

COUNTRY PROGRESS ASSESSMENT REPORT

ON

IMPLEMENTATION OF THE HABITAT NATIONAL PLAN OF ACTION

FOR

SUBMISSION FOR REVIEW AT THE ISTANBUL + 5 CONFERENCE

Submitted by

**The National Habitat Committee of Liberia
through the Government of the Republic of Liberia**

TABLE OF CONTENTS

INTRODUCTION AND BACKGROUND

OVERVIEW: IMPLEMENTATION OF THE HABITAT NATIONAL PLAN OF ACTION IN THE CONTEXT OF NATIONAL POST WAR RECONSTRUCTION

- I. Shelter
- II. Social Development and Eradication of Poverty
- III. Environmental Management
- IV. Economic Management
- V. Governance
- VI. International Cooperation

SECTION 1: SUMMARY OF THE IMPLEMENTATION EXPERIENCE OF THE NPA

- 1.01 Progress, Trends and Emerging Issues
- 1.02 Policy and Legislative Changes
- 1.03 Institutional Weaknesses and Obstacles Encountered
- 1.04 Lessons Learned and the Way Forward
- 1.05 Recommendations for Priority Action

SECTION 2: FUTURE ACTION AND INITIATIVES

- 2.01 Priorities for Shelter Development**
 - (a) Background
 - (b) Conceptual Framework for the Identification of Priorities
 - (c) Priority Issues and Related Activities
- 2.02 Priorities for Sustainable Urban Development**
 - (a) Background
 - (b) Conceptual Framework for the Identification of Priorities
 - (c) Priority Issues and Related Activities
- 2.03 Priorities for Capacity Building and Institutional Development**
 - (a) Background
 - (b) Conceptual Framework for the Identification of Priorities
 - (c) Priority Issues and Related Activities
- 2.04 Priorities for International Cooperation**
 - (a) Background
 - (b) Conceptual Framework for the Identification of Priorities
 - (c) Priority Issues and Related Activities

SECTION 3: MEDIUM TERM PROGRAM / PROJECT IMPLEMENTATION

SECTION 4: PROJECT IMPLEMENTATION PROGRESS AND MONITORING PROCESS

ANNEXES:

- Five Year (1996-2000) NPA Program / Project Activities.
- Summary of major conclusions from the national workshop for the review of the National Habitat Plan of Action for Liberia, development of framework for local plan of action formulation and preparation for Istanbul +5.
- Best Practices Recognition at the October 2nd, 2000 World Habitat Day Ceremony.

FOCAL POINT IDENTIFICATION

Insert Date:

Aug. 1

Type CITY and COUNTRY information Here:

Country:	Liberia
City:	Monrovia
UN Region:	Africa
(Africa, Arab States, Asia Pacific, Highly Industrialized, Latin America & Caribbean, Transitional)	
What is the rank of the city in the country (in terms of population)? (example: rank for Nairobi is 1 in Kenya)	
1	

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Country Level	
How Many cities are there in country?	26
What is the official Definition of a city?	The administrative seats of the 14 counties are by definition cities. The rest are politically determined.
What is the percentage of the total country population living in urban areas	45
What is the official Definition of urban areas?	A settlement having a population of 2000 inhabitants or more it is considered an urban area.

Chapter 1: shelter

1. Provide security of tenure

Indicator 1 – tenure types

City and country levels

Type of Tenure:

	1993	1998	1993	1998
	% of all households	% of all households	% of women-headed households	% of women-headed households
1. Formal Ownership:				
Owned	45	45	Nav	Nav
Purchasing (mortgage)	.50	.50	Nav	Nav
Sub-total	45.50	45.50	Nav	Nav
2. Tenancy				
Private rental	12	12	Nav	Nav
Social Housing	.05	.05	Nav	Nav
Sub-tenant	2.05	12.05	Nav	Nav
Sub-total	12.05	12.05	Nav	Nav
3. Squatter:				
Without rent			Nav	Nav
With rent	42	42	Nav	Nav
Sub-total	42	42	Nav	Nav
4. Other				
Homeless	.45	.45	Nav	Nav
Other				
Sub-total	.45	.45	Nav	Nav
TOTAL (should be equal to 100%)	100.0	100.0	12.4	Nav

please provide sub-totals if information is not available for the requested level of detail

Among those tenure status, which ones are the most precarious?

The most precarious are the squatters without rent and the homeless

What would be the estimated percentage of households with precarious tenure?

43

Indicator 2 - evictions

City and country levels

Number of evicted households

men-head households

women-headed households

all households

% of evicted from squatter settlements

	1993	1998	past five years 1993-1998
men-head households	nav	nav	nav
women-headed households	nav	nav	nav
all households	nav	nav	nav
% of evicted from squatter settlements	nav	nav	nav

Explain the main reasons of the decrease or increase in the number of evictions:

There are no available statistics on evictions.

2. Promote the right to adequate housing

Qualitative data 1: housing rights

Country level

1. Does the Constitution or national law

promote the full and progressive realization of the right to adequate housing?

include protections against eviction?

2. Are there particular impediments:

To women owning land?

To women inheriting land and housing?

To women taking mortgages in their own names?

To particular groups owning land?

Please name the groups. Residents of non-negroe descent

To particular groups inheriting land and housing

Please name the groups. Residents of non-negroe descent

To particular groups taking mortgages in their own names?

Please name the groups. Same as above

Please describe any changes in terms of housing rights since 1996

Indicator 3: House price and rent-to-income ratios

City level	1993	1998	
Median house price	25,000	35,000	A
Median rent	600	900	B
Median annual household income	1,520	1,250	C
Median household income of renters			D
House price / household income	16.45	28.0	A/C
House rent / household income	.395	.72	B/D
What changes do these results suggest in terms of housing affordability?			
<input type="text" value="There is an acute shortage of housing in Monrovia as a result of destruction of residences during the civil crisis especially the April 1996 fracas."/>			

3. Promote equal access to land

Indicator 4: Land price-to-income ratio

City level 1993					
	Land price		Income		
	Minimum price Of 1 m2	Maximum price of 1 m2	Median price of 1 m2	Median Household income per Month	Land price to income ratio
Highly developed land				(L)	
Developed land	Nav	Nav	Nav		Nav
Raw land	.39	.69	9.16		.07
	Nav	Nav	.496	126.67	.004

City level 1998					
	Land price		Income		
	Minimum price Of 1 m2	Maximum price of 1 m2	Median price of 1 m2	Median Household income per Month	Land price to income ratio
Highly developed land	Nav	Nav	Nav	(US\$ 1998)	Nav
Developed land	.49	.79	9.16	104.20	.09
Raw land	Nav	Nav	.494		.005

What changes do these results suggest in terms of land affordability?

While the price of raw land has gone up, the price development has

Remained the same but many persons can still afford to buy land.

4. Promote equal access to credit

Indicator 5: Mortgage and non-mortgage

City level		
% of dwellings purchased that are covered by mortgages	1993	1998
	Nav	0%
that are covered by non-mortgages	Nav	00
Total number of loans attributed		
Mortgage loans:	Nav	Nav
Non-mortgage loans:	Nav	Nav

What changes do these results suggest in terms of access to mortgage and non-mortgage loan?

These suggest that mortgage loans are hard to get in post crisis Liberia

5. Promote access to basic services

Indicator 6: access to water

City and country levels			
% of households with access to water:		1993	1998
all settlements		20	46
	within 200 m from the house		
informal settlements		Nav	Nav
	within 200 m from the house		
What changes on these results suggest in terms of access to water?			
As a result of the crisis a lot of NGO's as part of their humanitarian assistance installed a lot of hand pumps thereby making potable water available to more households.			

Indicator 7: household connections

City and country levels			
% households connected to:		1993	1998
In all settlements:	water	1.3	1.3
	Sewerage	1.3	1.3
	Electricity	22	5.0
	telephone	11	11
<u>In informal settlements:</u>			
	water	Nav	Nav
	sewerage	Nav	Nav
	electricity	Nav	Nav
		Nav	Nav
What changes do these results suggest in terms of access to services?			
Electricity and telephone lines were damaged during the fighting and services have therefore not been restored to many households			

Chapter 2: Social development and eradication of poverty

6. Provide equal opportunities for a safe and healthy life

Indicator 8: under-five mortality

City and country levels		
	1993	1998
female	Nav	163
male	Nav	184
TOTAL female and male	126	174

number of death for children below 5 years during the last 5 years
average number of live birth during the last 5 years

What are the reasons of the increase or decrease of child mortality?

If there is no notable change, what is planned to improve the level of child mortality?

The Ministry of Health in its 10-year plan has measures to address improved health delivery system including child mortality rate.

Indicator 9: Reported crime rates

City level	Annual number of victims			
	1993	male	female	all
Homicides	Nav	Nav	Nav	/1000 children
Rapes	Nav	Nav	Nav	/1000 population
Thefts	Nav	Nav	Nav	/1000 population
1998				
Homicides	Nav	Nav	Nav	/1000 children
Rapes	Nav	Nav	Nav	/ 1000 population
Thefts	Nav	Nav	Nav	/1000 population
What are the reasons of the increase or decrease of crimes?				
Do these results reflect the safety conditions for the population?				
No objective statement can be made in this area since there is no available statistics				

Qualitative data 2: urban violence

City and country levels		1993	1998
In the city or the country are there:			
a)	areas considered as dangerous or inaccessible to the police	no	no
b)	violence at school	no	no
c)	an official policy against domestic violence	yes	yes
d)	a crime prevention policy	yes	yes
e)	a weapon control policy	yes	yes
f)	victim of violence assistance programmes	yes	yes

7. Promote social integration and support disadvantaged groups

Indicator 10: Poor households

City level				
	1993		1998	
	Total number (‘000)	% of households	Total number (‘000)	% of households
Households	53,723		63,985	
Women-headed households	8,128		9,672	
Poor households	Nav	Nav	Nav	Nav
Poor women-headed households	Nav	Nav	Nav	Nav

	1993 US\$/month	1998 US\$/month
One person	Nav	Nav
Two persons	Nav	Nav
Average households	Nav	Nav

Definition of Poverty-line 1993

Poverty line has never been officially defined.

Definition of Poverty-line 1998:

Same as above.

What are the factors of the increase or decrease of poverty?

What measures have been undertaken to alleviate poverty?

Government in collaboration with the UNDP has undertaken several measures to alleviate poverty as such, sustainable livelihood, rural housing and support to small and medium size enterprises.

8. Promote gender equality in human settlements development

Indicator 11: female-male gaps

City and country levels 1993 data				
	female	male	1993 female-male gap	
Primary school enrolment ratio	72.4	72.5	15.2	%
Secondary school enrolment ratio	42.1	57.9	15.8	%
Tertiary school enrolment ratio	nav	nav	nav	%
Adult literacy rate	28	62	34	years
Life expectancy at birth	48.5	46.1	nav	%
Under-five mortality	nav	nav	nav	
Unemployment	nav	nav	nav	%
Number of elected or nominated Councilor at the local level per 10,000	nav	nav	nav	/10,000 population

City and country levels 1998 data				
	female	male	1998 female-male gap	
Primary school enrolment ratio	72.5	72.9	0.4	%
Secondary school enrolment ratio	nav	nav	nav	%
Tertiary school enrolment ratio	nav	nav	nav	%
Adult literacy rate	26	40	14	years
Life expectancy at birth	53.0	50.0	3.0	%
Under-five mortality	163	184	21	%
Unemployment	nav	nav	nav	%
Number of elected or nominated Councilor at the local level per 10,000	nav	nav	nav	/10,000 population
What measures have been undertaken to reduce the female-male gaps?				
Liberia has just launched the National Education Sector Master Plan and one of the policy goals is the encouragement of female enrolment.				

Chapter 3: Environment management

9. Promote geographically-balanced settlement structures

indicator 12 – urban population growth

City and country levels

The annual growth rate should be taken for the last five years (1993 – 1998)
If another reference period was taken for the calculation please indicate

Starting year	1993	ending year	1998	for the period
1993				
	Male population	Female population	Total population	
Metropolitan area	278.7	244.1	522.8	in thousand population
Urban Agglomeration	368.9	328.3	697.2	in thousand population
National Urban	646.6	631.4	1.3	in millions
National	1.4	1.4	2.8	in millions
1998				
Metropolitan area	347.3	304.1	651.4	in the thousand population
Urban Agglomeration	459.6	409.0	868.6	in thousand population
National Urban	805.6	786.7	1.6	in millions
National	1.7	1.6	3.3	in millions
Growth Rate:				
Metropolitan area	4.5	4.5	4.5	in percentage
Urban Agglomeration	4.5	4.5	4.5	
National Urban	4.5	4.5	4.5	
National	3.2	3.2	3.2	

10. Manage supply and demand for water in an effective manner

Indicator 13: Consumption of water

City level

	1993	1998	
Daily household Consumption / person:			
In all settlements	23	30	liters/pers/day
In informal settlements	23	30	liters/pers/d

What measures have been taken for reducing water consumption or increasing the water supply?

Is the demand-supply for water managed in an effective manner?

The only water treatment plant of the city is undergoing rehabilitation to restore damaged parts and to replace its inadequate auxiliary facilities to increase water supply.

Indicator 14: median price of water

City level

	1993	1998	
highest price	.03	.03	US\$/m3 (1000 liters)
lowest price	.03	.03	US\$/m3 (1000 liters)
median price in all settlements	.03	.03	US\$/m3 (1000 liters)

OPTIONAL:

Median price in informal
Settlements

.03

.03

What do these results suggest in terms of affordability for the population?

Have any new water pricing policy been introduced in the last 5 years?

The Liberia Water and Sewer Corporation in 1977 introduced a new tariff but that did not go down well with the ordinary customers. Management therefore commissioned a new study of the tariff policy which has yet not been implemented.

11. Reduce urban pollution

Indicator 15: Air Pollution

City level		1993	1998
	number of days exceeding WHO standards During the year	average annual concentration (micro g / m ³)	number of days exceeding WHO standards During the year
Sulfur dioxide (SO ₂)	nav	nav	nav
Nitrogen dioxide (NO ₂)	nav	nav	nav
Ozone (O ₃)	nav	nav	nav
Carbon monoxide (CO)	nav	nav	nav
Lead (Pb)	nav	nav	nav

WHO standards	Averaging Time	WHO Guidelines
Sulfur dioxide (SO ₂)	24 hours	125 micro g / m ³
Nitrogen dioxide (NO ₂)	24 hours	40 micro g / m ³
		200 micro g / m ³
Ozone (O ₃)	1 hour	120 micro g / m ³
Carbon monoxide (CO)	24 hours	10,000 micro g / m ³
Lead (Pb)		0.5 micro g / m ³

What do these results suggest about air pollution for the population?
 If data is not available, are there signs of increased air pollution?
 What measures should be undertaken to correct the trend?

Data not yet available for air pollution. However, a new commission called National Environmental Commission of Liberia has been established and may be able to provide the needed information in the future. The commission is mandated to set standards, control measures, monitor and report on environment. A comprehensive environmental policy is also being formulated.

Indicator 16: Waste water treated

City level

1993

1998

0%

0%

% of wastewater

results should include primary secondary and tertiary treatments

What do these results suggest in terms of quality of life for the population?

What measures have been undertaken to correct the trend?

Efforts are on the way to rehabilitate the only waste -water treatment plant in the city which was damaged during the crisis. However, there exist on site treatment on waste water by individual households through the means of septic tanks, soak-away, etc. pits.

Indicator 17 : solid waste disposal

City level

1993

1998

% of solid
wastes

% of solid
wastes

Sanitary landfill

0%

0.0%

Incinerated (in incineration plants)

0%

0%

Open dump

100%

100%

Recycled

0%

0%

Burned (openly)

Nav

Nav

Other

Nav

Nav

TOTAL

What measures have been undertaken to reduce the impact of solid wastes on the environment?

No physical measures have been undertaken to reduce the impact of solid waste on the environment. However, studies have been undertaken which identified sites for sanitary land filled but they are yet to be utilized due to technical and financial reasons.

12. Prevent disasters and rebuild settlements

Qualitative data 3: disaster prevention and mitigation instruments

In the city or the country are there

1993

1998

a) building codes based on hazard and vulnerability assessment

Yes

Yes

b) hazard mapping

Yes

Yes

c) disaster insurances for public and private buildings

Yes

Yes

Are disaster insurances compulsory for public buildings

No

No

What measures and actions have been undertaken in terms of disaster prevention and mitigation?

Is the capacity for post-disaster responses effective at the city level? What are the mechanisms in place?

There exist a National Disaster Relief Commission which has the responsibility to plan and coordinate disaster relief efforts. Mitigation measures such as beach erosion control and protection along the coast line of Monrovia have been put into place. These include rock barriers and selected areas for beach mining.

13. Promote effective and environmentally sound transportation system

Indicator 18: travel time

City level

1993

1998

average travel time

60 min

60 min

in minutes for a one-way trip

What do these changes suggest in terms of quality of life for the population?

What policies have been undertaken in order to make the transportation system more effective?

These figures suggest that there have been no improvement in transport services. However, the Ministry of Transport is working on a number of policies and strategies for land transport to make the system more effective. These include parking regulations, separation of pedestrians from vehicles in the city center, rehabilitating traffic signal control systems, and re-routing of buses.

INTRODUCTION AND BACKGROUND

Based upon the request of the Government of Liberia for assistance, the United Nations contracted the services of the consultant, Sylvanus B. O'Connor, to prepare this "Country Report and National Plan of Action in Liberia". The request was made in response to the United Nations Center for Human Settlements (Habitat) call for countries to assess progress made thus far, in the implementation of the Habitat Agenda, as set forth in their National Plans of Action (NPA), prepared and submitted to the Istanbul, Turkey, "City Summit", of 1996. This report fulfills that requirement, for synthesis and presentation to the United Nations General Assembly at its June 2001 special session (Istanbul + 5).

The report has been prepared in accordance with the contract terms of reference, and the reporting format provided by UNCHS (Habitat). The consultant worked under the guidance of the Ministry of Planning and Economic Affairs (MPEA); closely with the National Habitat Secretariat (NHS) of the National Habitat Committee of Liberia (NHCL); and the liaison group appointed by the committee established at the NPA review national workshop to oversee the preparation of the report. The comments and recommendations made at the above national workshop held to ensure broad-based participation in the review of the habitat NPA for Liberia, and development framework for local action (LPA) formulation, in preparation for this submission, were incorporated. The national workshop was held with technical assistance fielded by UNCHS (Habitat), in a one man mission to Liberia, namely, Dr. Shekou Sesay, Inter-Regional Adviser, UNCHS (Habitat), Nairobi

The report was prepared with inputs from discussions with persons and institutions (government and private) associated with the implementation of programs relevant to the sections to be covered in the report. Relevant resource materials, data and information, including the updated Shelter and Urban Indicators Report provided the major source of reference material.

Finally, a draft report was prepared, circulated for review by the designated national report preparation committee, and amended as required. This submission represents the final report as approved by all of the stakeholders, under the umbrella of the NHCL.

OVERVIEW

Liberia was experiencing transformation from war to peace in 1996 when the NPA¹ for the Habitat II "City Summit" was being prepared. As democratic elections approached, the anticipated daunting and immediate tasks which the government envisaged were returnee resettlement and community reintegration; consolidation of peace and security; post war reconstruction, and economic revitalization. The context for preparation of the NPA was therefore to formulate strategies and programs capable of adequately ensuring the supportive role of human settlements and related activities to these national post-conflict endeavors. Major problems that could threaten smooth implementation were anticipated. Firstly, poor organizational, material, human and logistical capacities, as well as limited local financial resources, could not provide the required level of back stopping support to implementation. Secondly, donor support to the extent of the scale of need could not be guaranteed. Hence, capacity building across sector agencies and civil society stakeholders was considered a national priority for boosting local inputs toward reconstruction implementation.

The conceptual framework of the NPA is essentially based on an integrated approach to post conflict reconstruction of human settlements in Liberia. In it, the recipe for smooth transition from emergency relief to sustainable development is founded on an all-inclusive participatory platform, to ensure the optimization of diverse inputs of all interest groups. For Liberians, the ultimate indicators of the return to sustained normalcy, reflected in economic progress and social development, should be manifested in the overall improvement of the living standards of people and their reconstructed communities. The undesirable images of the past characterized by under-development amid growth, are not to be allowed to re-emerge. To this end, the NRP program objectives implemented in line with the habitat NPA, is to ensure accrual and measurement of progress in such practical terms, in addition to improved GNP and GDP figures. Evidently, the development strategy focus on partnership with civil society endeavors to secure access to the inputs that enable people and community groups participate effectively in re-molding the past, while projecting the future. The responsive umbrella strategy adopted therefore, seeks to perpetuate a framework that enables the optimum mobilization of local resources for reconstruction and development, by harnessing and nurturing the resolve of Liberians to rebuild and sustain the return to normal life.

The NRP provides the national reconstruction implementation framework for the NPA. Program objectives of the NPA dovetailed into the NRP's², ensuring synergy in their conceptual frameworks, and enhancing complementarity and focus during implementation. The government's endorsement of the Habitat National Report demonstrated to other stakeholders commitment to their expressed right to shelter, and moreover, the political

¹ Habitat, National Plan of Action, 1996

² Post War National Reconstruction Program, 1998

will (or covenant) to share the decision making responsibilities of post conflict nation re-building with beneficiaries - the people. Hence, the foundation was set for establishing a nexus for reconstruction and development between government and civil society.

The major tools for restoring and sustaining peace in the post-war era were encapsulated in the need to resettle and engage refugees in life-sustaining economic activities and food production. In the order of priorities, food production to alleviate reliance on relief is deemed paramount. The re-construction of human settlements to support re-settlement and agricultural activities have the potential to and provide the means to support sustainable livelihood activities, in the marketing of skills, agricultural production and locally manufactured reconstruction and farming items.

Most of the issues which the objectives in the NPA sought to address cut across sectors, calling for an integrated program planning and implementation approach. The NPA preparatory processes succeeded in setting coordinated reconstruction targets, but effective implementation has been hampered by a number of factors, including the lack of cohesion within the body of implementing partners. Experiences indicate that implementation is significantly affected by inadequacies in institutional capacities and structures at the governmental level, particularly of the lead human settlement sector agencies - MPEA³, MIA⁴, MCC⁵, MPW⁶, MRD⁷, NHSB⁸, NHA⁹, and the NHCL¹⁰. Furthermore, comprehensive policies for shelter and urban development to facilitate efforts to articulate sustainable human settlement development with economic and social development are lacking. For instance, stakeholders are unanimous on the need for reformed land policies and legislations which would seek to harmonize diverse interests in shelter development, nature conservation, mining, agriculture and domestic fuel.

The establishment of the NHCL has through its secretariat, the NHS, operated since 1998 under the principal mandate to create and nurture a forum for coordinating and monitoring reconstruction and development program formulation, as well as networking the participation of all stakeholders in the public, private and community sectors. Success in these ventures is initially predicated upon the achievement of effective inter-governmental agency cooperation and collaboration. This is one of the major task of coordination for the NHCL. Thus far, the NHS has succeeded in establishing itself as the broad-based national focal point for ensuring effective coordination of habitat activities in Liberia.

³ Ministry of Planning & Economic Affairs, R. L.

⁴ Ministry of Internal Affairs, R. L.

⁵ Monrovia City Corporation

⁶ Ministry of Public Works, R. L.

⁷ Ministry of Rural Development, R. L.

⁸ National Housing & Savings Bank, R. L.

⁹ National Housing Authority, R.L.

¹⁰ National Habitat Committee of Liberia.

(i) SHELTER

Despite lack of clear cut shelter and urban development policies, implementation of some program activities got underway within the framework of the NPA. The key ones are the UNDP sponsored Rural Housing Project (LIR/99/004), (1999); the Habitat for Humanity Rural Housing Development Project, (2000); the Don Bosco Rehabilitation and Skills Training Program, (1990), and the GOL sponsored Women Shelter Fund, (2000). Shelter Afrique has shown interest in extending credit for home restoration and improvement, through a local intermediary financial institution. It is early to make profound statements on the implementation experiences. Nevertheless, experiences thus far indicate the significant potential of these programs to open up entry points for participation by other sectors. Community mobilization and participation, reinsertion of the displaced; creation of housing delivery systems; gender sensitivities; multiplier effects of construction; environmental impact assessment; and the emergence of housing and settlement (urban and rural) policy issues, are some of the entry points.

Eventhough the NHCL has maintained some measure of coordination and monitoring participation in these programs, the capacity of its operational arm, the NHS, needs strengthening to maintain effective impact through consolidation of its activities. Operational obstacles are experienced in the areas of lack of adequate logistics for the collection and dissemination of information; research; and networking with international organizations. Furthermore, scarce financial resources curtail the means of lending effective program development support to other stakeholders, as have the scarcity of specialized technical expertise.

At the fundamental level, the shelter component of the 1996 NPA focused on the post conflict re-construction of rural settlements to support returnee resettlement, community reintegration and economic regeneration. With these experiences being unprecedented in Liberia, implementation is strenuous in an environment devoid of the required authoritative overall policy framework for addressing such tasks. For instance, the prime national institution for shelter development, the NHA, operates without a shelter policy. It is currently preoccupied with transforming its focus from producing and managing housing estates to facilitating the production of housing and shelter components, with emphasis on low and low - medium income urban and rural income earners. Meanwhile the MIA, the lead government agency for urban and rural settlement planning and management, does not have a comprehensive policy by which to operate, nor a responsive strategy framework that could articulate shelter needs in the context of post conflict rural and urban settlement development.

The issue of development of appropriate strategies for shelter and human settlement development that would eventually evolve into a conducive policy framework in the short term, is crucial to the successful implementation of the NPA and NRP reconstruction objectives. This is what the NPA sought to achieve, once lack of policy and an operational strategy framework in the sphere of human settlements development, accentuating participatory

planning and management processes, involving all levels of the community and local government, in the short, medium and long terms were singled out by the NHCL stakeholders, as one of the major obstacles to implementation. But assistance funding for this and other crucial issues, such as training in areas of deficiencies relating to human settlements basic policies and strategies, have not been forthcoming from the international community.

Land tenure, management and administration, have emerged in diverse manifestations as key issues that require attention in the short term. With the resumption of peace, closely followed by accelerated informal sector life-sustaining activities in mining, agriculture, charcoal production, housing development with indigenous materials, as well as formal sector logging activities, have placed competitive pressures on land. According to program implementation review committees, communities readily provide land for housing development programs. Despite this, the need to formulate an appropriate land tenure system that will articulate the issues of land-use and environmental management, has been unanimously stressed by stakeholders. Hence, the necessity for a comprehensive land-use policy, has re-emerged as a pre-requisite for the sustainable reconstruction and development of human settlements, in post conflict Liberia.

(ii) SOCIAL DEVELOPMENT AND ERADICATION OF POVERTY

Significant changes have occurred in Liberia since the last attempt was made at developing a poverty profile for Liberia. The decade of the 1980s, following the coup, saw the level of per capita income decline at the rate of 2.5% per annum, in Liberia. The war worsened an already deteriorated situation, to the extent that by 1996, 80% of the population were assessed to be below the poverty line, as unemployment rose steeply to between 80-90% in all sectors. With the per capita income falling from US\$ 485 to US\$ 250, living standards and conditions plunged, along with most areas of social development.

Poverty is often manifested in homelessness, poor and inadequate housing, and hunger. Hence, the reconstruction strategy for the achievement of social development and poverty alleviation aims fundamentally at promoting the development of basic shelter facilities, especially for the most vulnerable groups - returning refugees, women headed households, and ex-combatants - and income generating life-sustaining activities, and food security. The NPA attaches significant importance to the potential of building construction and its related activities to provide income generating activities, impart skills, and facilitate grass root entrepreneurial development in rural areas. The UNDP sponsored Rural Housing Project and the Don Bosco Skills Training Project are formulated with these outputs in mind. Feedback signals from the implementation of these projects express the need for concerted integration of sectoral reconstruction activities, if the desired programmed impulses from the projects are to be felt, and be made sustainable. For instance, access to shelter is influenced by affordability, which is in turn facilitated by the production, marketing and consumption of local and indigenous materials and skills, at the community level. This scenario calls for viable and sustainable markets, buttressed by

the availability of ample employment opportunities, wherein entrepreneurial development could flourish and be sustained. Ultimately, spatial planning linked to long range economic development planning should be the matrix for this agenda to unfold.

The evolutionary framework necessary to pursue this long term objective forms an integral part of the medium term policy objectives of the "Medium Term Program for Economic Recovery and Reconstruction", being prepared for the forthcoming second donors conference on post-war economic reform and reconstruction of Liberia. The medium term policy objectives seek to *"expand economic recovery in all sectors by reducing poverty, maintaining a stable macro-economic environment, and pursuing a sustainable external position"*. Effective participation and monitoring of implementation activities under this program objective by habitat stakeholders should assist in the gradual build-up to achieving sustainable human settlements in post-war Liberia.

(iii) ENVIRONMENTAL MANAGEMENT

Since peace has been restored to Liberia, immense pressures are being exerted on the environment, particularly on land-based natural resources as a result of accelerated exploitation by commercial business enterprises, and communities for life sustenance. The impact of uncontrolled and intense logging and shifting cultivation by small-scale loggers and subsistence farmers continue to threaten forest resources and exacerbate occurrences of soil erosion and mud slides. Logging remains one of the principal income generating activities in Liberia, but as a formal sector economic activity is subject to statutory and regulatory controls, that allow for activities to be streamlined to accommodate the multi-faceted demands of national interests. On the contrary, traditionally informal sector activities such as charcoal producers, wild-life hunters, pit drawers, and small scale miners and farmers are not subject to such regulatory controls, and continue to wreak havoc on the environment.

With the onslaught of returning refugees eager to construct shelter and produce food, this situation can only worsen if the NPA and NRP community based reconstruction strategic framework is not transformed into a concrete and controlled set of actions. As the application of appropriate technology becomes widespread in housing construction, the mining of soil for adobe blocks production, cutting of round poles for roof construction and the like, will increase. The apparent threat of such heightens the need to reinforce measures that will articulate mechanisms for controlled and sustainable utilization of natural resources, and help stem human disasters such as mud slides and widespread erosion.

In the setting of Monrovia and other urban areas, the priority is on waste disposal management, and pollution control of rivers and streams. The inhabitants of reclaimed swamp lands and river banks, often lacking in proper sanitation, dispose of garbage and sewer directly into swamps and rivers, with obvious consequences of health risk and threat to marine life. The institution, MCC, with the assigned municipal management responsibilities

including enforcing compliance to codified waste disposal and sanitation standards in Monrovia, is woefully incapable of doing so, due to lack of resources in all areas. The dissemination of information and training on the application of alternative techniques and methods to such tasks has not been integrated into the mainstream operational action plan.

The government acknowledges the necessity to engage the rural and urban populations in its quest to encourage sustainable management, conservation and utilization of forest and marine resources. In this regard, a Commission on Environmental Protection, Nature Conservation and Sustainable Management and Utilization of Natural Resources was established in 1999. Its mandate is to conduct in-depth review of immediate environmental related development problems and prepare policies to commence a more rational program of Environmental and Natural Resource Management. Already, concrete actions are being undertaken to abolish the exportation of round logs, in favor of sawn timber. The aim is to industrialize the logging sector, through the establishment of saw mills, which, when situated near strategically located settlements will help generate employment and increase revenue. Other interventions underway are the establishment of charcoal wood plantation near urban areas, and reforestation of exploited forest lands in the rural areas.

In the long run however, international cooperation and assistance is required in devising and promoting actions to save Liberia's rain forests and marine life, and assuring grass root participation in doing so.

(iv) ECONOMIC MANAGEMENT

With regards the financial management sector, the NRP expresses government's support for a private-sector led revival of the post-conflict economy. A number of reform and reform review measures aimed at achieving this broad objective have been set into motion. Among them are measures which embrace fiscal discipline; financial and monetary control; and external debt service restructuring. For the reconstruction of the human settlement sector, the aspect of ongoing reformation of the financial sector which targets poverty alleviation measures to enhance individual capacities in the reconstruction of homes, is supportive of current efforts to build an enabling environment. Consistent with this are the following on-going credit schemes targeted at local small scale and informal sector businesses, and disadvantaged groups in society: The NIC¹¹ sponsored "Micro-Enterprise Finance Program"; the GOL¹² sponsored "Women Shelter Fund", aimed at women headed households; and the "Small Business Loan Guarantee Scheme" administered through the LBDI¹³. These initiatives provide the learning experiences by which innovative measures could be developed for integrating the informal business sector, small scale formal businesses, and disadvantaged groups into the formal financial sector.

¹¹ National Investment Commission, R. L.

¹² Government of Liberia

¹³ Liberia Bank for Development and Investment

The ability to mobilize financial resources locally cannot alone meet the high capital demand for reconstruction of the infrastructure facilities and services that will facilitate foreign investment, and increase the mobility of people, goods and services, for the promotion of local and indigenous trade and overall economic regeneration. Current assessment of road condition indicate that 80% of the national road system, comprising highways, feeder and farm to market roads remain damaged, and largely impassable during the rainy season. Bridges damaged during the war also remain largely unrepaired. These and other problems constrain current efforts aimed at promoting agro-based trade in the pursuit of sustainable livelihood activities, food security, and eradication of poverty. Access to key and essential service infrastructures - electricity, water supply, drainage, sanitation and telecommunication remain poor, even in Monrovia. The government has been unable to attract the level of funding required for these projects from bi-lateral and multilateral sources. As has been recorded, the government's capacity to mobilize external assistance is affected by the donors perception of the absence of a credible economic management and development policy, particularly in relation to reforms and good governance.

(v) GOVERNANCE

The successful implementation of the NPA pre-supposes the existence of good governance manifested in all forms in Liberia. It has been reported that stakeholders from all sectors of the population agree that governance in Liberia has been poor, and attribute the cause of the civil crisis to persistent bad governance, since the inception of the nation. The examination of governance in Liberia, as ".....a process that facilitates the utilization of collective power for the management of society in its various aspects - social, economic, and political" - lends credence to the government's assertion in the NRP that "*.....the aim of reconstruction is not to restore the status quo of the 1980s, but to use the opportunity to lay the basis for a more productive and equitable society.*"

Following the civil crisis, the consolidation of restored peace becomes an essential pre-condition for successful reconstruction. The government recognizes this and has established three relevant commissions: The "National Commission on Good Governance", to promote transparency and accountability in the public sector; the "National Commission on Reconciliation", and the "National Commission on Human Rights", to promote the process of peace building. But as these commissions struggle to make their existence relevant to the current situation, they become pre-occupied with assigning appropriate definitions to the principal words that shape their mandates: "Good Governance", "Reconciliation", and Human Rights". The core issue surrounds reconciling definitions that are apparently applicable to the current Liberian context, with the universally accepted ones. The problems emanating from this are inevitable.

Yet, improvement of the governance system is itself a key reconstruction requirement, that calls for capacity building at all levels. But most of all, at the community level, where the opportunity exists for influencing gradual

and meaningful changes at the top from the grass roots level, in response to the NPA's community based implementation approach. Capacity building in this regard is fragmented and un-coordinated, lacking in an overall national framework for conducting needs assessment of this sector, and transforming into action the allocated reconstruction partnership roles. Capacity building for community based groups through training has so far been implemented under the training components of NGO intervention programs, for implementing partners.

At the level of government, institutional capacity building and restructuring of arrangements are required to ensure effective performance and promote inter-agency interaction. In this regard, the government has organized a Public Service Reform Commission to scrupulously review the performance of all public service institutions and state owned enterprises, and recommend reform measures. The commission has commenced work, but not yet reported its findings.

(vi) INTERNATIONAL COOPERATION

Liberia has engaged the Habitat I and II program frameworks, in the formulation of strategies, programs and projects, for implementation of post war reconstruction and development of the shelter and human settlement sectors. Based upon requests of the government, the United Nations, through the UNCHS (habitat) and UNDP has provided technical support for these endeavors, on several occasions since 1993. The joint efforts have culminated in the on-going Rural Housing Project (LIR/99/004), which is aimed at building local capacities in crucial areas of shelter inputs, while influencing affordability, and helping to provide the learning experiences that will guide the determination of what actions should be taken, when and how, to ensure sustainability in the reconstruction process. Through UNOPS, UNDP has provided direct assistance by way of construction, for the restoration of vital rural based social services in the health, education, and civil infrastructure sectors - water, sanitation, and minor roads and bridges rehabilitation projects.

Put into perspective, some of the problems that Liberia now faces have been experienced by others in the past, while those that could emerge in the future can be avoided by application of the solutions that others in similar circumstances developed. Indeed, the pre and post conflict experiences of Liberia provide worthy experiences for learning by others. Herein lies the rationale for international cooperation, in addressing the global problems of inadequate shelter and uncontrolled urbanization, especially under extraneous circumstances. But moreover, emerging from a seven year conflict, Liberia lacks capacity in all spheres - manpower, financial, expertise - to fulfill the required reconstruction tasks. Therefore, bi-lateral and multi-lateral assistance are crucial in the mobilization of the required expertise and capital funding for reconstruction, given the scale of destruction.

SECTION 1: SUMMARY OF IMPLEMENTATION EXPERIENCE OF THE NPA

1.01 Progress, Trends and Emerging Issues

There is growing awareness, interest and resultant activity in the following areas:

- a) Education and awareness in civic responsibility, leading to the proliferation of human rights and pro-democracy institutions.
- b) Private enterprise development, particularly at the grass roots level.
- c) Advocacy for community participation in development program planning and implementation, leading to the proliferation of local NGOs, development cooperatives, and other CBOs.
- d) Participation of international NGOs in the shelter sector.
- e) Women and child rights advocacy, leading to the proliferation of related interest-group activities.
- f) The need for Government to create more job opportunities
- g) Environmental protection and controlled utilization of natural resources.
- h) Agriculture (crop, poultry and livestock), as a viable investment opportunity.
- i) Micro-credit as a viable system of extending credit facility to the informal sector

1.02 Policy and Legislative Changes

- a) Strong indications of the government's desire to establish a Women and Children Ministry.
- b) Intense advocacy for the introduction of a bill for the promotion of women's property inheritance rights.
- c) Proposed bill tabled, aimed at limiting wood export only in the form of sawn timber.
- d) Proposed land return act - detailed content of which are currently unavailable

1.03 Institutional Weaknesses and Obstacles Encountered

- a) The individual and collective performances of most of the line ministries and agencies are hindered by the following:
 - conflicting and overlapping mandates;
 - inappropriate institutional structures;
 - lack of operational logistics-transportation, working materials, special equipment, furniture, etc.; and
 - Lack of competent and qualified staff personnel;
- b) Weak coordination in program planning and implementation between the sector line ministries and agencies, and between the public, private and community sector stakeholders;
- c) Lack of or inappropriate policy or strategy framework within which to function, particularly in relation to the effective engagement of community participation;

- d) Lack of funding to facilitate program formulation and implementation.

1.04 Lessons Learned and the Way Forward

- a) Further development of the private sector is needed to facilitate its NRP assigned catalyst role for development;
- b) There is an essential need human resource development through training;
- c) The need to improve governance to support decentralization is urgent, at least initially at the municipal management level, to facilitate devolution of responsibility for the preparation of local action plans and community participation, in program implementation;
- d) Reformation of the macro-economic strategic policy framework to influence poverty reduction, and financial empowerment of the local private and indigenous sector;
- e) Improved debt management to facilitate access to bilateral and multilateral funding;
- f) A rural-biased sectoral development program, with emphasis on agricultural productivity will engage the rural population gainfully, and provide much needed food security;
- g) Integrated planning approach to sustainable shelter and urban development, calling for the orchestrated articulation of multi-sectoral inputs.

1.05 Recommendations for Priority Action

- a) Concerted effort toward maintenance of peace, security and human rights is required;
- b) Availability of reliable and regularly updated data base and management of data and information, for planning and monitoring of progress;
- c) Effective inter-agency coordination during program formulation and implementation;
- d) Restructuring of line agencies/institutions and arrangements
- e) Effective training toward improved human resource development, and community enablement;
- f) Financing for program planning and implementation

SECTION 2: FUTURE ACTION AND INITIATIVES

2.01 Priorities for Shelter Development

(a) Background

It is recorded that 70% of the housing stock in Liberia is delivered by the informal sector, while the formal private sector delivers approximately 18%. The majority of the informal sector housing stock is occupied by the low income sector, constructed of non-durable materials, and situated within rural villages, towns and city slums. The communities in which they are constructed generally lack access to basic infrastructure, utility and social services, land tenure security, and physical planning. With the increased poverty and forced migration that accompanied the war, the situation has worsened. The formal private sector presents an equally worsening picture, as rent prices continue to escalate, depicting an imbalanced demand supply ratio. The major reason attributed to this poor performance of the shelter sector, is the policy vacuum within which housing delivery has taken place, and continues to.

(b) Conceptual framework for the identification of priorities

The post conflict reconstruction challenges for the shelter sector are enormous. The emphasis on resettlement as pre-requisite for economic recovery, makes shelter production a reconstruction priority. Yet, current estimates indicating that approximately 80% of the pre-war housing stock is reportedly affected by the war, coupled with an ever increasing housing deficit, renders the option to acquire commensurate capital intensive funding for replacement, unattainable. Indeed shelter delivery becomes more relevant to such a given crisis situation when it becomes an integral component of a broader process. This is the context of the NPA, mirrored in the NRP, in which shelter production is engaged in the formulation and implementation of the short and medium terms NPA agenda for post war Liberia. The NRP identifies three points of entry for crisis assistance: management of resettlement areas; skills training and job creation; and poverty alleviation. Therefore, as a tool for reconstruction, shelter production offers myriad opportunities for small scale entrepreneurial ventures in the rebuilding of housing and community infrastructure, as in the procurement and retail of building materials; and significant consumer of skilled, semi-skilled and unskilled manpower.

(c) Priority issues and related activities

- I. Compile complete, reliable and regularly updated database on shelter indicators, to inform adequately on the status of shelter conditions nationwide, and provide the basis for sound decision making.

- II. Intensify current efforts to review and revise existing building and infrastructure codes, to reflect current reality of the need to localize and make housing and infrastructure facilities affordable, by applying innovative techniques involving the use of non-conventional and indigenous materials and construction methods. In so doing, lend encouragement to research activities, leading to the gradual improvement and acceptance of indigenous materials and construction techniques.
- III. Review and revise the existing land administration system to improve tenure security. In particular, the systems currently being applied by the Ministry of Lands, Mines and Energy, for registering land and issuing ownership title deeds for urban and rural lands, are flawed, and need to be examined and revised, urgently.
- IV. Access to land with basic services in Monrovia and other key urban areas, especially to the urban poor, is constrained principally by high prices, tenure insecurity, and the prevalence of formal land ownership laws inapplicable to the informal sector. The following short and medium term measures are to be applied:
- Reactivate land banking, especially in urban areas;
 - re-activate the development and sale of serviced and non-serviced laid out plots;
 - stimulate the improvement of homes and neighborhoods by adopting a gradual process of legalizing land possession in illegal settlements; and
 - encourage by way of enforcing land-use zoning regulations, proper sub-division of large tracts of land, prior to being sold by private owners.
- V. A dedicated housing and infrastructure development finance system has remained undeveloped in Liberia. The depressed economic and investment climate coupled with lack of policy, that have persisted since the 1980s, militate against the traditional factors that provide essential support for the establishment of a sustainable mortgage finance program for housing and infrastructure development. Furthermore, it has been noted that Liberia's mortgage foreclosure, eviction and debt collection laws ought to be revised, as pre-requisites for the successful institutionalization of such a mortgage lending system. Nevertheless, financing is a crucial factor in enabling the private and community sectors to construct homes and basic infrastructure services. The following appropriate measures being undertaken to financially enable poor returnees, particularly those engaged in informal

sector activities, are to be intensified. The measures will bridge the reconstruction period, while statutory institutions and arrangements for interaction are being re-structured:

- Provision of loans for the reconstruction and improvement of war damaged homes, and completion of abandoned ones. The administration of such loans incorporate the active participation of the beneficiaries, and improved traditional community based credit mechanisms, particularly for ensuring recovery;
- provision of micro-credit to women and women headed households, to enhance their capacity to sustain their families and participate in the construction of homes;
- provision of micro-credit to ex-combatants, women, and other vulnerable groups trained as construction and construction related artisans, to establish micro-enterprises in the production and fabrication of local construction materials, tools and components, and engage in small scale construction activities, particularly of community facilities. This should promote affordability in the delivery of shelter facilities;

During the medium term period, financing to ensure shelter sustainability would be enhanced when evolving informal sector credit mechanisms, are appropriately linked to a re-structured and reformed formal sector finance system. In this regard:

- Gradual but sustained action should be employed in ensuring that in the longer term, the National Housing and Savings Bank (NHSB) is adequately transformed into the lead institution for directing mortgage lending activities, throughout Liberia;
- likewise, a re-structured and strengthened Agricultural and Cooperative Development Bank (ACDB), made active in the rural areas, can significantly improve the disposable income capacity of farmers, to enhance availability of financial savings for re-deployment to the shelter sector;
- the establishment of linkages between the formal and informal finance sectors will promote mutual development of the sectors: Farming Cooperatives, Housing Development Cooperatives, Finance Cooperatives, and other such community based organized groups will be strengthened in the process, and transformed into effective financial intermediary partners.

VI. Pursuit of one of the NRP's stated priority objectives of adequate shelter to support resettlement and reconstruction, demands the establishment of an appropriate national shelter development strategy. Given the protracted absence of a National Housing Policy (NHP), the prioritized establishment of a National Shelter Strategy (NSS), buttressed on the implementation experiences of current post-war reconstruction programs, provide the unique opportunity to enable Liberians to partake in the national equity, a right which has not been facilitated in the past. To enable this process, the NSS will have to deal with a number of sectoral issues and areas of actions, including: land, infrastructure and services, building materials and technology, finance, human resources, and institutional capacity and arrangements.

VII. The Government's input in shelter is being channeled to focus on the following areas, to facilitate the implementation of current shelter development programs by local and international NGOs, and CBOs:

- review and revision of land legislation, especially as they relate to tenure system, land-use zoning, development control and implementation, real estate tax laws, etc.;
- physical and spatial development planning, allocating specific and planned areas for housing development in all human settlements;
- the improvement of existing infrastructure services, and construction of new ones in urban areas and communities; and
- make land available for housing development throughout the country.

VIII. The National Housing Authority (NHA), is a key institution of the government, that must play a vital role in current efforts to ensure adequate housing to support resettlement and sustainable urban development. The major NHA activities being channeled into supporting the enabling process toward improved and adequate shelter delivery, include:

- Conduct experiments to determine the appropriate utilization of local and indigenous materials and technology for widespread housing construction, including the monitoring of those conducted by others, and dissemination of documented information and data, to interested parties.

- Develop cost-effective and appropriate technology design solutions and construction methods, to expand access to vital infrastructure and services, at both national and local levels.
- Develop minimum design standards and prototypes for all categories of housing, related infrastructure facilities, and social services.
- Develop prototype physical plan layouts for application to area development projects.
- Provide technical back-up services to local and community based housing construction groups.
- Review and revise in conjunction with the MPW, existing building construction codes, to reflect the application of indigenous materials and appropriate technology, in the construction of basic housing and community buildings and related infrastructure facilities.
- Land banking for re-distribution to groups that often encounter problems in accessing land in urban areas, and to those experiencing discrimination in one form or another.
- Develop mechanisms for cost-effectively incorporating service infrastructure inputs, into community housing and sites and services development projects, through involvement of the respective government agencies.
- Development of effective indirect subsidy systems to facilitate affordable housing construction.
- Play a lead role in the dismantling of identified impediments to housing investment, especially those with legal and regulatory dimensions, to facilitate the development of viable partnerships between the NHA and local and foreign based housing developers.

2.02 Priorities for Sustainable Urban Development

(a) Background

Urban development in Liberia tends to be largely uncontrolled, lacking in the required long range planning, management and monitoring inputs that nurture sustainable development. By the onset of the civil crisis in 1990, most of the major urban centers were experiencing physical and

social decay, exacerbated by dwindled economic activities that could no longer sustain employment, nor the capacity to provide and manage vital urban social and infrastructure services. The consequences included accelerated migration to Monrovia and the few marginally surviving urban centers, and environmental degradation as small scale private enterprise activities in shifting cultivation, coal production, logging and mining, escalated.

Monrovia bears the brunt of the consequences of this trend. Herself, already weakened in infrastructure and social services by over ten years of economic and social mismanagement, corruption, and lack of forward planning, from 1980 to 1990, was incapable of absorbing the imposed shocks. Moreover, the civil crisis came, doubling the population to about 1 million within six years. Although the resumption of peace and improved security in many parts of the country have helped create the environment for the return of rural dwellers, many as expected have remained, stretching the already outdated and poorly managed and maintained utility services and infrastructure facilities, designed to cater to a city of 200,000 inhabitants.

(b) Conceptual framework for the identification of priorities

Guidelines for formulation of the medium term policy objectives for the forthcoming second donors conference on Liberia's post-war economic reform and reconstruction, set the pace for future action and initiatives over the next five years. They aim to expand the NRP initiated economic recovery process in all sectors, through poverty eradication; maintenance of a stable macro-economic environment; and pursuing a sustainable external position. The context for these broad objectives is tantamount to an evolutionary socio-economic development strategy framework, that under-pins the achievement of post-conflict national reconstruction and development goals on the attainment of sustainable human settlements. For Liberia, the priorities for pursuing sustainable urban development are therefore focused on the following pre-requisites:

- Sustained peace, security and a conducive social and physical environment, in human settlements, to facilitate resettlement and community reintegration.
- Effective engagement of local authorities, community based groups, the private sector, women and other vulnerable groups in civil society, as reconstruction, management and development partners.

- Enhanced capacities of local authorities, community based groups, the private sector, women and other vulnerable groups in civil society, to ensure their effective participation as reconstruction and development partners.
- A responsive macro-economic development policy framework, supportive of the development of a financial sector, that will foster local and indigenous enterprise development in diverse sectors, in ensuring adequate levels of job creation, to support income generation, sustainable livelihoods, and poverty reduction.
- An effective policy framework for the sustainable management and utilization of natural resources.

(c) Priority issues and related activities

- I. Regularly compile adequate and accurate database on key indicators, the monitoring and assessment of which will reliably inform on the status of urban conditions, nationwide, at any one time, and provide the necessary tools for forward planning decision making. In this regard, enhance the capacities of the statistical and Geographic Information Systems, (GIS) divisions of the Ministry of Planning and Economic Affairs, build the research capacity of the NHS, and establish linkages with the Regional Planning, and Statistics departments of the University of Liberia. to develop and sustain research capacities.
- II. Establish as a routine measure, the preparation of short and medium terms physical development structure and investment plans, to guide the controlled physical reconstruction and growth, based on the potential economic base of each urban settlement, in the transition from medium to long term. Such plans would establish priority infrastructure and social services needs such as, road network, bridges, drainage, water and sanitation, housing, schools, clinics, etc., that improve living conditions, and encourage re-settlement. The derivation of associated implementation costs within budgetary limitations, sources of funding / investment, time frame and strategy, would form part of the overall periodic national socio-economic development planning process, involving the balancing of reconstruction and development needs and requirement with available material and financial resources. Furthermore, the plans would define and open up relevant entry points for interventions by international and local NGOs and other development partners.
- III. For Monrovia, the issue of lack of land-use / spatial development plans, particularly in relation to strategic investment development involving real estate, is crucial. The present

land registration and administration system being outdated creates tenure insecurities, which ultimately has restricted access to prime land, for investment purposes. Embarking upon the preparation of land based strategic investment development plans, will open up opportunities to begin exploring the issue of land as a major revenue generating base.

- IV. Continue to pursue the on-going process of consolidating peace and reconciliation, by enforcing and reforming anti-discriminatory laws, regulations and practices, to ensure equal access of all to employment and social services. Also, embark upon a long term program wherein cultural and tribal prejudices would be progressively minimized in the interactive social environment. Sports, drama, creative cultural expressions and exchanges, discussion forums, etc., are the likely program components, some of which are currently being employed.
- V. Continue to pursue the current government inspired agricultural development promotion drive, particularly with the engagement of the rural population, to ensure adequate food supply to urban centers, while promoting sustainable livelihoods and income generation for the surrounding rural population residing in villages and small towns.
- VI. Strengthen the capacities of, and provide the required support to the respective divisions of the MIA and MCC, and particularly those responsible for socio-economic research, and physical and town planning, in order to enhance performance in the following areas:
 - Formulation of local level action plans;
 - formulation and implementation of innovative mechanisms for engaging community based local non-governmental groups and cooperatives, in the formulation and implementation of local level development action plans, and in the cost-effective and efficient development and management of municipal facilities;
 - development of physical plans to ensure the controlled growth and development of urban settlements, and re-planning for the gradual improvement of informal settlement enclaves, particularly those in and around Monrovia;
- VII. Expand current government, United Nations, and NGO led micro-credit and micro-financing initiatives, aimed at supporting indigenous micro-enterprise development, particularly at the informal sector grass root level;

- VIII. Embark upon a national road network rehabilitation and expansion program, comprising major trunk roads inter-linking the major cities and towns, farm to market and feeder roads, as well as inner city roads, particularly the main arteries that service densely populated areas and enclaves of informal settlements. The purpose is to facilitate mobility, trade and employment generation.
- IX. Execute the current planned program to establish charcoal plantations near urban centers to curtail the destructive effects of utilizing natural forest resources to produce charcoal for domestic fuel at increasingly demanding levels, in the absence of adequate electrical power supply, and affordable prices for cooking gas and kerosene.
- X. Continue to pursue current vigorous efforts to industrialize the rubber and forestry sectors, to promote income generation and revenue, technology and skills transfer, and the utilization of available specialized skills personnel. Equally important, this measure coupled with restricting logging only to large scale operators, should go a long way toward realizing the objective of controlled and sustainable utilization of forest resources.
- XI. Take serious steps to engage the private sector in the provision of reliable and sustainable transportation services. Transportation services, particularly public, need to be improved to ensure the efficient movement of people, goods and services throughout the country, given that 80% of commuters rely on public transport for movement.
- XII. Initiate efforts to review and restructure the existing land administration system, with a view to improving tenure security. Also re-examine and restructure the existing land management system to promote the efficient use of land, as a revenue generating resource.
- XIII. Promote expanded local participation in the business sector by relaxing economic and business laws and regulations that improve access by the private sector to business loans.
- XIV. Increase access for all to basic and other education, to reduce illiteracy and promote skills acquisition, particularly for women and ex-combatants. Continue on-going rehabilitation of educational infrastructure facilities: primary and secondary schools, tertiary, teacher training and vocational institutions. To ensure an expanded grass root impact, the current adult literacy program should be pursued vigorously.

XV. Prioritize access to housing, and infrastructure facilities as essential components, in the formulation of meaningful urban development goals and objectives. Particularly for Monrovia, existing and mushrooming informal settlements provide shelter for the over-spill and transient populations. Most of these settlements are characterized by poor and inadequate shelter and social facilities and services. Security of tenure is often strenuous.

XVI. Embark upon a gradual process of identifying, reviewing, and amending the existing legal instruments pertaining to acts, laws and legislations that have direct impact on urban development.

XVII. Devise an appropriate mechanism for carrying out systematic monitoring of the implementation of programmed urban development priorities, and for utilizing the recorded experiences to evolve the strategies that would form the basis for formulating a responsive post-conflict urban development policy framework.

2.03 Priorities for Capacity Building and Institutional Development

(a) Background

Program monitoring feedback indicate that poor institutional structures, capacity and arrangements, and scarce financial resources, are the combined factors that continue to significantly hinder implementation of the NPA. Conflicting and overlapping mandates, leading to duplication of functions and rivalry, contribute to render interaction between governmental agencies on the one hand, and between the public and private/community sectors on the other, tedious, during implementation of reconstruction programs.

The above characteristics precede the 1990 civil crisis, which brought in its wake, extensive destruction to offices and related material and logistical resources; accelerated the exodus of qualified and trained personnel from the country; and imposed extraordinary and unprecedented conditions which the country's ill-equipped governance machinery is struggling to cope with. Furthermore, the lack of appropriate policy, legal and legislative frameworks, have continued to retard concrete progress being made in the development of the required enabling environment that should underpin the community based implementation strategy of the NRP and NPA. For example, implementation partners - private sector, CBOs and local and international NGOs - in the shelter and human settlement sector, often have to plan and make interventions in the absence of precise area development plans, consistent with the NRP implementation framework and the habitat NPA.

Alongside on-going mechanisms for implementation and management of the NRP are crystallized attempts to deal with pressing issues. Designated as executive advisory bodies, commissions, special task-forces and committees, such as the NHCL, have been established by the government, with notable results. However, for the medium to long term period, the on-going strategic planning process cites the need for a more homogeneous planning and implementation mechanism, which will effectively amalgamate the functions of all players. To this end, a proposal to re-centralize the planning process, through re-activation of the National Planning Council (NPC), has been made. Appropriate organization of the overall planning structure to ensure effective coordination between county, district and municipal level with the national / central level is crucial for the successful implementation of the habitat NPA, particularly in the context of its community based strategy.

(b) Conceptual Framework for the Identification of Priorities

There is the need to effectively build upon the gains made in implementing the NRP. To do so, bold and radical steps must be taken to realize the ideals of partnership entwined in the broad based implementation strategy, in the implementation of the successive "Medium Term Program for Economic Reform and Reconstruction". Principally, political will signaling readiness to effect the required changes to facilitate planned actions, is imperative. The change should span legislative and policy reforms, as well as embrace the need to foster effective cooperation through partnership with the international donor community, to facilitate assistance in development program funding, skills and technology transfer, and vital specialized technical expertise.

(b) Priority Issues and Related Activities

- I. From all indications, the government's awareness of the need to partnership with the indigenous private and community sectors, and to network their mutual activities, is taking root. In this regard, complementary effort particularly in the area of coordination, is essential in channeling this planning perspective toward achievement of the habitat agenda, through implementation of the NPA. In view of the current weakened institutional structures and arrangements, and the need for corrective reforms, the NHCL becomes a vital interim institutional tool for carrying out the latter. The need for capacity building in this regard is therefore in place
- II. The National Planning Council (NPC) should be reactivated in response to the need for an improved strategic planning delivery system, that will sharpen overall reconstruction program planning and implementation. The NPC should in addition, seek to consolidate the

NPA and NRP combined attempt to integrate shelter and human settlements policies into the macro-economic and social development fabric of the nation. The achievement of this objective calls for fundamental and precise planning orientations and actions. At the apex of them, is the necessity to more assertively, regard shelter and human settlements as a sector, and to undertake the commensurate institutional re-structuring and reforms to ensure performance.

- III. The gradual process to ensure the above, should be initiated now as a matter of urgency. The mandates and institutional structures of the shelter and human settlement sector line ministries and agencies should be reviewed and revised, and new streamlined arrangements established.
- IV. The consolidation of a precise strategic policy direction for the sustained development of shelter and human settlements development, articulating the input components of an integrated planning process, should commence as an elaboration on the conceptual frameworks of the medium to long term reconstruction program. The effort will among other urgent requirements, determine and allocate roles and responsibilities to the various human settlement hierarchies, and to the operational partners.
- V. The need for reform constitutes one of the core issues for ensuring effective lead participation of the government in directing reconstruction program implementation activities, and enabling meaningful participation of the private and community sector stakeholders. In this regard, the medium to long term reconstruction program is set to continue institutional and policy reforms involving the civil service and judicial systems, fiscal management, and macro-economic policy. These efforts need to be pursued, particularly for the shelter and human settlements line ministries and agencies.
- VI. Availability and ready access to information, data, and proper interpretation, are vital capacitation needs in ensuring an effective planning process. Current efforts underway to reactivate the national statistical delivery system are in place. It is anticipated that when reactivated, shelter and human settlements indicators will provide the reliable database requirement for decision making during planning and monitoring of progress. Due to scarce specialized skills locally, in the areas of information gathering, analysis and interpretation, there is the need for foreign technical assistance and training.

VII. Training is an essential component in translating the ideal of public / private / community sectors into reality. Much skills training is being done at the community and individual levels in the areas of construction and construction related activities, and administration of micro-enterprise financing. Complementary effort is however required to impart entrepreneurial skills in basic business and financial management, and marketing. Also, capacity building through training has been lacking at the community and private levels, in the area of management of municipal infrastructure facilities. These capacitation needs are to be met, for the indigenous private and community sectors to become effectively engaged in reconstruction and development activities.

VIII. Training of Local Government Authorities (LGA) in governance as relates to municipal management; particularly in the planning, delivery and management of municipal infrastructure facilities, will complement community development efforts. However, such training of LGAs must necessarily be tailored to enabling private/community sector participation. This is identified as one of the key areas of deficiencies, in capacity building toward implementing the community-based strategy of the NPA.

IX. Following skills training and establishment of micro-enterprises, the creation of markets to ensure income generation and job opportunities, becomes an essential part of the process of resettling and engaging civil society in the reconstruction and development process. Through this effort, returnees will become sufficiently engaged in their localities, to engender agricultural and rural development, and migration reversed. Alas, unconfirmed indications are that migration to Monrovia is on the increase. The absence of markets in rural and other urban locations, signaling the lack of disposable income for deployment in the shelter sector, are some of the identified factors. Ultimately, it could be concluded that job creation at the national level, has fallen out of step with demand. This is the major task the government must tackle if the NPA objectives are to be attained.

2.04 Priorities for International Cooperation

(a) Background

The priority for international cooperation is depicted in the NRP's allocation of about 99 percent of the reconstruction program funding requirement to external sources. This overwhelming dependence on external sources for reconstruction program implementation is unlikely to decline, as the economy continues to remain sluggish. More conspicuously, and with far-reaching consequences, is the absence of bi-lateral and multi-lateral funding to undertake the restoration of major essential capital intensive civil infrastructure facilities, that facilitate the

conditions for infusion of private investment capital into the economy, to engender self-sustainability through accelerated generation of revenue and employment opportunities.

(b) Conceptual Framework for the Identification of Priorities

Liberia's ability to tackle its reconstruction needs and embark on development, has been seriously undermined by the seven year civil crisis. Shelter and human settlements, slated to play pivotal roles in post-war economic revitalization, are themselves flawed in the fundamental and basic administrative and operational tools that determine and guide their development actions. The peculiar task of Liberia, is having to effect reconstruction with tools which are themselves undergoing reconstruction, in the process. The NRP implied long term objective of linking shelter and human settlements to macro-economic and social development, sets a task that demands a re-oriented planning perspective in Liberia. The Global Plan of Action (GPA) for shelter, and the Habitat Agenda, establish pertinent but demanding guideline objectives and activities which Liberia underscores in the development and implementation of its national habitat agenda and NPA.

(c) Priority Issues and Related Activities

- I. Program Development: Much assistance, mainly in technical expertise, financial, and logistics, are required in the determination and detailed formulation of pertinent programs, related activities, and mechanisms, that facilitate a process that will lead to the concerted and concise definition of a national habitat agenda, in line with the macro-economic and social development framework of the medium to long term national development plan. This process will enable the periodic review and revision of the NPA in line with current realities. The focus for this assistance should be the MPEA, through the NHS of the NHCL.
- II. Specialized Technical Expertise: The need now exists to initiate the development process of a national strategic spatial planning framework, linking the location, size and significance of human settlements to existing and planned economic activities, resource mobilization and population dynamics. In the mean time, consolidation of the resettlement aspect of the planned post-war medium to long term objectives and strategies now require development of strategic structure plans, that will establish and phase broad magnitudes and directions of urban growth, including infrastructure networks and service facilities. The development of city-wide master plans will further expand the physical planning process, by establishing land-use and zoning imperatives, and institute systems for development control legislation

and procedures. The most recent urban development study conducted for Monrovia was in 1978. Since then, the city has grown uncontrollably, as have most other urban centers around the country. Adequate local expertise in these disciplines are lacking.

Technical assistance is also required in establishing management information systems for the shelter and human settlements sector. The capacity to collect data, establish reliable databases, and analyze and interpret collected data, is an essential tool for the effective formulation of programs and monitoring of activities and progress, in the sector.

III. Logistics: The lack of logistics are a major hindrance to effective implementation, at most sector line agencies. In particular, transportation, and electronic data processing and storage facilities (computers, printers and accessories), and specialized laboratory and other task-oriented equipment are the essential areas for which assistance will be required.

IV. Financial: Given limited availability of funds locally, and inadequate financial assistance from the donor community, key areas of the NPA priority issues have not been addressed, particularly in relation to training toward achievement of a participatory planning and management process, involving all community levels and Local Government Administrations of Monrovia and respective Counties. The priority issues are geared toward the provision of basic housing and infrastructure facilities, and the definition of a housing policy and operational strategy framework, in the sphere of shelter and human settlements development.

V. Technology Transfer: This is a key assistance component geared towards building the required local capacity to modernize and refine traditional production techniques in shelter construction, as well as expedite the housing delivery rate.

SECTION 3: MEDIUM TERM PROGRAM / PROJECT IMPLEMENTATION

3.01 Implementation Strategy

Liberia needs to derive both product and process outputs from the implementation of the NRP, and the successive medium term reconstruction program. In this context, the NPA priority program / project activities, were carefully formulated as project vehicles (or pilot projects on a grander scale), capable of delivering vital shelter requirements for post-war reconstruction, while gradually overhauling the existing system, and introducing new components lacking in the operational mechanism for shelter and sustainable human settlements delivery.

The NPA formulated program / project activities have been examined and found to be still relevant to the prevailing situation. Indeed, as has been reported earlier, progress has been slow, meaning that much is still to be done. However, emerging trends necessitate minor revisions and additions to the composition of some of the program / project components. They basically accentuate capacity building process outputs, as outlined under sub-section 3.03 below. The chart clearly demonstrates the precise program / project activities into which respective process outputs are inserted.

3.02: MEDIUM TERM PROGRAM / PROJECT IMPLEMENTATION SCHEDULE		PERIOD (YEARS: 2000 - 2005)					CAPACITY BUILDING
ITEM	PROJECT DESCRIPTION / PHYSICAL OUTPUTS CHART (See appendix 1 for description)	YR. 1	YR. 2	YR. 3	YR. 4	YR. 5	PROCESS OUTPUTS (See 3.02 below)
1.00	Project 1 Target areas: throughout the country, but initially those areas most affected by the civil crisis: <ul style="list-style-type: none"> ■ Construction of basic homes / infrastructure and services for returnee resettlement; ■ Re-activation of small and micro construction and enterprise industry to support reintegration 						1,2,3,4,5,6,7,8,9,
2.00	Project 2 Target areas: Monrovia, surrounding areas, and other regional urban centers: <ul style="list-style-type: none"> ■ Rehabilitation / reconstruction of damaged homes, infrastructure and services; ■ Re-activation of local small and micro construction industries. 						4,5,6,7,9,11
3.00	Project 3 Target areas: Local Government Authorities throughout the country, but initially those areas which will be most affected by the influx of returnees: <ul style="list-style-type: none"> ■ Training schemes in human settlements, including municipal planning and micro-business schemes. 						1,3,4,5,6,7,8,10, 11
4.00	Project 4 Target areas: Monrovia, surrounding areas, and selected urban regional centers: <ul style="list-style-type: none"> ■ Environmental re-planning and management of uncontrolled settlements; ■ Pilot upgrading and income generating schemes. 						1,2,3,4,5,6,7,8,9, 10,11.
5.00	Project 5 Target areas: Monrovia, surrounding areas, and selected locations of the various counties: <ul style="list-style-type: none"> ■ Reconstruction/rehabilitation of public buildings, schools, health centers 						1,5,7,9,10,11
6.00	Project 6 Target areas: Monrovia and surrounding areas, and the various county headquarters: <ul style="list-style-type: none"> ■ Development of the capacity to mobilize local funding for shelter and micro business development, through the promotion of appropriate savings mechanisms. 						1,4,5,7,9,11
7.00	Project 7 Target areas: Monrovia and the various county headquarters: <ul style="list-style-type: none"> ■ Policy formulation on housing and human 						1,3,4,5,6,7,8,10, 11

	settlements, participatory planning and mgt., and municipal management capacity building.						
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3.03: Process / Capacity Building Output Requirements

Read in conjunction with program / progress implementation schedule above.

Description of Process / capacity building output requirements	Code
• Shelter and human settlements Management Information systems (MIS): Database; Indicators; Statistics, for planning and monitoring progress.	1
• Revised and appropriate building and infrastructure construction codes.	2
• Improved access to land: revised land administration system, tenure security, land banking, laid out sites and serviced plots, informal settlements gradual land ownership process, and zoning.	3
• Micro-credit, indigenous and other informal credit mechanisms.	4
• Housing and human settlements development strategy and policy formulation.	5
• Public sector shelter development input responsibilities: physical planning, infrastructure, services, land, legislation, etc.	6
• Program planning and implementation coordination: institutional capacity building and arrangements.	7
• Environmental protection and natural resources utilization control.	8
• Employment generation	9
• Provision of social services	10
• Training in relevant areas.	11

SECTION 4: PROJECT IMPLEMENTATION PROGRESS AND MONITORING PROCESS

Pending new arrangements for implementation of the medium term reconstruction program, the NPA program implementation will be coordinated by the MPEA, in the context of arrangements set forth in the NRP, in collaboration with the NHCL, through the NHCL. Under the supervision of the MPEA, the NHS will be the main coordinating organ to ensure networking of activities among the public sector line agencies and other stakeholders. Likewise, the NHS will be the focal point for the monitoring of program/progress implementation activities, maintaining regular consultations with the Steering committee of the NHCL. The proposed Technical Support Unit of UNCHS (Habitat) shall be relied upon, as part of its technical assistance programme to Liberia, to provide monitoring assistance to MPEA, through the NHCL.

Due to the large scale destruction of physical facilities and the almost total lack of services, concerted efforts will be made to address, concurrently, all aspects of the indicators program, but with special emphasis on the Socio-economic, Infrastructure, Local government, and the Housing Affordability and Adequacy modules.

Sectoral macro-planning activities at MPEA will be integrated to establish direct program objectives and implementation linkages, to the action plan objectives and activities. Methods for recording assessment survey data, and measuring progress will be reviewed and revised to ensure that recording is expressed in measurable terms.

The indicators program will be extended to all major settlements of the country; regular updating will be done for progress monitoring.