAPs**

The GM for each RP will include specific measures to ensure that vulnerable PAPs including female-headed households, widows, elderly persons, persons with disabilities, illiterate persons, and ethnic minority community members can access and use the GM on an equal basis with other PAPs. Specific accommodation measures for resettlement-related complaints include: oral complaint registration in local languages for illiterate PAPs, with the complaint recorded in writing by the CGC or County Social Safeguards Focal Point and read back to the complainant for confirmation; women-only complaint sessions facilitated by female CGC members for women unable to speak freely in mixed-gender settings, particularly for complaints involving joint compensation payments, inheritance disputes, or gender-based barriers to accessing entitlements; home visits for elderly and disabled PAPs who cannot travel to GM intake points; and free legal aid for vulnerable PAPs pursuing formal judicial recourse related to any resettlement matter.

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**Protection from Retaliation**

All PAPs who use the GM including those submitting anonymous complaints are protected from retaliation, intimidation, or adverse treatment in connection with their resettlement entitlements as a result of their use of the GM. Any retaliation by project personnel, contractors, traditional authorities, or community leaders acting in connection with the project will be treated as a serious breach of the project Code of Conduct, reported immediately to the PIU GM Officer and the World Bank task team, and, where the conduct constitutes a criminal offense, referred to the Liberia National Police.

## **L. Consultations during Resettlement Planning and Implementation**

48. **Meaningful consultation framework:** Meaningful consultations with all persons affected by physical and/or economic displacement will be fundamental components of the preparation and implementation of RPs. The FDA PIU views and in accordance with the World Bank's Environmental and Social Framework (ESF), particularly Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, these consultations as a crucial tool for ensuring that project design and implementation effectively address the specific needs and concerns of displaced persons,- and all other project affected persons including all affected persons losing land, assets, infrastructure livelihood etc. with and without displacement and relocation, and those whose access to land or natural resources is restricted.- thereby contributing to satisfactory resettlement outcomes.
49. **Consultations prior to RP finalization:** Prior to the finalization of RPs, the FDA PIU will carry out comprehensive consultations to ensure the RP accurately reflects the specific needs and preferences of affected persons, and incorporates their informed choices. Each RP must include a clear summary of the following aspects of the consultation process:
- Views and concerns expressed by displaced persons and a clear explanation of how these views were systematically considered and integrated into the RP.
  - Options offered to displaced persons (e.g., forms of compensation for lost assets, alternative relocation sites) and documentation of their chosen preferences.
  - Arrangements made to enable displaced people to communicate their concerns to project authorities.
  - Measures taken to ensure the adequate representation and inclusion of vulnerable groups (e.g., ethnic minorities, the landless, women, persons with disabilities, elderly, youth, and female-headed households) throughout the consultation process.
50. **Documentation of Consultations:** All consultation activities will be thoroughly documented in RPs. This documentation will include information on all meetings held with displaced persons, detailing: dates, locations, participant numbers, a summary of comments made, questions asked, concerns expressed by displaced persons, and the official responses provided. This level of detail will ensure transparency and accountability.
51. **Disclosure of draft RP:** Following review and acceptance by the World Bank, the FDA PIU will disclose the draft Resettlement Plan to all displaced persons and the wider public. Opportunities for displaced persons to provide comments and feedback on the proposed plan will be actively solicited and documented.
52. **Principles of effective disclosure:** All critical information contained within RPs will be disclosed in a timely, accessible, and culturally appropriate manner. To this end, the FDA PIU will:
- Utilize relevant local languages, understandable formats, and accessible locations conducive to participation.
  - Consider the characteristics of the persons being consulted and address information needs related to disability, literacy levels, gender, mobility limitations, and linguistic or accessibility differences.

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53. **Disclosure of final RP:** The final Resettlement Plan will be officially disclosed following the full consideration of all received comments and subsequent acceptance by the World Bank.
54. **Consultations during RP implementation:** Ongoing consultations are vital throughout the implementation of RPs to ensure the resettlement process remains responsive to evolving needs and challenges. To this end, the FDA/PIU is committed to maintaining regular and continuous communication with displaced persons, other affected persons and host communities. This commitment extends to:
- Relocation and income restoration programs will be implemented in a flexible and adaptive manner to allow for adjustments based on the feedback received during ongoing consultations on the effectiveness of implemented measures.
  - Monitoring and evaluation activities will be carried out with the participation of displaced persons or their representatives to ensure transparency and accountability.

## **M. Monitoring and Evaluation of the Implementation of Resettlement Plans**

55. The FDA PIU will ensure that RPs include robust M&E programs systematically track the progress in their implementation and determine if their objectives have been achieved. M&E programs will also identify areas where improvements and adjustments are needed and provide project managers and other stakeholders with continuous feedback on implementation to facilitate adaptive management.
56. **M&E benchmarks and baseline data.** The FDA PIU recognizes that a prerequisite of an adequate M&E program is the availability of complete information on the baseline conditions of displaced persons. For this reason, the FDA PIU will ensure that this information is collected during the preparation of RPs through comprehensive socioeconomic surveys of all project-affected persons and households before displacement. Complete baseline data collection is critical for establishing a benchmark against which to measure project impacts and the effectiveness of resettlement interventions.
57. M&E programs included in RPs will include the following components:
- **Monitoring indicators:** Indicators to track progress and outcomes, covering:
    - *Inputs:* Resources provided (e.g., funds disbursed for compensation, number of houses built, training provided, etc.)
    - *Outputs:* Direct results of interventions (e.g., number of persons compensated, relocated, or receiving rehabilitation assistance, land handover completed)
    - *Outcomes:* Changes in the well-being and living standards of displaced persons (e.g., restoration/improvement of income levels, living standards, housing quality, access to services, restoration of social networks).
  - **Implementation monitoring:** Systematic tracking of activities and processes:
    - *Compensation tracking:* Verification of compensation rates against replacement cost principles, timeliness of compensation payments (cash or in-kind), and addressing any discrepancies or grievances related to compensation.
    - *Relocation monitoring* (if applicable): Monitoring the relocation process, assessing the adequacy and quality of new housing and infrastructure at resettlement sites, and evaluating access to essential services (e.g., water, sanitation, electricity, transportation, education, healthcare).
    - *Income and livelihood restoration monitoring* (if applicable): Tracking the implementation of economic rehabilitation programs (e.g., provision of agricultural inputs, vocational training, access to credit, job placement, business development support) and their initial uptake.
    - *Consultation and Participation:* Monitoring ongoing consultations with affected persons to ensure their feedback is effectively incorporated into implementation and that their concerns are addressed.
    - *Grievance Redress Mechanism (GRM):* Monitoring the functioning of the GRM, including its accessibility, timely registration, and effective resolution of grievances.
    - *Budget Tracking:* Monitoring the financial resources allocated and disbursed for compensation, relocation, and rehabilitation activities against approved budgets.

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- *Compliance with RP*: Regular checks to ensure all activities are carried out in accordance with the approved RP, relevant national laws, and World Bank environmental and social standards.
- **Outcome evaluation**: Periodic assessment of resettlement program effectiveness:
  - *Post-relocation assessment (if applicable)*: Periodic socioeconomic surveys (e.g., 6, 12, 18 months post-relocation) to assess the effectiveness of the relocation program in achieving its objectives. This involves comparing current socioeconomic conditions of relocated households or businesses with baseline data.
  - *Livelihood restoration assessment (if applicable)*: Evaluation of whether the displaced households have been able to restore and preferably improve their income-generating activities and living standards to pre-displacement levels or better, as defined by the RP objectives.

58. **Independent monitoring and evaluation.** In the case of RPs involving complex compensation, relocation or economic rehabilitation programs, the FDA PIU will appoint an independent party with the necessary expertise to conduct periodic reviews and evaluations of the progress towards attaining the objectives of the RPs, and to provide advice on any necessary corrective actions. The scope, methodology, and reporting frequency of such independent M&E will be clearly defined in the RP.

59. **Institutional arrangements and reporting.** The FDA PIU will make all necessary arrangements for monitoring the implementation of RPs and evaluating their results. To this end, the FDA PIU will:

- Clearly delineate the roles and responsibilities for M&E within the FDA PIU and other relevant stakeholders, including the establishment of a dedicated M&E unit or focal point if deemed necessary.
- Ensure that the FDA PIU has the necessary technical and human resources for effective M&E or that it has access to external expertise to carry out this task, including training and capacity building where required.
- Facilitate the meaningful participation of displaced persons or their representatives in monitoring and evaluation activities, including data collection and validation.
- Provide periodic monitoring reports to the World Bank regarding the status of land acquisition, relocation, and livelihood restoration programs. Reports should be transparent, data-driven, and highlight both achievements and challenges, along with proposed corrective actions and timelines.

Upon compensation payment and livelihood restoration activities for each RP, the FDA PIU shall conduct an independent Resettlement Completion Audit within six months of the declared implementation completion date. The Completion Audit shall verify: (i) all registered PAPs received full compensation at replacement cost; (ii) no forced evictions or premature civil works commencement occurred; (iii) physically displaced households have been resettled in adequate replacement housing with access to services; (iv) livelihood restoration measures have been implemented and are producing measurable outcomes for economically displaced households; (v) the GM has been accessible and effective; and (vi) vulnerable groups received targeted additional support. The Completion Audit report shall be submitted to the World Bank for review.

## **Annexes**

### **Annex 1: Feedback from Stakeholder Consultation during E&S Instruments Preparation**

Stakeholder engagements during the RF preparation were held virtually with Government and regulatory agencies on March 24, 2026, and with NGOs and the private sector and March 25, 2026. Field visits and consultations were held at the sub-national level between March 31- April 28, 2026, co-led by the FDA/PIU. The consultations had the following objectives: (i) consult key relevant institutions, the FDA, as well as other stakeholders to inform them about the preparation of the proposed project; (ii) discuss the preliminary content of the LiFE-P, solicit stakeholder inputs and fill requisite gaps (Table 4. Feedback from Stakeholder Consultations at the National and Sub-national level –Specifically in Gbarpolu, Grand Cape Mount, Lofa, Nimba, Grand Gedeh, River Gee, Maryland, Grand Kru, Sinoe, Rivercess, Grand Bassa Counties)

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Table 5: Feedback from Stakeholder Consultations at the National and Sub-national level

Stakeholder (Group or Individual)	Summary of Feedback	Response of Project Implementation Team	Follow-up Action / Next Steps
<p>March 24, 2026</p> <p>Government and Regulatory Institutions<sup>2</sup></p> <p>Total number of participants: 26</p> <p>Sex disaggregated:</p> <p>Male: 24</p> <p>Female: 2</p>	<p>Tenure conflicts between concession boundaries and community lands create uncertainty over which land rights prevail in project intervention areas. Physical displacement risks from eco-lodge development and enabling infrastructure under Sub-component 3.3 require early screening and documentation.</p>	<p>The PIU confirmed that the RF addresses both physical and economic displacement. Land disputes will be managed through participatory land-use planning and legal alignment under the Land Rights Act 2018. All physical displacement triggers preparation of a full RAP cleared by the World Bank before civil works commence.</p>	<p>Continue engagements with the county leadership on LiFE-Project related activities and the E&amp;S framework implementation processes</p>
	<p>The absence of harmonized concession mapping creates gaps in identifying all affected landholders and increases the risk of overlapping claims going undetected at the time of subproject preparation.</p>	<p>PIU committed to coordinating with NBC to harmonize concession boundary data with community land use mapping as an integral part of subproject socioeconomic surveys and census activities under each RP.</p>	<p>Continue engagements with the county leadership on LiFE-Project related activities and the E&amp;S framework implementation processes</p>
	<p>Women and vulnerable groups face high risks of exclusion from compensation processes, particularly in customary land tenure systems where male household heads are treated as the default land rights holder and compensation recipient. Low representation of women at consultation events reflects broader structural barriers to women's participation. Need for a dedicated GBV/SEA/SH action plan and gender-sensitive targeting across all resettlement and livelihood restoration activities.</p>	<p>The RF embeds gender-sensitive targeting throughout its compensation procedures. Payments for jointly-held household assets require the consent and signature of both spouses. Female-headed households, widows, and women in customary marriages are recognized as independent PAP categories with direct entitlement to compensation. The LiFE-P SEA/SH Action Plan will be finalized within three months of project effectiveness.</p>	<p>Continue engagements with the county leadership on LiFE-Project related activities and the E&amp;S framework implementation processes</p>
	<p>Introduction of ESS5 requirements and draft RF and PF presented for review. EPA's role in reviewing and approving site-specific ESIA's and ESMPs associated with displacement-triggering subprojects was discussed.</p>	<p>PIU confirmed that all subprojects requiring EPA licensing will follow the EPA ESIA Procedural Guidelines (2006/2017) alongside ESS5 requirements, and that RP approval processes will be coordinated with EPA review cycles.</p>	<p>Continue engagements with the county leadership on LiFE-Project related activities and the E&amp;S framework implementation</p>

<sup>2</sup> Liberia National Police (LNP), Liberia Immigration Service (LIS), Ministry of Justice (MoJ), National Bureau of Concessions (NBC), Liberia Revenue Authority (LRA), Liberia Institute of Statistics and Geo-Information Services LISGIS), Ministry of Gender, Children and Social Protection (MGCSP), Ministry of Local Government (Formally Ministry of Internal Affairs-MIA), Ministry of Labor (MoL), Cooperative Development Agency (CDA), Liberia National Fire Service (LNFS), National Investment Commission (NIC), Ministry of Commerce and Industry (MoCI), Liberia Extractive Industries Transparency Initiative (LEITI)

**RF LiFE-P (P508345)**

			processes
	Customary land formalization under the Land Rights Act 2018 is progressing slowly, and LLA county office capacity to process communal land deed applications across the six SOP1 counties is limited. This creates a risk that land boundaries and rights remain undocumented at the time of subproject preparation.	PIU acknowledged the capacity constraint and confirmed that subproject-level socioeconomic surveys will document customary land rights through community validation and participatory mapping, without waiting for formal LLA registration. Customary rights will be recognized as valid entitlements under the RF regardless of registration status.	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes
March 25, 2026 Non-Governmental Organization/Civil Society Organization (NGO/CSO) and Private Sector Total number of participants: 25 Sex disaggregated: Male: 19 Female: 6	Communities and affected persons are often reluctant to report grievances for fear of identification, particularly where complaints relate to the conduct of traditional authorities or local officials. Existing grievance registers within CFMBs are not publicly disclosed, limiting accountability. Resettlement and Process Frameworks should be confirmed as governing instruments for all land acquisition and access restriction activities.	PIU confirmed that both the RF and PF are drafted and will be publicly disclosed before project activities commence. Anonymous reporting channels including suggestion boxes, an anonymous hotline, and CSO-intermediary reporting pathways will be incorporated into the GRM design. All grievance registers will be publicly available at the community level.	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes
	Livelihood restoration must be designed for long-term self-sufficiency beyond project closure. Cooperatives and enterprises supported by the project must be financially viable without continued project support. Child labour risks associated with timber processing, plantation rehabilitation, and construction require explicit mitigation.	PIU confirmed LRPs will be designed with long-term sustainability as a core criterion, incorporating commercial viability assessments and market linkage support. LRP exit strategies and post-project sustainability plans are mandatory. The ESMF Labour Management Procedures (LMP) address child labour risks; the RF's livelihood restoration provisions will screen to ensure LRPs do not inadvertently increase child labour.	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes
	Revenue sharing from forest management activities (40/30/30 split between community, government, and operators) and commercial viability of forest enterprises were raised as essential to sustaining community support for conservation and access restriction measures.	PIU noted that benefit-sharing arrangements within CFMAs will be documented and transparent, consistent with FDA regulations and the RF's provisions on compensation packages available through negotiation.	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes
April 2, 2026 FDA Technical Managers Total number of participants: 11	Community Forest Clustering requires robust spatial planning and buffer zone demarcation (3 km buffer) to avoid triggering unintended land use conflicts between adjacent communities. A past case was cited where a boundary dispute arose from an incomplete boundary notification process. Existing CFMB grievance registers	PIU confirmed that all CFMA boundary demarcation activities will follow a participatory mapping process with documented community consent at each boundary point. A minimum 60-day public notification period will be observed before any demarcation is finalized. Buffer zone establishment will be screened for displacement	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation

**RF LiFE-P (P508345)**

<p>Sex disaggregated: Male: 8 Female: 3</p>	<p>are not publicly disclosed and complaints are frequently not formally addressed within defined timelines. Buffer zone establishment may restrict communities' existing agricultural and livelihood activities, constituting economic displacement.</p>	<p>risk under the RF and PF.</p>	<p>processes</p>
<p>Community Members and Leaders- Grand Cape Mount County (Sehbehum)</p>	<p>Communities asked how their livelihoods would be sustained if GFNP boundary reinforcement prevents them from continuing farming, NTFP collection, and hunting. LPMR boundaries are not clearly demarcated or communicated to local residents, creating confusion over which areas are restricted and which remain accessible. Women specifically requested empowerment initiatives and income-generating opportunities that do not require forest access.</p>	<p>PIU confirmed that the PF governs all access restriction scenarios. Alternative livelihood options including agroforestry, NTFP cultivation, community ecotourism, and skills development will be developed and made operational before any new restrictions take effect. LPMR boundary demarcation and community awareness will be included in Sub-component 2.3.</p>	<p>Continue engagements with the county leadership on LiFE-Project related activities and the E&amp;S framework implementation processes</p>
<p>Paramount Chief, Town Chiefs, Youth Leader, Women's Representative- Gbarpolu County (Teamah Town)</p>	<p>Lack of physical GFNP boundary markings makes it impossible for community members to distinguish forest boundaries, leading to unintentional encroachments and arrests. Rangers restrict community members from farmlands in the buffer zone, causing significant economic hardship to farming households with generational cultivation history in these areas. A female community member specifically reported that buffer zone restrictions prevent women from accessing medicinal plant areas essential for household healthcare and cultural practices a specific gender dimension of economic displacement. A dispute over inadequate wildlife-conflict compensation (USD 1,000 for 35 hectares of crop damage) was cited as an example of valuation that fails to meet replacement cost standards.</p>	<p>PIU confirmed GFNP boundary demarcation and physical marking will be prioritized in Sub-component 2.3 adjacent to Teamah Town and high-encroachment communities. Long-standing agricultural use within buffer zones will be classified as economic displacement triggering RF and PF provisions. Women's medicinal plant use areas will be specifically documented in the Sub-component 2.3 socioeconomic survey. PIU explained that LiFE-P compensation is determined by independent valuation at full replacement cost, distinct from other government compensation schemes.</p>	<p>Continue engagements with the county leadership on LiFE-Project related activities and the E&amp;S framework implementation processes.</p>
<p>Community Members and NUCFMB Representatives - Lofa County</p>	<p>Communities report being arrested for entering forest areas because CFMA boundaries and permitted activities have never been clearly communicated. Demarcation disputes persist between communities, the FDA, and private investors. In the absence of viable alternative livelihoods, communities resort to charcoal production and illegal tree cutting when forest access is restricted illustrating the direct link between inadequate livelihood restoration and conservation failure. Complaints are frequently ignored by existing grievance structures, leading to disillusionment and resort to</p>	<p>PIU committed to comprehensive community information campaigns in local languages before any boundary demarcation or enforcement commences. All competing land claims in CFMA areas will be documented before demarcation proceeds, and a cut-off date will be formally established and communicated. PIU acknowledged the critical design risk of inadequate livelihood restoration and confirmed LRPs must demonstrate operational alternative income before access restrictions are enforced.</p>	<p>Continue engagements with the county leadership on LiFE-Project related activities and the E&amp;S framework implementation processes</p>

**RF LiFE-P (P508345)**

	confrontation.		
County Superintendent and CFMB Representatives - Grand Gedeh County	The Community Rights Law devolution process is reported to be compromised in most forested communities in Grand Gedeh, meaning communities have not been properly guided through the nine-step CFMA process and do not understand their rights over community forest resources. Communities adjacent to the Grebo-Krahn Protected Area need sustainable livelihood options to reduce dependence on unregulated forest resource use.	PIU confirmed that FDA Community Extension Officers will conduct intensive CRL rights education in Grand Gedeh CFMA-targeted communities. No CFMA boundary demarcation will proceed without verified completion of the nine-step process and documented community consent. Grebo-Krahn buffer zone communities are included in the PF scope.	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes
NUCFMB Representatives and Community Members-Nimba County	Mining licenses are being granted within designated CFMA conservation areas without coordination with the FDA, creating direct conflicts between community forest rights and mineral rights on the same land. Revenue sharing from forest management (40/30/30 split) was discussed as a mechanism for ensuring communities benefit from forest revenues. Substantial levels of sexual harassment within community forestry activities were reported, including a specific rape incident in 2024.	PIU committed to coordinating with the Ministry of Mines and Energy through Component 1 governance reform activities to address intersectoral land use conflicts. Benefit-sharing arrangements will be documented and transparent. PIU committed to enforcing a strict Code of Conduct for all project personnel and contractors and a survivor-centered SEA/SH response system.	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes
Community Members and CFMB Representatives River Gee County	Communities adjacent to the Grebo-Krahn Protected Area in River Gee identified the need for sustainable livelihood options as a prerequisite for their cooperation with PA management activities, given that current income depends on forest-based activities within or adjacent to the PA.	PIU confirmed River Gee is included in the PF scope. LRPs for Grebo-Krahn buffer zone communities will be co-designed with communities through a participatory needs assessment, financed under the project, and operational before any access restriction activities commence.	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes
Community Members and NTFP Producers - Grand Kru County	Alternative livelihood development is the most critical challenge in Grand Kru, where community members survive on unregulated NTFP trade. Any restriction on NTFP access without viable alternatives would cause immediate food and income insecurity for affected households.	PIU confirmed that NTFP access restriction is a recognized form of economic displacement under the RF and PF. No access restrictions on NTFP collection areas will be imposed without prior assessment of household dependence, documentation of affected persons as PAPs, and preparation and disclosure of an LRP.	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes
Local Government Officials and Community Leaders - Grand Bassa County	The AfDB project in the Liberia Special Economic Zone has provided compensation to fringe communities, creating precedent-based compensation expectations among Grand Bassa communities. Grievances related to land and forest tenure in Grand Bassa are currently channeled informally through district leadership without	PIU noted the AfDB precedent as important context and confirmed LiFE-P compensation will be determined through independent valuation at full replacement cost, not by reference to other project precedents. PAPs will be informed of the RF's valuation methodology and their right to challenge valuations through the GRM. The LiFE-P GRM will establish a formal intake and documentation	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes

**RF LiFE-P (P508345)**

	formal documentation or defined resolution timelines.	system in Grand Bassa.	
Community Members - Grand Cape Mount County (Torsor Community)	Wildlife (monkeys) destroying crops on farmland adjacent to GFNP is an ongoing source of economic loss exacerbated by restrictions on community responses to wildlife intrusion. A community member offered to voluntarily donate land for an FDA field office.	PIU acknowledged wildlife-crop conflict as an ongoing livelihood risk. Sub-component 2.3 PF Plan of Action will assess community-level wildlife conflict mitigation measures. PIU confirmed that even voluntary land donations must comply with RF procedures genuinely voluntary, free of encumbrances, with the donor informed of the right to refuse and the process formally documented.	Continue engagements with the county leadership on LiFE-Project related activities and the E&S framework implementation processes

RF LIFE-P (P508345)

Annex 2: Stakeholder Attendance List



Forestry Development Authority (FDA)  
Liberia Forest Economy Project (LIFE-P)  
Republic of Liberia

Stakeholder Engagement Consultation Meeting for GOL MACs

Date: March 24, 2020

Attendance Sheet

No.	Name	Sex	Institution	Position	Email	Contact #	Signature
1	Febian N. Kieh	M	FDA/LVMA	Manager	fkieh@fda.gov.la	07772187	[Signature]
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3	Hurrie Helen Harmon-Davies	F	FDA	Asst. Dir.	harmhel@fda.gov.la	07679678	[Signature]
4	Sundeh Albert Blayson	M	FDA	TM Council	blaysonalway@gmail.com	0777931528	[Signature]
5	George H. Appleton, Jr.	M	INB	Consultant	happletonjr@baha.com	088658125	[Signature]
6	T. Alexander Brantley	M	LIS	AA-USAID	alexanderbrantley@gmail.com	0777457521	[Signature]
7	Jasper T. Yanbo	M	LIS	SA-USAID	jasperyanbo@gmail.com	088620518	[Signature]
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9	Jerry G. Dunlap	M	FDA	TA	jdunlap@fda.gov.la	0776465389	[Signature]
10	Jerry G. Dunlap	M	FDA	TA	jdunlap@fda.gov.la	088620518	[Signature]
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16	Augustine A. S. Tooklor	M	LKA	Asst. Dir.	atooklor@fda.gov.la	077646538	[Signature]
17	Philip D. George	M	MDCT	Secretary	philipd@fda.gov.la	0777414262	[Signature]
18	Philip D. George	M	LNFS	Chief of Planning	philipd@fda.gov.la	088620518	[Signature]



Forestry Development Authority (FDA)  
Liberia Forest Economy Project (LIFE-P)  
Republic of Liberia

Stakeholder Engagement Consultation Meeting for GOL MACs

Date: March 24, 2020

Attendance Sheet

No.	Name	Sex	Institution	Position	Email	Contact #	Signature
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26	Kudolph J. Mensah Sr.	M	FDA	MD	mensahkj@gmail.com	088620518	[Signature]



Forestry Development Authority (FDA)  
Liberia Forest Economy Project (LIFE-P)  
Republic of Liberia

Stakeholder Engagement Consultation Meeting for NGOs/CSO/Private Sector

Date: March 25, 2020

Attendance Sheet

No.	Name	Sex	Institution	Position	Email	Contact #	Signature
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10	George H. Appleton, Jr.	M	INB/IS	Consultant	happletonjr@baha.com	088658125	[Signature]
11	Salomon K. Thompson	M	FDA	Asst. Dir.	salomonk@fda.gov.la	0777414262	[Signature]
12	Nicolas A. Tamba	M	FDA	Asst. Dir.	ntamba@fda.gov.la	0777414262	[Signature]
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Forestry Development Authority (FDA)  
Liberia Forest Economy Project (LIFE-P)  
Republic of Liberia

Stakeholder Engagement Consultation Meeting for NGOs/CSO/Private Sector

Date: March 25, 2020

Attendance Sheet

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23	Emmanuel Dyerley	F	FDA	MD/ICS	emmanueldyerley@gmail.com	077530112	[Signature]
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25	Jerry G. Dunlap	M	FDA	TA	jdunlap@fda.gov.la	0777414262	[Signature]

# RF LIFE-P (P508345)

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Grand Cape Mount County  
Stakeholder Engagement  
Date: April 3, 2020

#	Name	Institution	Position	Email	Contact #	
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8	Victor					
9	G. Alvin					
10	Gertrude					
11	Jerry G.					
12	Auntie					
13	Marcus					
14	Emma					

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Grand Cape Mount County  
Stakeholder Engagement  
Date: April 04, 2020

#	Name	Institution	Position	Email	Contact #
1	Muniru Fahnbulleh	Cape Mount	Town Chief		0776892301
2	Mohammed H. Fahnbulleh	Cape Mount	Citizen		0774207298
3	Awele P. Sombai	Cape Mount	Citizen		0770973488
4	Arnoldi Maruse	Cape Mount	Citizen		0770403888
5	Alieu Foa Bai	Semboum	Teacher		0778424573
6	Mutris Hot	Cape Mount	Citizen		0899282162
7	Fahnbulleh	Cape Mount	Citizen		0899199255
8	Samuel P. Sombai	Cape Mount	Elder		0778674383
9	Siadamba	Cape Mount	Citizen		0774418952
10	Siadamba	Cape Mount	Secretary		0778948512
11	Siadamba	Cape Mount	Citizen		0775147794
12	Siadamba	Cape Mount	Citizen		
13	Siadamba	Cape Mount	Citizen		0778242000
14	Siadamba	Cape Mount	Citizen		0778242122
15	Siadamba	Cape Mount	Citizen		0778242122
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17	Siadamba	Cape Mount	Citizen		0778242122
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**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Grand Cape Mount County  
Stakeholder Engagement  
Date: April 5, 2020

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4	Norrey Z Sombai	Cape Mount	Citizen		0770374737
5	Barah Sombai	Cape Mount	Citizen		0770231100
6	Siadamba Sombai	Cape Mount	Citizen		0775914862
7	Kidatu Passawle	Cape Mount	Citizen		
8	Mwasa	Cape Mount	Citizen		
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**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Loh County  
Stakeholder Engagement  
Date: April 9, 2020

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13	Houna Maragoo	CA	Member		
14	Fatmata Kromah	CA	Member		
15	Martina Kromah	CA	Member		
16	Musu Dukuly	CA	Member		

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Goropou County  
Stakeholder Engagement  
Date: April 7, 2020

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**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Loh County  
Stakeholder Engagement  
Date: April 11, 2020

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4	Yasah Fahnbulleh	Citizen	Citizen		
5	Margyn Richards	Citizen	Citizen		
6	Jetta Vonger	Citizen	Citizen		
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**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Minba County  
Stakeholder Engagement  
Date: April 11, 2020

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9	Van				
10	Kofi				
11	Chia				

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Minba County  
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Date: April 11, 2020

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**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Grand Gedeh County  
Stakeholder Engagement  
Date: April 12, 2020

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6	John G. Smith	FDA	Chief	john.g.smith@gmail.com	0886920527
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**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Minba County  
Stakeholder Engagement  
Date: April 11, 2020

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7	Tennah Samba	CHA	Citizen		
8	Musu Yehony	CHA	Citizen		
9	Yoffa G. Kollie	CHA	Women leader		
10	Harmie G. Kollie	CHA	North leader		
11	Hula G. Kollie	CHA	North leader		
12	Wankie N. Kollie	CHA	Citizen		
13	Marta J. Kollie	CHA	Citizen		
14	Kofi Kollie	CHA	Citizen		
15	Nyarah Kollie	CHA	Citizen		
16	Fatmata Goye	CHA	Citizen		

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Minba County  
Stakeholder Engagement  
Date: April 11, 2020

#	Name	Institution	Position	Email	Contact #
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**Forestry Development Authority (FDA)**  
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Grand Gedeh County  
Stakeholder Engagement  
Date: April 12, 2020

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4	Kevin R. Y.	FDA	Key Officer	kevinr.y@gmail.com	0772050731
5	Austin S. Pau II	FDA	Admin	austins.pau@gmail.com	0885915155
6	John G. Smith	FDA	Chief	john.g.smith@gmail.com	0886920527
7	Charles Taweh	FDA	Chief Park	charles.taweh@gmail.com	0772294977
8	Agnes S. D. D.	FDA	Personnel	agness.d.d@gmail.com	0886920528
9	Abraham D. Kollie	FDA	Contract	abraham.d.kollie@gmail.com	0772294979
10	Charles Chayer	FDA	C.O.C	chayerc@gmail.com	0881146638
11	David S. Samba	S. D. F	Case Officer	dsamba@gmail.com	0772294980
12	Moses Z. H. Kollie	FDA	Officer	moses.z.h.kollie@gmail.com	0886827688
13	Abraham S. Peavos	FDA	L.E. Ranger	abraham.s.peavos@gmail.com	0886827689
14	Samuel R. Kollie	FDA	L.E. Ranger	samuel.r.kollie@gmail.com	0886827690
15	William J. Bob	FDA	L.E. Ranger	william.j.bob@gmail.com	0886827691
16	James F. Nuloh	FDA	Analyst	james.f.nuloh@gmail.com	0776103151

RF LIFE-P (P508345)

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Grand Gedeh County  
Stakeholder Engagement  
Date: April 13, 2026

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13	Muhammad Z. Mubaday	F.D.A	Inspector		0772011431
15	Willie S. S. S.	F.D.A	Game Warden		0770636065
17	M. Bass & Gbenyan	L.N.P	Gen. Commander		0770702743
21	A. Kpogel B. B. B.	FDA	Land Enforcer		0773570231
24	Alex. Theresa Grant	MOLG	Superintendent	cherie135@gmail.com	0776530702
25	Jatta Toe	Youth Chairlady	Youth Chairlady		0555805790
26	Rebecca Zeh		Asst. Youth Chairlady		
25	Massa Wessah		Chairlady		
26	Jetai Sordah		Asst. Chairlady		
27	Bendu Tarr		Citizen		
28	Yuki Grear		Citizen		
29	Comfort Yallo		Citizen		
30	Nyablice Dugbah		Citizen		
31	Wade Gaye		Citizen		
32	Tarhe Nyar		Citizen		

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Grand Kru County  
Stakeholder Engagement  
Date: April 14, 2026

#	Name	Institution	Position	Email	Contact #
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3	Abdullah Lawrence Y. Kumb	L.N.F.S	Commander		0723458580
4	Samuel G. G.	NSA	DIC		0728600305
5	James J. Juban	L.D.F.A	Operative		0776500090
6	Emmanuel M. Doe	F.D.A	O.P.C		0776823394
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8	Victor K. Nyangbia	IFES	Officer		077148323
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10	Allison M. Dahn	A.D.-L.N.P	A.D./L.N.P		0776725740
11	William N. Bimb	Dugba	Youth President		0776512055
12	Susana K. Washue	Dugba	Women Leader		0771590103
13	Sissey Z. Zallali	Dugba			072532524
14	Amma B. Jobee	Dugba	F.O.S		0772513075
15	Ruth Williams	Dugba	Youth		
16	Mary Wreh	Dugba	Member		0772791897

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Grand Kru County  
Stakeholder Engagement  
Date:

#	Name	Institution	Position	Email	Contact #
17	Charles N. Wambus	IFES	Chair Chief		0772347289
18	Theophilus K. Nyemah	D.D.K. Dugba	City Mayor		0770258747
19	Augustine K. Nyelba		City Mayor		077052694
16	Sally M. Nyelba		Youth V.P		077052694
15	Susana P. Washue Jr	Dugba	Shop Commis		077052694
18	Rekotee Slayah		Member		
19	Joseph Wreh				
19	Musy Sleyon				
20	Jah Z. Norkoh	Dugba	Women Member		
21	Jackline Sorkan				
22	Masother Teekloh		Elder Woman		
23	Augustina Teekloh		Citizen		
24	Nyablice Nyelba				
25	Michael B. Barber	FDA/LIFE-P	Env. Specialist	barberm30@gmail.com	086670028
26	Joseph G. Bualaph	FDA/LIFE-P	Social Point	jgualaph@gmail.com	086664892
27	Aurite Klch Harman-Davis	FDA/LIFE-P	Social Safeguard	auriteh@gmail.com	0866771673

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
River Gee County  
Stakeholder Engagement  
Date: April 15, 2026

#	Name	Institution	Position	Email	Contact #
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5	Anthony C. Bobber	M.L.G	Inspector		0776365078
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7	JERRY J. Wichea	M.L.G	Electrician		0774299212
8	Quayee Joe	M.L.G	Security		0773549982
9	Martina Walker	M.L.G	HR Officer		077589061
10	D. Godfred Wreh	M.L.G	AA		0775305872
11	Nyablice Bohn		Citizen		
12	Kolu Geeplay		Citizen		
13	Wahyes Dureh		Citizen		
14	G. Beagle Joe		Citizen		
15	Taylor Kpebe		Chairlady		
16	Deye Zarbah		Citizen		

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
River Gee County  
Stakeholder Engagement  
Date:

#	Name	Institution	Position	Email	Contact #
17	Mycene Bleh		Citizen		
18	Tafyon Tarr		Asst. Chairlady		
20	Jeweloh Dureh		Youth Chairlady		

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Since County  
Stakeholder Engagement  
Date:

#	Name	Institution	Position	Email	Contact #
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36	Zaeline Davis		Member		
35	Michael B. Barber	FDA/LIFE-P	Env. Specialist	barberm30@gmail.com	086670028
36	Joseph G. Bualaph	FDA/LIFE-P	Social Point	jgualaph@gmail.com	086664892
37	Aurite Klch Harman-Davis	FDA/LIFE-P	Social Safeguard	auriteh@gmail.com	0866771673

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Since County  
Stakeholder Engagement  
Date: April 20, 2026

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**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Riversess County  
Stakeholder Engagement  
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3	...				0773039885

**Forestry Development Authority (FDA)**  
LIBERIA FOREST ECONOMY PROJECT - (LIFE-P)  
Grand Bassa County  
Stakeholder Engagement  
Date:

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21	Rebecca Scott		Member		
22	Rebecca U		Member		
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*RF LiFE-P (P508345)*

Annex 3: Stakeholder Consultation Photo Log



**RF LiFE-P (P508345)**



**RF LiFE-P (P508345)**



**Annex 4: Screening Form for Land Acquisition and Resettlement**

Name of sub-component: \_\_\_\_\_  
District: \_\_\_\_\_  
County: \_\_\_\_\_  
Name of person completing the form: \_\_\_\_\_  
Position of person completing the form: \_\_\_\_\_

**Section 1:**

Is the land to be used for the sub-component owned entirely by the Ministry or by another government agency and is this ownership uncontested?

Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, Skip Section 2. Go directly to Section 3. If No, Proceed to Section 2

**Section 2:**

Is any of the land owned by individuals or households? Yes \_\_\_\_\_ No \_\_\_\_\_

[note: the land does not need to have official ownership deeds, but can be recognized by the community as owned by individuals or households]

If Yes, about how many individuals or households? \_\_\_\_\_

What is the size of the land area (m2)? \_\_\_\_\_

Is any of the land considered community property? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, what is the size of the land area (m2)? \_\_\_\_\_

If answered 'Yes' to any of the questions in Section 2, please discuss this with Project manager and Social Specialist for next step.

**Section 3:**

Is anyone living on the land (even if it is not their property)? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, how many individuals \_\_\_\_\_ or households \_\_\_\_\_?

Is anyone using the land for agriculture (even if it is not their property)? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, how many individuals \_\_\_\_\_ or households \_\_\_\_\_?

Is anyone using the land for another non-agricultural type of livelihood? Yes, \_\_\_\_\_ No \_\_\_\_\_

If Yes, what type of use? \_\_\_\_\_ how many individuals \_\_\_\_\_ or households \_\_\_\_\_?

Is anyone using the land for any other purpose? Yes, \_\_\_\_\_ No \_\_\_\_\_

If Yes, what type of use? \_\_\_\_\_ how many individuals \_\_\_\_\_ or households \_\_\_\_\_?

If answered 'Yes' to any of the questions in Section 3, please discuss this with Project manager and Social Specialist for next step.

**Annex 5: Eligibility Criteria and Entitlements**

Affected Assets	Type of impact	Entitled Units	Eligibility Criteria	Entitlement
Land	Permanent acquisition of land	Landowner (individual, family, community)	Owns the affected plot of land under Liberia laws including customary	<ul style="list-style-type: none"> <li>▪ In-kind compensation (land to land) for land-based displacement at a suitable location comparable to the previous land or better</li> <li>▪ Cash compensation for land is determined by prevailing market rates where primary livelihood is not land based and where there is satisfactory demonstration of lack of adequate land or strong preference by the PAP.</li> <li>▪ Land replacement for community Lands or if unavailable, compensation be paid to the community with their full consultation and participation.</li> <li>▪ Cash compensation covering all administrative, land registration and transfer fees</li> </ul>
	Temporary occupation of land	Landowner (individual, family, community) and legal occupier/tenant	Owns the affected plot of land under Liberia laws including customary	<ul style="list-style-type: none"> <li>▪ Compensation (in cash or kind)- for the period of occupation based on terms of occupancy as agreed among the parties. Compensation for loss of crops or assets on the land during the period of occupancy at full replacement cost.</li> </ul>
Crops (food/cash crops and economic trees inclusive)	Destruction of or damage to standing crops	Owner or Farmer--egal or illegal occupier	Have grown the affected crop (regardless of related plot ownership)	<ul style="list-style-type: none"> <li>▪ Cash compensation for standing crops counted at valuation date and based upon updated current Survey Department rates</li> <li>▪ Cost of replanting to the same maturity level, the estimated life and harvest from tree (fruit trees)</li> <li>▪ Disturbance allowance of 10% of cash compensation amount or at a rate determined by the LiFE-P</li> <li>▪ Farmers will be notified in writing a minimum of 90 days before the commencement of any project intervention on their cultivated land, to allow sufficient time to complete the growing cycle and harvest all standing crops before project entry.</li> </ul>
Economic Trees / Perennial and Cash Crop Trees and other trees cultivated for their regular productive output)	Permanent loss of producing or non-producing perennial or cash crop trees due to land acquisition, site clearance, or conservation activity	Landowner, tenant, or farmer	PAP must have planted or be actively managing the affected trees at the time of the census and cut-off date. Entitlement applies regardless of whether the PAP holds formal title to	<ul style="list-style-type: none"> <li>▪ For mature producing trees: cash compensation at full replacement cost equivalent to the current market value of the affected tree's annual production, multiplied by the number of years required to grow a replacement tree of the same species to full production stage,</li> <li>▪ Compensation is based on type, age, and productive capacity of the affected tree. Plus: replacement seedlings and establishment inputs at current market cost; a transitional income allowance covering the income-foregone re-establishment period; and a</li> <li>▪ 10% disturbance allowance.</li> <li>▪ For immature non-producing trees: cash</li> </ul>

**RF LiFE-P (P508345)**

Affected Assets	Type of impact	Entitled Units	Eligibility Criteria	Entitlement
			the land.	compensation equivalent to the full cost of all establishment inputs invested in the affected trees (seedlings, fertilizer, labour) at current replacement cost, plus cost of replacement seedlings and re-establishment inputs at the new site and 10% disturbance allowance. <ul style="list-style-type: none"> <li>▪ For trees of cultural or medicinal significance: community-negotiated arrangement providing access to equivalent alternative resources; or cash compensation at the replacement value of equivalent mature trees at current local market rates and 10% disturbance allowance</li> </ul>
Timber Trees (commercial species and non-commercial naturally occurring trees with subsistence or household use value)	Permanent loss of standing timber trees on privately held, customary, or communal land due to land acquisition, plantation rehabilitation, degraded forest restoration, or protected area management activities	Individual landowner or community. Community governance body (CFMB) for timber on communal CFMA land	For commercial timber: PAP or community must hold customary, legal, or recognized communal rights over the land on which the timber stands at the time of the census and cut-off date. For non-commercial subsistence timber: PAP must have been actively using the affected trees for household or subsistence purposes at the time of the census.	<ul style="list-style-type: none"> <li>▪ For commercial timber trees on private or customary land: cash compensation at full replacement cost equivalent to the current net market value of the standing timber, calculated using FDA log auction prices for the relevant species at the time of valuation, minus actual harvesting and transport costs to the nearest log depot and a 10% disturbance allowance.</li> <li>▪ For non-commercial subsistence timber: cash compensation at the current local replacement cost based on local market rates and a 10% disturbance allowance.</li> <li>▪ For communal timber on CFMA land: community-level cash compensation at the net FDA log auction market value of all affected commercial timber trees, paid to the CFMB or designated community governance body, governed by the benefit-sharing provisions of the CFMA agreement and a community disturbance allowance of 10% of the total compensation value</li> </ul>
Structures	Destruction of immovable structures	Owner-	Owns affected structure	<ul style="list-style-type: none"> <li>▪ Compensation at full replacement cost of structure</li> <li>▪ Cost of moving (e.g. persons/ goods in the structure under or belonging to owner)</li> <li>▪ Disturbance allowance of 10% of cash compensation for full replacement or at a rate determined by the LiFE-P.</li> </ul>
		Occupant	Live in or use the affected structure on rental basis	<ul style="list-style-type: none"> <li>▪ Cost of renting a similar structure (e.g. for 6 months' duration)</li> <li>▪ Cost of moving out to a new place</li> <li>▪ Disturbance allowance of 10% of cost of renting</li> </ul>

**RF LiFE-P (P508345)**


Affected Assets	Type of impact	Entitled Units	Eligibility Criteria	Entitlement
			(Occupant different from owner)	similar structure or at a rate determined by the LiFE-P
	Relocation of movable structures	Squatter	Live in or use the affected structure as at time of census	<ul style="list-style-type: none"> <li>▪ Compensation for full replacement cost</li> </ul>
		Owner	Owns the affected structure	<ul style="list-style-type: none"> <li>▪ Cost of moving affected structure to new site</li> <li>▪ Disturbance allowance of 10% of cost of moving similar structure or at a rate determined by the LiFE-P</li> </ul>
		Occupant	Use or occupies the affected structure	<ul style="list-style-type: none"> <li>▪ Cost of moving occupants to new site</li> <li>▪ Disturbance allowance of 10% of cost of moving occupants to new site or at a rate determined by the LiFE-P [NB: if owner is same as occupant, he/she will not be entitled to this disturbance allowance].</li> </ul>
Livelihoods	Agriculture - destruction of economic or cash crop	Farmer, Tenant and user of land	Use affected land for farming as livelihood sources (emphasis on perennial crops. Annual crops can be harvested prior to land entry or destruction)	<ul style="list-style-type: none"> <li>▪ Cash compensation for any temporary loss of income or livelihood incurred as a result of the project during the transition period (period required to reestablish farms elsewhere).</li> </ul>
	Business	Business owner (may be distinct from owner of structure where business takes place)	Operate a business on Project affected land, regardless of the land ownership situation (including squatters)	<ul style="list-style-type: none"> <li>▪ Cash compensation for temporary loss of income or livelihood incurred because of the Project during the period required to re-establish the business to pre-project conditions</li> <li>▪ Provide alternative resources with equivalent livelihood-earning potential and accessibility.</li> </ul>
	Use of communal resources such as livestock grazing grounds (or involuntary restrictions to community assets)	User of such resources (can be individuals or communities)	Use communal resources as an element of livelihood	<ul style="list-style-type: none"> <li>▪ Assistance in identifying and accessing similar resources elsewhere possible</li> <li>▪ Cash compensation for temporary loss of income incurred because of the Project during the period required to access similar resources elsewhere/period required to provide alternative livelihood assistance</li> <li>▪ Provide livelihood assistance (access to loans, training etc.)</li> </ul>

**RF LiFE-P (P508345)**


Affected Assets	Type of impact	Entitled Units	Eligibility Criteria	Entitlement
Cultural heritage resources (e.g. sacred site, cemeteries/ graveyards).	Relocation or removal of cultural heritage resource	Owner (individual or community)	Use or pay homage to cultural heritage resource/ sacred site	Avoid any impact on cultural heritage resources by finding alternative locations. If impact is unavoidable, ensure successful relocation or removal of cultural resource/ sacred site in accordance with Chance Find procedures prescribed under the ESMF.
Vulnerable groups. People with special needs, Elderly, physically challenged, long term sick, Female Household Head and people living with HIV/AIDS	All types of losses			<ul style="list-style-type: none"> <li>▪ Transition assistance – removing and dismantling of assets.</li> <li>▪ Free transportation to relocation sites for moveable structures affected Assistance during the transition period.</li> <li>▪ Extra arrangements for psychosocial care and counselling before movement.</li> </ul>



Annex 6: Ministry of Agriculture crop and tree compensation guidance (2012/2014 updates)  
for agricultural Assets



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



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

Price Analysis

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

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

**Annex 7: Livelihood Restoration Plan (LRP) Template**

Introduction and Subproject Description Brief description of the LiFE-P subproject activity causing livelihood impacts; location; implementing entity; estimated duration.

All project-affected persons experiencing economic displacement defined as any loss of land, assets, or access to assets leading to loss of income or livelihood are entitled to livelihood restoration assistance under this LRP, consistent with ESS5. The level of support is proportionate to the severity of the loss. PAPs experiencing significant economic displacement including permanent or long-term loss of a primary livelihood source such as agricultural land, forest resource access, or business income are enrolled in the full LRP and provided with a comprehensive package of restoration measures, transitional assistance, and monitoring support. PAPs experiencing minor or temporary losses receive cash compensation and transitional assistance under the entitlement matrix and may access specific LRP components such as skills training or matching grants on a voluntary basis. Vulnerable households including female-headed households, widows, elderly-headed households, persons with disabilities, and chronically food-insecure households are automatically enrolled in the full LRP regardless of the magnitude of loss and receive six months of transitional support. LRP eligibility for each affected household is determined by the PIU Social Specialist based on the socioeconomic survey and census data and documented in the LRP register before the LRP is finalized and disclosed.

Legal and Policy Framework Reference to ESS5, ESS1, LRA 2018, Community Rights Law 2009, LiFE-P Resettlement Framework, and applicable Liberian legislation.

**Socioeconomic Profile of Affected Persons**

- Total number of affected households and individuals (disaggregated by sex, age, vulnerability status)
- Primary and secondary livelihoods of affected persons (subsistence farming, NTFP collection, fuelwood, charcoal, fishing, petty trade, artisanal mining)
- Estimated annual income and asset base of affected households
- Identification of vulnerable groups: women-headed households, elderly, persons with disabilities, youth without employment, households below poverty line

**Description of Livelihood Impacts For each affected livelihood, describe:**

- Nature of impact (loss of access to farmland, NTFP collection area, hunting ground, fuelwood source, fishing area, income stream)
- Severity (full loss vs. partial loss; temporary vs. permanent)
- Estimated monetary value of loss (annual income equivalent)
- Number and profile of persons affected per livelihood type

**Eligibility and Cut-off Date**

- Cut-off date: [date census completed and publicly disclosed]
- Eligibility criteria per ESS5 categories (formal rights holders; customary/recognized rights holders; no recognizable claim)
- Any affected person identified after cut-off date: not eligible for compensation but may receive transitional assistance subject to PIU review

**Livelihood Restoration Measures**

**RF LiFE-P (P508345)**

<b>Livelihood Impact Type</b>	<b>Restoration Measure</b>	<b>Target Group</b>	<b>Timeline</b>
Loss of farmland	Equivalent alternative land identified and transferred; or cash compensation at replacement cost + agricultural transition support	Affected farming households	Prior to restriction commencing
Loss of NTFP collection area	Alternative collection area identified; or in-kind support through NTFP cultivation/value addition training and inputs	Women and NTFP-dependent households	Within 3 months of restriction
Loss of fuelwood access	Efficient cookstove provision; alternative fuel source arrangement; community woodlot establishment	Women-headed households; elderly	Prior to restriction
Loss of hunting/bushmeat income	Alternative protein/nutrition support; livestock (small ruminants/poultry) starter package	Hunter households	Within 3 months of restriction
Loss of charcoal production income	Alternative livelihood training (agroforestry, NTFP processing); matching grant scheme linkage	Charcoal producers	Within 6 months

Transitional Assistance All households experiencing any livelihood impact shall receive transitional cash support equivalent to three months of affected income during the transition period while restoration measures are being established. Vulnerable households shall receive six months of transitional support.

**Consultation and Participation**

- Dates and locations of consultations conducted
- Number and gender breakdown of participants
- Key feedback received and how it was incorporated into the LRP
- Confirmation that affected persons understood their rights and entitlements

Grievance Redress Description of GRM accessible to affected persons; contact details of PIU GRM focal point; escalation pathways; timeline for resolution.

**Monitoring and Evaluation**

- Baseline livelihood indicators established at time of census
- Midterm review (12 months post-implementation): income recovery rate; asset recovery; food security indicators

***RF LiFE-P (P508345)***

- End-of-project evaluation: confirmation that livelihoods have been restored to pre-impact levels or better
- Independent monitoring: external social auditor engaged for annual LRP performance review

Budget [Detailed budget table with line items for each restoration measure, transitional assistance payments, monitoring, and administrative costs]

Implementation Schedule [Gantt chart or table showing all LRP activities, responsible parties, and timelines linked to subproject implementation schedule]



# Forestry Development Authority

The Republic of Liberia